

**STRATEGIC HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING
502 E. Highland Mall Blvd., Suite 106-B
Austin, Texas 78752
January 24, 2024
11:30 a.m.**

MINUTES

The Strategic Housing Finance Corporation of Travis County, Texas, held an Annual Board of Directors Meeting at The Montopolis Recreation Center located at 1200 Montopolis Dr., Room #225 Austin, Texas 78741 and via Boardable. Join the Meeting by using the Link provided below.
<https://us02web.zoom.us/j/83330757704?pwd=YkwrcEwyUllzLzFCc1p6T01McDExUT09>

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

A quorum was established, and President Julio Gonzalez Altamirano called the meeting to order at 11:37 a.m.

Roll Call of Directors: President Julio Gonzalez Altamirano; Director Delea Becker (Arrived at 11:45); Director Kecia Prince; Director Wilmer Roberts; Director Rebecca Webber; Director Jan Wenig. Absent: Vice President Lisa Rheams. Guest: Chris Sayers and Laura Griff with Naman, Howell, Smith & Lee PLLC; Claire Lastrapes with Hilltop Securities. Staff in Attendance: Interim Executive Director Dianna Grey; Asset Manager Keith Hoffpauir; Sr. Administrative Assistant Debbie Honeycutt.

Sr. Administrative Assistant Debbie Honeycutt certified the quorum.

II. 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 AGENDA

- A. Election of Officers (President and Vice-President)

President Julio Gonzalez Altamirano called for nominations for **President**.

Director Jan Wenig nominated President Julio Gonzalez Altamirano to serve as President of Strategic Housing Finance Corporation.

President Gonzalez Altamirano called for nominations from the floor three times. There being no additional nominations, President Gonzalez Altamirano closed the nominations.

Director Rebecca Webber made a **motion** to approve the nomination for President. Director Kecia Prince seconded the motion, which **passed** unanimously.

President Julio Gonzalez Altamirano called for nominations for **Vice President**.

Director Rebecca Webber nominated Director Jan Wenig to serve as Vice President of Strategic Housing Finance Corporation.

President Gonzalez Altamirano called for nominations from the floor three times. There being no additional nominations, President Gonzalez Altamirano closed the nominations.

Director Rebecca Webber made a **motion** to approve the nomination for Vice President. Director Kecia Prince seconded the motion, which **passed** unanimously.

B. Committee Assignments

Board members were asked to submit their preference for committee assignments. Real Estate, Governance and Administration and Human Resource.

C. Resolution No. SHFC-2024-01	To <u>Authorize</u> and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to negotiate and execute a memorandum of understanding and other agreements related to participation in the ownership of the Banyan Braker Lane Apartments located at 2611 E. Braker Lane, Austin, Travis County, Texas 78754; and to <u>Authorize</u> additional provisions relating to participation in such multi-family residential development project.
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Director Rebecca Webber made a **motion** to Approve Item IV.C. Resolution No. SHFC-2024-01. Director Jan Wenig seconded the motion. President Gonzalez Altamirano **amended** Resolution No. SHFC-2024-01; to add the following to section 2 “**and Authorize staff action contingent on negotiating with partner to achieve Public Benefit Score of 90 or above.**”

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Directors hereby:

1. Approves Resolution SHFC-2024-01
2. Authorizes the officers, including, specifically, the Executive Director, to execute all relevant documents, instruments, agreements, policies and procedures and to take all actions on behalf of the Corporation contemplated by the foregoing resolutions **and Authorize staff action contingent on negotiating with partner to achieve Public Benefit Score of 90 or above.**

Director Webber seconded the motion to **approve** the amendment. A vote was taken, which **passed** unanimously.

A vote was taken to **approve** Resolution No. SHFC-2024-01, which **passed** unanimously.

D. Resolution No. SHFC-2024-02	To <u>Authorize</u> and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to negotiate and execute a memorandum of understanding and other agreements related to participation in the ownership of the Burleson Apartments located at 7800 Burleson, Austin, Travis County, Texas 78744; and to <u>Authorize</u> additional provisions relating to participation in such multi-family residential development project.
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Director Webber made a **motion** to Approve Item IV.D. Resolution No. SHFC-2024-02. Director Wenig seconded the motion, which **passed** unanimously.

E. Resolution No. SHFC-2024-03	To <u>Authorize</u> and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to negotiate and execute a memorandum of understanding and other agreements related to participation in the ownership of the North Lamar Apartments located at 900 Old Koenig / 5916 N. Lamar Blvd., Austin, Travis County, Texas 78752; and to <u>Authorize</u> additional provisions relating to participation in such multi-family residential development project.
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Director Jan Wenig made a **motion** to approve Item IV.E. Resolution No. SHFC-2024-03. Director Rebecca Webber seconded the motion, which **passed** unanimously.

F. Resolution No. SHFC-2024-04	To <u>Authorize</u> and direct the officers and staff of Strategic Housing Finance Corporation of Travis County to negotiate and execute a memorandum of understanding and other agreements related to participation in the ownership of the Langdon at Walnut Park Apartments located at 12101 N. Lamar Blvd., Austin, Travis County, Texas; and to <u>Authorize</u> additional provisions relating to participation in such multi-family residential development project.
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No action taken.

G. Resolution No. SHFC-2024-05	To <u>Authorize</u> the issuance, sale, and delivery of one or more series of multifamily housing revenue bonds (Blue Ridge Apartments), Series 2024; <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 approve the form and substance thereof.
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No action taken.

H. Resolution No. SHFC-2024-06	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 the Blue Ridge 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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No action taken.

V. DISCUSSION ITEMS

A. Interim Executive Director’s Report

Interim Executive Director Dianna Grey presented the board with an update regarding the Strategic Housing Finance Corporation transition.

B. Board Training

Discussion followed.

C. Work Plan 2024

Discussion followed.

III. CONSENT AGENDA

A. Approval of the Minutes from the December 7, 2023 Regular Meeting

Director Wenig – There is a misspelled word on page 2 under V. ACTION ITEMS, first sentence and third sentence.

The word rescued needs to be changed to **recused**.

President Gonzalez Altamirano would like to have a transcript of the future meeting minutes.

Director Wenig made a **motion** to approve Item III. Director Delea Becker seconded the motion, which **passed** unanimously.

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

Director Prince made a **motion** to adjourn the Board meeting. Director Webber seconded the motion, which **passed** unanimously.

The Board meeting adjourned at 1:31 p.m.

Respectfully submitted,



Dianna Grey, Interim Executive Director

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.shfctx.com)