

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
502 E. Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
November 21, 2019  
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, TX 78752 on the above date.

**I. CALL TO ORDER**

A quorum was established, and President Eddie Karam called the meeting to order at 11:36 a.m.

**II. ROLL CALL / CONFIRMATION OF QUORUM**

Roll Call of Directors: President Eddie Karam, Vice President Wilmer Roberts, Director Ann Denton, Director John Hernandez Absent: Director Robbye Meyer. Guest: Cliff Blount with Naman, Howell, Smith & Lee PLLC. Staff in Attendance: CEO/Executive Director Patrick Howard, Director of Real Estate Development Robert Onion, Asset Manager Keith Hoffpauir, Director of Finance Subra Narayanaier, Sr. Administrative Assistant Debbie Honeycutt, Shenika Howard Executive Assistant. Vice President Patrick Howard certified the quorum.

**III. CONSENT AGENDA**

A. Approval of the Minutes from the October 15, 2019 Regular Meeting

Vice President Wilmer Roberts made a **motion** to approve Item III. A. Director John Hernandez seconded the motion, which **passed** unanimously.

**IV. 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.

**V. ACTION ITEMS**

A. Resolution No. SHFC-2019-22 Robert Onion	To <u>Approve</u> a Memorandum of Understanding (MOU) between Strategic Housing Finance Corporation of Travis County and ICON Builders/Kelly Sands or their designated affiliate for the development of Austin Manor Apartments.
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Vice President Roberts made a **motion** to approve Item V. A. Resolution No. SHFC-2019-22. Director Ann Denton seconded the motion, which **passed** unanimously.

B. Resolution No. SHFC-2019-23 Robert Onion	To <u>Authorize</u> the issuance, sale, and delivery of one or more series of taxable or tax-exempt Governmental Note (Austin Manor Apartments) Series 2019; <u>Approve</u> the form and substance of; and <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.
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Vice President Roberts made a **motion** to approve Item V. B. Resolution No. SHFC-2019-23. Ms. Denton seconded the motion, which **passed** unanimously.

C. Resolution No. SHFC-2019-24 Robert Onion	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 (Austin Manor Apartments) 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.
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Vice President Roberts made a **motion** to approve Item V. C. Resolution No. SHFC-2019-24. Ms. Denton seconded the motion, which **passed** unanimously.

D. Resolution No. SHFC-2019-25 Robert Onion	To <u>Authorize</u> the issuance, sale, and delivery of one or more series of taxable or tax-exempt multifamily housing revenue bonds (Decker Lofts Apartments); <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.
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Director John Hernandez left the meeting at 11:45 and was not present for the approval of Item V.D.

Ms. Denton made a **motion** to approve Item V. D. Resolution No. SHFC-2019-25. Vice President Roberts seconded the motion, which **passed** unanimously.

E. Resolution No. SHFC-2019-26 Robert Onion	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 (Decker Lofts Apartments) 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.
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Mr. Hernandez was not present for the approval of Item V.E.

Ms. Denton made a **motion** to approve Item V. E. Resolution No. SHFC-2019-26. President Eddie Karam seconded the motion, which **passed** unanimously.

<p>F. Resolution No. SHFC-2019-27 Robert Onion</p>	<p>To <u>Approve</u> the prescription of the form and substance of an Agreement to Issue Bonds for Multifamily Housing Revenue Bonds (Yager Lane Apartments), located at 4818 E Yager Lane, Manor, Travis County, Texas; <u>Authorize</u> the execution of such agreement; <u>Authorize</u> the filing of an application with the Texas Bond Review Board for a reservation of an allocation of State volume cap for private activity bonds, and <u>Authorize</u> additional provisions relating thereto.</p>
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Mr. Hernandez was not present for the approval of Item V.F.

Vice President Roberts made a **motion** to approve Item V.F. Resolution No. SHFC-2019-27.  
Ms. Denton seconded the motion, which **passed** unanimously.

<p>G. Resolution No. SHFC-2019-28 Subra Narayanaier</p>	<p>To <u>Authorize</u> the Strategic Finance Housing Corporation (SHFC) to participate in the Tex Pool Investment Pools and designate an authorized representative.</p>
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Mr. Hernandez was not present for the approval of Item V.G.

Vice President Roberts made a **motion** to approve Item V.G. Resolution No. SHFC-2019-28.  
Ms. Denton seconded the motion, which **passed** unanimously.

<p>H. Resolution No. SHFC-2019-29 Robert Onion</p>	<p>To <u>Approve</u> the prescription of the form and substance of an Agreement to Issue Bonds for Multifamily Housing Revenue Bonds (Wildhorse Apartments), to be located at Wildhorse Ranch Trail just southeast of the 290 / 130 intersection, Travis County, Texas 78653; <u>Authorize</u> the execution of such agreement; <u>Authorize</u> the filing of an application with the Texas Bond Review Board for a reservation of an allocation of State volume cap for private activity bonds, and <u>Authorize</u> additional provisions relating thereto.</p>
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Mr. Hernandez returned to the meeting at 11:55.

Vice President Roberts made a **motion** to approve Item V.H. Resolution No. SHFC-2019-29.  
Ms. Denton seconded the motion, which **passed** unanimously.

<p>I. Resolution No. SHFC-2019-30 Robert Onion</p>	<p>To <u>Approve</u> necessary documents for financing the completion of Colorado Creek Apartments.</p>
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Ms. Denton made a **motion** to approve Item V. I. Resolution No. SHFC-2019-30. Vice President Roberts seconded the motion, which **passed** unanimously.

J. Resolution No. SHFC-2019-31 Robert Onion	To <i>Authorize</i> partial funding of newly established position for the HATC Foundation.
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Ms. Denton made a **motion** to approve Item V. J. Resolution No. SHFC-2019-31. Vice President Roberts seconded the motion, which **passed** unanimously.

**VI. EXECUTIVE VICE PRESIDENT’S REPORTS**

- A. Existing Affordable Multifamily Development Partnerships – *Robert Onion*
- B. Potential Affordable Multifamily Development Partnerships – *Robert Onion*

Director of Real Estate Development Robert Onion presented Items VI. A and VI. B

**VII. BOARD COMMITTEE REPORTS**

There were none at that time.

**VIII. NEW / UNFINISHED BUSINESS**

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

President Karam reached out to Carl Richie Chairman of the Housing Authority of the City of Austin regarding Tech Ridge Development.

**IX. 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:

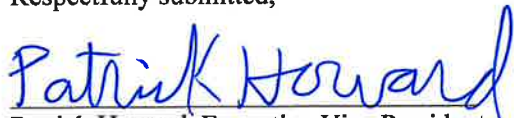
- Texas Government Code Annotated 551.071, Consulting with Attorney
- Texas Government Code Annotated 551.072, Real Property
- Texas Government Code Annotated 551.074, Personnel Matters
- Texas Government Code Annotated 551.076, Security
- Texas Government Code Annotated 551.087, Economic Development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

There were none at that time.

**X. ADJOURNMENT**

Vice President Roberts made a **motion** to adjourn the Board meeting. Ms. Denton seconded the motion, which **passed** unanimously.  
The Board meeting adjourned at 12:25 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.hatctx.com](http://www.hatctx.com))
- > An audio recording is available upon request, 512-854-8245