

**STRATEGIC HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
SPECIAL MEETING
502 East Highland Mall Blvd.
Suite 106-B
Austin, Texas 78752
July 16, 2015
2:00 p.m.**

MINUTES

The Strategic Housing Finance Corporation of Travis County, Texas held a Board of Directors meeting at 502 East Highland Mall Blvd., Suite 106-B Austin, Texas 78752 on the above date. A quorum was established, and President Willie Anderson called the meeting to order at 2:32 p.m.

ROLL CALL

Roll Call of Directors: President Willie Anderson, Vice President Wilmer Roberts, Director Richard Moya, Director Melvin G. Wrenn. Guest: Cliff Blount with Naman Howell Smith & Lee PLLC, Jim Weissmiller with Capstone Real Estate. Staff in Attendance: Executive Vice President Patrick Howard, Executive Administrative Assistant Debbie Honeycutt, Robert Onion Asset Manager. Executive Vice President Patrick Howard certified the quorum.

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.

ACTION ITEMS – DISCUSSION

Item 7: Presentation, deliberation and possible action regarding the Cambridge Villas development, specifically duties contained with the Limited Partnership Agreement.

Robert Onion Asset Manager and Jim Weissmiller with Capstone Real Estate presented a report to the Board and answered questions.

ACTION ITEM – CONSENT

Item 1: Presentation, deliberation and possible action regarding minutes from:

- a) December 17, 2014 Annual Election Meeting
- b) March 11, 2015 Special Meeting
- c) April 16, 2015 Special Meeting

Director Richard Moya made a **motion** to approve the minutes as presented. Vice President Wilmer Roberts seconded the motion, which **passed** unanimously.

ACTION ITEMS – DISCUSSION

Item 2: Presentation, deliberation and possible action regarding Fiscal Forecast / Status Report for all SHFC-owned properties. This will include:

- a) Cash Flow Analysis for: City View At The Park, Cambridge Villas, South Park Ranch, Forest Park, Silver Springs, Paddock at Norwood, William Cannon, Palmer Place
- b) Overall SWOT Analysis for SHFC.

Mr. Onion presented Item 2.A. and 2.B. No action taken.

Item 3: Take appropriate action to establish Robert Onion as a signatory on Corporation financial accounts.

Director Melvin Wrenn made a **motion** to approve the Resolution to establish Robert Onion as a signatory on Corporation financial accounts. Vice President Roberts seconded the motion, which **passed** unanimously.

Item 4: Discussion, deliberation and possible action regarding changes to the Strategic Housing Finance Corporation Bylaws.

Mr. Wrenn made a **motion** to adopt the stated Resolution: Now, therefore, be it resolved by the Board of Directors of Strategic Housing Finance Corporation of Travis County that the Articles of Incorporation and Bylaws of the Corporation be amended to provide that the term of office for Directors shall be two years and any officer of the Corporation is hereby authorized to execute any and all documentation to accomplish such amendments to the Articles of Incorporation and Bylaws of the Corporation. Mr. Moya seconded the motion, which **passed** unanimously.

Item 5: Discussion of salaries, organizational structure and personnel issues.

No action taken.

Item 6: Overview of Tax Credit Partnership Agreement.

No action taken.

Item 8: Discussion, deliberation of issues and concerns of the Board of Directors.

Mr. Roberts asked Robert Onion to follow up with Jim Weissmiller at Capstone to ensure that he has meet with the County regarding the issues at Cambridge.

Item 9: Discussion and deliberation of issues and concerns with Travis County representatives, to include but not limited to: Sherri Fleming, Travis County Health and Human Services & Veteran Services; and representatives from Travis County Auditor's Office.

No action taken.

Item 10: Executive Session – Pursuant to the Texas Government Code Annotated, the Directors may discuss the following agenda items. In addition the Directors may also discuss and consider any other item posted on this agenda if there are issues that require consideration in Executive Session and the Directors announce that the item will be considered during the 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.

There were none at that time.

Item 11: Reconvene from Executive Session and take any action deemed necessary as a result of the Executive Session discussions.

N/A

ADJOURN

Mr. Moya made a **motion** to adjourn the Board meeting. Mr. Wrenn seconded the motion, which **passed** unanimously. The Board meeting was adjourned at 3:21 p.m.

Respectfully submitted,



Patrick Howard, Executive Vice President/Secretary

- A copy of these Minutes can be found on the web site (www.hatctx.com)
- An audio recording is available upon request. 512-480-8245.