

**STRATEGIC HOUSING FINANCE CORPORATION**  
**BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**502 East Highland Mall Blvd., Suite 106-B**  
**Austin, Texas 78752**  
**November 2, 2017**  
**10:00 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors meeting at 502 East Highland Mall Blvd., 106-B Austin, Texas 78752 on the above date. A quorum was established, and President Ann Denton called the meeting to order at 11:15 a.m.

**1. CALL TO ORDER, ROLL CALL**

Roll Call of Directors: President Ann Denton, Vice President John Hernandez, Director Eddie Karam, Director Robbye Meyer, Director Wilmer Roberts. Guest: Cliff Blount with Naman Howell, Smith & Lee and Stephen McPherson with Wilmington Trust. Staff in Attendance: Executive Vice President Patrick Howard, Executive Assistant Esther Johnson, Director of Real Estate Development Robert Onion, Senior Administrative Assistant Debbie Honeycutt.

**2. CERTIFICATION OF QUORUM**

Executive Vice President Patrick Howard certified the quorum.

**3. CITIZEN COMMUNICATION**

*Anyone desiring to discuss or comment on items directly related to the SHFC is always welcome; sign-in must be completed prior to the opening of the meeting. Please limit all presentations to 3 minutes or less. If the item is deemed related to an agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*

There were none at that time.

**4. CONSENT AGENDA**

4A. Approval of the Minutes from the October 3, 2017 Regular Meeting

Director Robbye Meyer made a **motion** to approve Item 4A. Director Wilmer Roberts seconded the motion, which **passed** unanimously.

**5. REPORTS**

5A. Presentation and discussion regarding Existing Affordable Multifamily Development Partnerships  
*{Robert Onion, Director of Real Estate}*

*(Cityview at the Park Apartments, Southpark Ranch Apartments, Paddock at Norwood Apartments, Forest Park Apartments, Silver Springs Apartments, William Cannon Place Apartments, Heights on Parmer Apartments, Cambridge Villas, Austin Colorado Creek Apartments, Marquis at Shoreline Apartments, and Austin Creekview Apartment Homes)*

Director of Real Estate Development Robert Onion presented Item 5A.

5B. Presentation and discussion regarding Potential Affordable Multifamily Development Partnerships  
*{Robert Onion}*

Mr. Onion presented Item 5B.

5C. Finance *{Jenilee Ramirez, Director of Finance and Administration}*

There were no reports for 5C.

5D. Governance, Finance and Administration Committee

Item 5D was presented at the Housing Authority Board meeting.

5E. Real Estate Development Committee

Item 5E was presented at the Housing Authority Board meeting.

**6. REGULAR AGENDA**

6A. Presentation, discussion and possible action of **REVISED Resolution No. SHFC-2017-19**: To *Authorize the issuance, sale, and delivery of one or more series of taxable or tax-exempt multifamily housing revenue bonds (The Heights on Parmer Phase II Apartments Project) Series 2017; Approve the form and substance of; and Authorize the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily residential rental development; and other related provisions as necessary to complete the transaction. NOTE: Previously discussed and approved item on October 3, 2017.*

Vice President John Hernandez made a **motion** to approve the REVISED Resolution No. SHFC-2017-19. Ms. Meyer seconded the motion, which **passed** unanimously.

6B. Presentation, discussion and possible action **REVISED Resolution No. SHFC-2017-20**: To *Authorize the debt financing, equity financing, property acquisition, service related agreements and other matters necessary or convenient for Strategic Housing Finance Corporation of Travis County to participate in the development and operation of the Heights on Parmer Apartments Phase II transaction; and Authorize the execution and delivery of documents and instruments necessary to carry out the contemplated transaction, and to take other actions related to the subject. NOTE: Previously discussed and approved item on October 3, 2017.*

Vice President Hernandez made a **motion** to approve the REVISED Resolution No. SHFC-2017-20. Mr. Roberts seconded the motion, which **passed** unanimously.

President Ann Denton made a **motion** to adjourn to Executive Session to discuss Item 6C. Mr. Roberts seconded the motion, which **passed** unanimously.

The Board adjourned to Executive Session at 11:37 a.m.

**EXECUTIVE SESSION**

- According to the Texas Government Code Annotated 551.071, Consulting with Attorney
- According to the Texas Government Code Annotated 551.072, Real Property
- According to the Texas Government Code Annotated 551.074, Personnel Matters
- According to the Texas Government Code Annotated 551.076, Security
- According to the Texas Government Code Annotated 551.087, Economic Development Negotiations

The Board of Directors may consider any matter posted on the agenda in Executive Session if there are issues that require consideration in Executive Session and the Board of Directors announce that the item will be considered during the Executive Session.

Reconvene from Executive Session and take any action deemed necessary as a result of the Executive Session discussions

The meeting was reconvened at 12:00 p.m.

## 1. CALL TO ORDER, ROLL CALL

Roll Call of Directors: Vice President John Hernandez, Director Eddie Karam, Director Robbye Meyer, Director Wilmer Roberts. Absent: President Ann Denton. Guest: Cliff Blount with Naman Howell, Smith & Lee and Stephen McPherson with Wilmington Trust. Staff in Attendance: Executive Vice President Patrick Howard, Executive Assistant Esther Johnson, Director of Real Estate Development Robert Onion, Senior Administrative Assistant Debbie Honeycutt. Executive Vice President Patrick Howard certified the quorum.

## 6. REGULAR AGENDA

6C. Presentation, discussion and possible action of Resolution No. SHFC-2017-22. A. To Approve the Performance Evaluation Tool; and B. To Amend Section 4, "Term of Employment" of the Employment Contract for the Director of Real Estate Development of SHFC.

Mr. Roberts made a **motion** to postpone Resolution No. SHFC-2017-22. Director Eddie Karam seconded the motion, which **passed** unanimously.

6D. Discussion and consideration regarding Board of Commissioners issues and concerns

It was suggested to hold the Annual Board meeting January 11, 2018.

Director of Real Estate Development Robert Onion asked the Board members if they would consider an end of the year performance disbursement for each staff person.

## ADJOURNMENT

Vice President Hernandez made a **motion** to adjourn the Board meeting. Mr. Karam seconded the motion, which **passed** unanimously.

The Board meeting was adjourned at 12:07 p.m.

Respectfully submitted,



Patrick Howard, Executive Vice President

## MISSION STATEMENT

*Preserving and developing affordable housing and vibrant communities  
to enhance the quality of life for all.*

- A copy of these minutes can be found on the web site ([www.hatcity.com](http://www.hatcity.com))
- An audio recording is available upon request, 512-854-8245