

**STRATEGIC HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING
502 E. Highland Mall Blvd., Suite 106-B
Austin, Texas 78752
December 3, 2020
10:00 a.m.**

MINUTES

The Strategic Housing Finance Corporation of Travis County, Texas, held a Regular Board of Directors Meeting via Zoom on the above date.

<https://us02web.zoom.us/j/2496318264?pwd=TmVYWEVVM3JRK1pPMHdhNmVDWtNvQT09>

**Dial by your location
1-346-248-7799 US (Houston)
Meeting ID: 249 631 8264
Password: 547394**

I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM

A quorum was established, and President Wilmer Roberts called the meeting to order at 10: 04 a.m.

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

II. CONSENT AGENDA

A. Approval of the Minutes from the November 6, 2020 Regular Meeting

Director Eddie Karam made a **motion** to approve Items II.A. Vice President Ann Denton seconded the motion, which **passed** unanimously.

President Wilmer Roberts – Yea
Vice President Ann Denton – Yea
Director John Hernandez – Yea
Director Eddie Karam – Yea
Director Robbye Meyer – Yea

III. PUBLIC FORUM / CITIZEN COMMUNICATION

- Anyone desiring to discuss or comment on items directly related to the SHFC 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 by emailing Debbie Honeycutt at Debbie.Honeycutt@traviscountytexas.gov
- Maximum three-minute limit per speaker.

There were none at that time.

IV. ACTION ITEMS

A. Resolution No. SHFC-2020-12	To <u>Authorize</u> and <u>Approve</u> (i) the Sale, Issuance, and Delivery of one or more series of Multifamily Housing Revenue Bonds for Limestone Canyon Apartments (to be known as Canyon Ridge Apartments) ; and (ii) the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development and other related provisions as necessary to complete the transaction.
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Director Robbye Meyer made a **motion** to approve Resolution No. SHFC-2020-12. Vice President Denton seconded the motion, which **passed** with 5 Yea's.

President Wilmer Roberts – Yea
Vice President Ann Denton – Yea
Director John Hernandez – Yea
Director Eddie Karam – Yea
Director Robbye Meyer – Yea

B. Resolution No. SHFC-2020-13	To <u>Authorize</u> and <u>Approve</u> (i) the Sale, Issuance, and Delivery of one or more series of Multifamily Housing Revenue Bonds for Parkside Crossing Apartments ; and (ii) the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development and other related provisions as necessary to complete the transaction.
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Ms. Meyer made a **motion** to approve Resolution No. SHFC-2020-13. Vice President Denton seconded the motion, which **passed** with 5 Yea's.

President Wilmer Roberts – Yea
Vice President Ann Denton – Yea
Director John Hernandez – Yea
Director Eddie Karam – Yea
Director Robbye Meyer – Yea

C. Resolution No. SHFC-2020-14	To A. <u>Authorize</u> the issuance, sale, and delivery of one or more series of tax-exempt multifamily housing revenue bonds (Wildhorse Flats Apartments) Series 2021A and 2021B; B. <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; C. <u>Approve</u> the form and substance thereof.
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Mr. Karam made a **motion** to approve Resolution No. SHFC-2020-14. Ms. Meyer seconded the motion, which **passed** with 5 Yea's.

President Wilmer Roberts – Yea
Vice President Ann Denton – Yea
Director John Hernandez – Yea
Director Eddie Karam – Yea
Director Robbye Meyer – Yea

D. Resolution No. SHFC-2020-15	To <i>Authorize</i> 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 (Wildhorse Flats 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. Karam made a **motion** to approve Resolution No. SHFC-2020-15. Ms. Meyer seconded the motion, which **passed** with 4 Yea’s and 1 Nay.

President Wilmer Roberts – Yea
Vice President Ann Denton – Nay
Director John Hernandez – Yea
Director Eddie Karam – Yea
Director Robbye Meyer – Yea

V. EXECUTIVE VICE PRESIDENT’S REPORT

- 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 V.A. and V.B. Reports

- Existing Affordable Multifamily Development Partnerships Report
- Pending Transactions and Status Report
- SHFC Affordability Breakdown Report
- Potential Partnership Report

VI. NEW / UNFINISHED BUSINESS

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

There were none at that time.

VII. 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.

VIII. ADJOURNMENT

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

The Board meeting adjourned at 11:00 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.hatctx.com)
- An audio recording is available upon request, 512-854-8245