

**STRATEGIC HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
502 East Highland Mall Blvd., Suite 106-B  
Austin, Texas 78752  
October 3, 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 11:55 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. Staff in Attendance: Executive Vice President Patrick Howard, Director of Real Estate Development Robert Onion, Senior Administrative Assistant Debbie Honeycutt, Director of Finance and Administration Jenilee Ramirez.

**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 August 3, 2017 Regular Meeting

4B. Approval of the Minutes from the August 9, 2017 Special Meeting

Director Robbye Meyer made a **motion** to approve Item 4A & 4B. Vice President John Hernandez 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}

Director of Finance and Administration Jenilee Ramirez presented Item 5C.

Director Wilmer Roberts left the meeting at 12:23 p.m.

5D. Governance, Finance and Administration Committee

President Ann Denton presented Item 5D during the Housing Authority of Travis County Board meeting.

5E. Real Estate Development Committee

There were none at that time.

**6. REGULAR AGENDA**

6A. Presentation, discussion and possible action **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.** {Robert Onion}

Vice President Hernandez made a **motion** to approve Item 6A. Director Eddie Karam seconded the motion, which **passed** unanimously.

6B. Presentation, discussion and possible action of **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 authorizing the execution and delivery of documents and instruments necessary to carry out the contemplated transaction, and to take other actions related to the subject.** {Robert Onion}

Vice President Hernandez made a **motion** to approve Item 6B. Ms. Meyer seconded the motion, which **passed** unanimously.

6C. Presentation, discussion, and possible action of **Resolution No. SHFC-2017-21: To Approve a Memorandum of Understanding (MOU) between Strategic Housing Finance Corporation and the developer NRP Group LLC (NRP), A Texas Limited Liability Company related to the participation of Del Valle 969 Apartments.** {Robert Onion}

Vice President Hernandez made a **motion** to approve Item 6C. Ms. Meyer seconded the motion, which **passed** unanimously.

President Denton made a **motion** to adjourn to Executive Session to discuss Item 6D. Ms. Meyer seconded the motion, which **passed** unanimously.

The Board adjourned to Executive session at 12:35 p.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 Board meeting was reconvened at 12:37 p.m.

6D. Discussion of performance contract and associated compensation issues for Executive Director (HATC)/Executive Vice President (SHFC) and Director of Real Estate Development (SHFC)

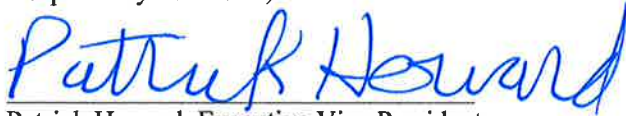
No action taken.

**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 12:40 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