

**MINUTES OF REGULAR MEETING  
OF  
THE HARRIS COUNTY HOUSING AUTHORITY REDEVELOPMENT AUTHORITY**

**Houston, Texas**

**December 16, 2014**

**THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §**

The Board of Directors of the Harris County Housing Authority Redevelopment Authority met in regular session, open to the public, on the 16th day of December 2014, at the Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 4:05 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Vice President	Present
Roberto Gonzalez	Director	Absent
Gerald Womack	Treasurer	Present
Joe Villarreal	Director	Present
Tom McCasland	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Beverly Burroughs, Paul Curry, Paula Burns, Kristen Domeracki, Horace Allison and Katie Thomson of Harris County Housing Authority; Wanda LeBlanc, Ryan Hettig, Barry Khan, Garret Berg, Chris Akbari, Bobken Simonian, and Barry Palmer were also in attendance.

**PUBLIC COMMENT**

None.

**OVERVIEW OF THE HISTORY, PURPOSE AND LEGISLATIVE AUTHORITY**

President Wright gave background on what the Redevelopment Authority could do that HCHA could not do alone. The Redevelopment Authority can take part in projects as the sole member of general partnerships of project-specific tax credit limited partnerships, and will be able to apply for 501(c)(3) status to become a non-profit entity on the housing authority's behalf.

**BOARD ACTION ITEMS**

**Motion to elect the officers of Harris County Housing Authority Redevelopment Authority and authorize the officers to perform all acts necessary and appropriate to carry out the business of the Redevelopment Authority**

The Board considered the request to approve or deny a resolution to elect the officers of Harris County Housing Authority Redevelopment Authority and authorize the officers to perform all acts necessary and appropriate to carry out the business of the Redevelopment Authority. President Wright moved to approve

the motion to elect the officers of Harris County Housing Authority Redevelopment Authority as follows:

President: Kerry Wright  
Vice President: Joe Ellis  
Secretary: Tom McCasland  
Treasurer: Gerald Womack

Vice President Ellis seconded, and the motion carried unanimously.

**Motion to authorize Harris County Housing Authority Redevelopment Authority to accept and approve the Certificate of Formation of HCHA Redevelopment Authority, Inc.**

This motion authorizes the Harris County Housing Authority Redevelopment Authority to approve a Certificate of Formation. Vice President Ellis moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously.

**Motion to authorize Harris County Housing Authority Redevelopment Authority to approve or deny a resolution authorizing HCHA Redevelopment Authority, Inc. (The "Corporation"), A Texas Non-Profit Corporation, to execute all documents in connection with its formation; Resolution setting forth term and guidelines governing Housing Tax Credit Partnerships in order to further the Tax Exempt Purposes of the Corporation; and such other actions necessary or convenient to carry out these resolutions**

This resolution authorizes the Harris County Housing Authority Redevelopment Authority to accept the motions adopting HCHA-RA's Certificate of Formation, adoption of bylaws, and election of officers. President Wright moved to approve the resolution, Treasurer Womack seconded, and the motion carried unanimously. (14-01)

**Motion to authorize Harris County Housing Authority Redevelopment Authority to accept and approve the Certificate of Formation and bylaws of HCHA Redevelopment Authority, Inc.**

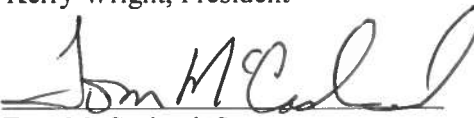
This motion authorizes the Harris County Housing Authority Redevelopment Authority to approve the organization's bylaws. Treasurer Womack moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously.

**ADJOURNMENT**

Secretary McCasland moved to adjourn the meeting, and Director Villarreal seconded the motion, all were in favor, and the meeting adjourned at 4:20 p.m.

Adopted and approved this 15th day of July 2015.

