

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
SPECIAL MEETING  
6119 Valiant Circle  
Austin, Texas 78749  
March 21, 2019  
8:30 a.m.**

**MINUTES**

The Strategic Housing Finance Corporation of Travis County, Texas, held a Special Board of Directors meeting at 6119 Valiant Circle, Austin, TX 78749 on the above date.

**I. Call to Order**

A quorum was established, and President Eddie Karam called the meeting to order at 8:45 a.m.

**II. Roll Call / Confirmation of Quorum**

Roll Call of Directors: President Eddie Karam, Vice President Wilmer Roberts, Director Ann Denton. Absent: Director John Hernandez, Director Robbye Meyer. Staff in Attendance: CEO/Executive Director Patrick Howard, Director of Real Estate Development, Sr. Administrative Assistant Debbie Honeycutt. Executive Vice President Patrick Howard certified the quorum.

**III. Pledge of Allegiance to the Flag**

**IV. CONSENT AGENDA**

- MINUTES
- RESOLUTION

**V. PUBLIC FORUM / CITIZEN COMMUNICATION**

- Anyone desiring to discuss or comment on items directly related to the HATC is always welcome.
- 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.
- Speakers must sign-in prior to the start of the Board Meeting on the appropriate form.
- Maximum three-minute limit per speaker.

There were none at that time

**VI. PRESENTATION / DISCUSSION**

**VII. ACTION ITEMS**

<p><b>A. Resolution No. SHFC 2019-02</b> <i>Robert Onion</i></p>	<p>To <u>Approve</u> a Memorandum of Understanding (MOU) between Strategic Housing Finance Corporation of Travis County and LDG Development, LLC (“Developer”) for the development of Manchaca Commons.</p>
<p><b>B. Resolution No. SHFC 2019-03</b> <i>Robert Onion</i></p>	<p>To <u>Authorize</u> the issuance, sale and delivery of one or more series of taxable or tax-exempt multifamily housing revenue obligations for Manchaca Commons Series 2019. To <u>Authorize</u> 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; and <u>Approve</u> the form and substance thereof.</p>

<p><b>C. Resolution No. SHFC 2019-04</b> <i>Robert Onion</i></p>	<p>To <u>Authorize</u> 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 Manchaca Commons transaction; and the execution and delivery of documents and instruments necessary to carry out the contemplated transaction, and to take other actions related to the subject.</p>
--	---

Vice President Wilmer Roberts made a **motion** to approve VII. Action Item A. Resolution No. SHFC-2019-02. Director Ann Denton seconded the motion, which **passed** unanimously.

Ms. Denton made a **motion** to approve VII. Action Item B. Resolution No. SHFC-2019-03. Vice President Roberts seconded the motion, which **passed** unanimously.

Vice President Roberts made a **motion** to approve VII. Action Item C. Resolution No. SHFC-2019-04. Ms. Denton seconded the motion, which **passed** unanimously.

**VIII. EXECUTIVE VICE PRESIDENT'S REPORT**

- A. Existing Affordable Multifamily Development Partnerships – *Robert Onion*
- B. Potential Affordable Multifamily Development Partnerships – *Robert Onion*
- C. Finance / Administration – *Michael Kagombe*

**IX. BOARD COMMITTEE REPORTS**

- a. Governance, Finance and Administration Committee
- b. Real Estate Development Committee

**X. NOTICES AND UPDATES**

- Executive Vice President – *Patrick Howard*

**XI. NEW / UNFINISHED BUSINESS**

- A. Discussion and consideration regarding Board of Directors issues and concerns

**XII. EXECUTIVE SESSION**

- The Board of Directors may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Directors announce that the item will be considered during such time in accordance with one or more of the following:
  - Texas Government Code Annotated 551.071, Consulting with Attorney
  - Texas Government Code Annotated 551.072, Real Property
  - Texas Government Code Annotated 551.074, Personnel Matters
  - Texas Government Code Annotated 551.076, Security
  - Texas Government Code Annotated 551.087, Economic Development Negotiations

There were none at that time.

**XIII. ADJOURNMENT**

Ms. Denton made a **motion** to adjourn the Board meeting. Vice President Roberts seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 8:58 a.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.hatetx.com](http://www.hatetx.com))
- An audio recording is available upon request, 512-854-8245