  
\_\_\_\_\_  
Kerry Wright, President

  
\_\_\_\_\_  
Tom McCasland, Secretary

**MINUTES OF REGULAR MEETING  
OF  
THE HARRIS COUNTY HOUSING AUTHORITY REDEVELOPMENT AUTHORITY**

**Houston, Texas**

**July 15, 2015**

**THE STATE OF TEXAS** §  
§  
**COUNTY OF HARRIS** §

The Board of Directors of the Harris County Housing Authority Redevelopment Authority met in regular session, open to the public, on the 15th day of July 2015, at the Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 3:53 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Vice President	Absent
Roberto Gonzalez	Director	Present
Gerald Womack	Treasurer	Absent
Joe Villarreal	Director	Present
Tom McCasland	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Horace Allison and Katie Thomson of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM DECEMBER 16, 2014**

Director Villarreal moved to approve the minutes from the December 16, 2014 board meeting. Director Gonzalez seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution approving and authorizing Harris County Housing Authority Redevelopment Authority, Inc. (the "Nonprofit Corporation") to accept a grant not to exceed \$8,000,000.00 from Harris County Housing Authority (the "Authority") of funds sourced from the Texas General Land Office (the "GLO Funds"), loan such GLO funds to Retreat at Westlock Ltd. (the "Partnership"), and execute the requisite documents in order to facilitate the development of The Retreat at Westlock (the "Project") in Tomball, Texas; and further, authorizing the Nonprofit Corporation to take**

**such other steps as the Nonprofit Corporation deems necessary or convenient to carry out this resolution**

This resolution authorizes Harris County Housing Authority Redevelopment Authority to accept an \$8,000,000 grant of GLO funds to facilitate the development of the Retreat at Westlock. President Wright moved to approve the resolution, Director Gonzalez seconded, and the motion carried. (Resolution 15-01)

**Discussion and request to approve or deny a resolution approving and authorizing the Harris County Housing Authority Redevelopment Authority, Inc. (the "Nonprofit Corporation"), a sponsored affiliate of the Harris County Housing Authority, to take such steps as it deems necessary to (A) Assume the interest of the Harris County Housing Authority Public Facility Corporation (the "PFC") in HCHA Westlock, LLC; (B) Execute and deliver any and all requisite documents to effect the foregoing; and (C) Take any other actions necessary to carry out this resolution**

This resolution authorizes the Harris County Housing Authority Redevelopment Authority to assume General Partner interest from the Harris County Housing Authority Public Facility Corporation for the development of the Retreat at Westlock. President Wright moved to approve the resolution, Director Gonzalez seconded, and the motion carried. (Resolution 15-02)

**Discussion and request to approve or deny a resolution approving and authorizing the Harris County Housing Authority Redevelopment Authority, Inc. (the "Nonprofit Corporation") to take such steps as the Nonprofit Corporation deems necessary, on its own behalf and in its planned capacity as the sole member of the general partner of Retreat at Westlock, Ltd., to (A) Obtain tax-exempt bonds, tax developments, and operations of The Retreat at Westlock Apartments; and (B) Execute and deliver any and all requisite documents to effect the foregoing; and (C) Take any other actions necessary to carry out this resolution**

This resolution authorizes Harris County Housing Authority Redevelopment Authority to obtain bonds, tax credits and other financing options for the development of the Retreat at Westlock. President Wright moved to approve the resolution, Director Villarreal seconded, and the motion carried. (Resolution 15-03)

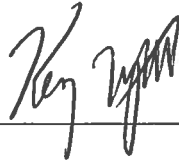
**Discussion and request to approve or deny a resolution approving and authorizing the Harris County Housing Authority Redevelopment Authority, Inc. (the "Nonprofit Corporation") to (A) Enter into a company agreement with ITEX Development, LLC ("ITEX") pursuant to the agreement that both the Nonprofit Corporation and ITEX will own a 50% interest in Retreat at Westlock Development, LLC (the "Development Entity"), which will be used to facilitate the development of The Retreat at Westlock Apartments; (B) Execute and deliver any and all other requisite documents to effect the foregoing; and (C) Take any other actions necessary to carry out this resolution**

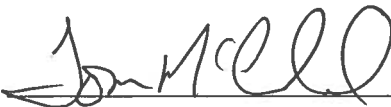
This resolution authorizes Harris County Housing Authority Redevelopment Authority to enter into an agreement with ITEX to own half of the interest in the Retreat at Westlock. President Wright moved to approve the resolution, Director Gonzalez seconded, and the motion carried. (Resolution 15-04)

**ADJOURNMENT**

Director Villarreal moved to adjourn the meeting, and Director Gonzalez seconded the motion, all were in favor, and the meeting adjourned at 4:00 p.m.

Adopted and approved this 26th day of August 2015.

President:  \_\_\_\_\_

Secretary:  \_\_\_\_\_

**MINUTES OF REGULAR MEETING  
OF  
THE HARRIS COUNTY HOUSING AUTHORITY REDEVELOPMENT AUTHORITY**

**Houston, Texas**

**August 26, 2015**

**THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §**

The Board of Directors of the Harris County Housing Authority Redevelopment Authority met in regular session, open to the public, on the 15th day of July 2015, at Lakewood United Methodist Church, located at 11330 Louetta Methodist Church, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 6:20 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Vice President	Absent
Roberto Gonzalez	Director	Present
Gerald Womack	Treasurer	Present
Joe Villarreal	Director	Present
Tom McCasland	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Horace Allison, Paula Burns, and Kristen Domeracki of Harris County Housing Authority. Chris Akbari, Nikki Reaux, Wanda Le Blanc, Tam Barnes, and Bobken Simonians were also in attendance.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM JULY 15, 2015**

Director Gonzalez moved to approve the minutes from the July 15, 2015 board meeting. Director Villarreal seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution to name acting Secretary of Harris County Housing Authority Redevelopment Authority**

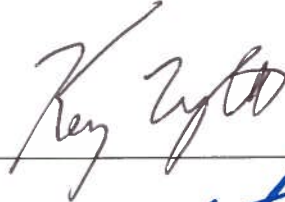
This resolution names Horace Allison as acting Secretary of Harris County Housing Authority Redevelopment Authority. President Wright moved to approve the resolution, Treasurer Womack seconded, and the motion carried. (Resolution 15-05)

**ADJOURNMENT**

Treasurer Womack moved to adjourn the meeting, and Director Gonzalez seconded the motion, all were in favor, and the meeting adjourned at 6:22 p.m.

Adopted and approved this 16th day of September 2015.

President: \_\_\_\_\_



Acting Secretary: \_\_\_\_\_



**MINUTES OF REGULAR MEETING  
OF  
THE HCHA REDEVELOPMENT AUTHORITY, INC.**

**Houston, Texas**

**September 16, 2015**

**THE STATE OF TEXAS**   §  
  §  
**COUNTY OF HARRIS**   §

The Board of Directors of the HCHA Redevelopment Authority, Inc. met in regular session, open to the public, on the 16th day of September 2015, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 4:58 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Vice President	Present
Roberto Gonzalez	Director	Present
Gerald Womack	Treasurer	Absent
Joe Villarreal	Director	Present
Horace Allison	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Katie Thomson, Paul Curry, Beverly Burroughs and Kristen Domeracki of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM AUGUST 26, 2015**

Vice President Ellis moved to approve the minutes from the August 26, 2015 board meeting. Director Gonzalez seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution approving and authorizing HCHA Redevelopment Authority, Inc. (the "Corporation") to form the General Partner and Partnership for the Fenix Estates project, and any other actions necessary to carry out these resolutions**

This resolution authorizes the HCHA Redevelopment Authority, Inc. to sign formation documents for Fenix Estates. President Wright moved to approve the resolution, Director Gonzalez seconded, and the motion carried. (Resolution 15-06)



**ADJOURNMENT**

Director Gonzalez moved to adjourn the meeting, and Vice President Ellis seconded the motion, all were in favor, and the meeting adjourned at 5:00 p.m.

Adopted and approved this 21st day of October 2015.

President:  \_\_\_\_\_

Secretary:  \_\_\_\_\_

**MINUTES OF REGULAR MEETING  
OF  
THE HCHA REDEVELOPMENT AUTHORITY, INC.**

**Houston, Texas**

**October 21, 2015**

**THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HARRIS   §**

The Board of Directors of the HCHA Redevelopment Authority, Inc. met in regular session, open to the public, on the 21st day of October 2015, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 4:45 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Vice President	Absent
Roberto Gonzalez	Director	Absent
Gerald Womack	Treasurer	Present
Joe Villarreal	Director	Present
Horace Allison	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Katie Thomson of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM SEPTEMBER 16, 2015**

Treasurer Womack moved to approve the minutes from the September 16, 2015 board meeting. Director Villarreal seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution authorizing the execution of documents in connection with the award of tax credits, issuance of bonds, and other financing documents to finance the development of the Fenix Estates Project**

This resolution authorizes the President and Secretary of HCHA Redevelopment Authority, Inc. to execute any documents on behalf of Fenix Estates I GP, LLC. Treasurer Womack moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously. (Resolution 15-07)

**Discussion and request to approve or deny a resolution naming Vice President of HCHA Redevelopment Authority, Inc.'s Board of Directors**

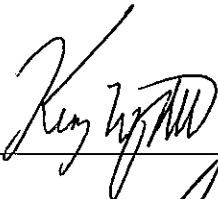
This resolution names Treasurer Womack as Vice President of the Board of Directors to fill the unexpired term of Vice President Ellis. Director Villarreal moved to approve the resolution, President Wright

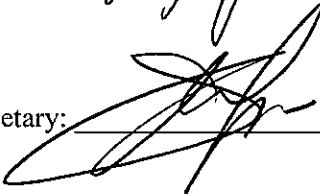
seconded, and the motion carried unanimously. (Resolution 15-08)

**ADJOURNMENT**

Director Villarreal moved to adjourn the meeting, and Vice President Womack seconded the motion, all were in favor, and the meeting adjourned at 4:49 p.m.

Adopted and approved this 18th day of November 2015.

President:  \_\_\_\_\_

Secretary:  \_\_\_\_\_

**MINUTES OF REGULAR MEETING  
OF  
THE HCHA REDEVELOPMENT AUTHORITY, INC.**

**Houston, Texas**

**November 18, 2015**

**THE STATE OF TEXAS**   §  
                                  §  
**COUNTY OF HARRIS**   §

The Board of Directors of the HCHA Redevelopment Authority, Inc. met in regular session, open to the public, on the 18<sup>th</sup> day of November 2015, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. President Wright called the meeting to order at 5:35 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Joe Ellis	Director	Present
Roberto Gonzalez	Director	Present
Gerald Womack	Vice President	Present
Joe Villarreal	Director	Present
Horace Allison	Secretary	Present

Attending for all or portions of the meeting was Scott Lemond from the County Attorney's Office as counsel. Additional attendees included:

Katie Thomson of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM OCTOBER 21, 2015**

Director Villarreal moved to approve the minutes from the October 21, 2015 board meeting. Director Ellis seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**


**Discussion and request to approve or deny a resolution naming Treasurer of HCHA Redevelopment Authority Inc.'s Board of Directors**

This resolution authorizes the Board of Directors for HCHA Redevelopment Authority, Inc. to name Director Gonzalez as Treasurer. Vice President Womack moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously. (Resolution 15-09)

**ADJOURNMENT**

Vice President Womack moved to adjourn the meeting, and Director Villarreal seconded the motion, all were in favor, and the meeting adjourned at 5:37 p.m.

Adopted and approved this 17th day of February 2016.

President:  \_\_\_\_\_

Secretary:  \_\_\_\_\_