

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

**Houston, Texas**

**February 17, 2016**

**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 17<sup>th</sup> day of February 2016, 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 4:31 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	Treasurer	Absent
Gerald Womack	Vice President	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, Kristen Domeracki, Timika Simmons, Samson Babalola, and Paul Curry of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM NOVEMBER 18, 2015**

President Wright moved to approve the minutes from the November 18, 2015 board meeting. Secretary Allison seconded, and the motion carried unanimously.

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**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution to approve the selection of an investor and lender for Fenix Estates; authorize the executing officer to negotiate and execute a commitment letter; and authorize HCHA Redevelopment Authority, Inc. to take any other actions necessary or convenient to carry out this resolution**

This resolution authorizes the Board of Directors to approve the selection of an investor and a

lender for the Fenix Estates project. The Board agreed to amend the resolution to reflect that the secretary would bring the contract to the board for approval prior to executing the contract. President Wright moved to approve the resolution, Director Ellis seconded, and the motion carried unanimously. (Resolution 16-01)

**ADJOURNMENT**

Director Villarreal moved to adjourn the meeting, and Director Ellis seconded the motion, all were in favor, and the meeting adjourned at 4:41 p.m.

Adopted and approved this 25th day of April 2016.

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

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

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

**Houston, Texas**

**July 20, 2016**

**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 20<sup>th</sup> day of July 2016, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. Vice President Womack called the meeting to order at 3:05 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Absent
Gerald Womack	Vice President	Present
Joe Ellis	Director	Absent
Roberto Gonzalez	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 APRIL 25, 2016**

Vice President Womack moved to approve the minutes from the April 25, 2016 board meeting. Director Villarreal seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a contract for general contracting services for Fenix Estates**

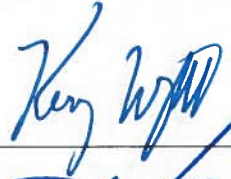
This resolution authorizes the HCHA Redevelopment Authority to select a General Contractor for the Fenix Estates project. Treasurer Gonzalez moved to approve the resolution, Vice President Womack seconded, Director Villarreal abstained, and the motion carried. (Resolution 16-03)

**ADJOURNMENT**

Director Villarreal moved to adjourn the meeting, and Treasurer Gonzalez seconded the motion, all were in favor, and the meeting adjourned at 3:07 p.m.

Adopted and approved this 22nd day of September 2016.

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



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



**MINUTES OF REGULAR MEETING  
OF  
HARRIS COUNTY HOUSING AUTHORITY REDEVELOPMENT AUTHORITY, INC.**

**Houston, Texas**

**September 22, 2016**

**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 22<sup>nd</sup> day of September 2016, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. Vice President Womack called the meeting to order at 4:43 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Absent
Gerald Womack	Vice President	Present
Joe Ellis	Director	Absent
Roberto Gonzalez	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 and Samson Babalola of Harris County Housing Authority.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM JULY 20, 2016**

Director Villarreal moved to approve the minutes from the July 20, 2016 board meeting. Treasurer Gonzalez seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution to approve or deny a resolution authorizing the negotiation and execution of a contract for property management services for Fenix Estates**

This resolution authorizes the Secretary to negotiate and execute a property management services contract with Allied Orion Group in an amount not to exceed 6% of gross potential rent.

Treasurer Gonzalez moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously. (Resolution 16-03)

**ADJOURNMENT**

Director Villarreal moved to adjourn the meeting, Secretary Allison seconded the motion, all were in favor, and the meeting adjourned at 4:47 p.m.

Adopted and approved this 19th day of November 2016.

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

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

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

**Houston, Texas**

**November 16, 2016**

**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 16<sup>th</sup> day of November 2016, at Harris County Housing Authority, located at 8933 Interchange Drive, inside the boundaries of Harris County in Houston, Texas. Vice President Womack called the meeting to order at 4:59 p.m., and the roll was taken of the duly constituted officers and members of the board:

Kerry Wright	President	Present
Gerald Womack	Vice President	Present
Joe Ellis	Director	Absent
Roberto Gonzalez	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, Timika Simmons, Paul Curry, Debra McCray and Samson Babalola of Harris County Housing Authority. David Cornwell was also in attendance.

**PUBLIC COMMENT**

None.

**PRESENTATION AND APPROVAL OF MINUTES FROM SEPTEMBER 22, 2016**

Treasurer Gonzalez moved to approve the minutes from the September 22, 2016 board meeting. Vice President Womack seconded, and the motion carried unanimously.

**BOARD ACTION ITEMS**

**Discussion and request to approve or deny a resolution authorizing HCHA Redevelopment Authority, Inc. (the "Corporation") to form three business entities for the Fenix Estates condominium space and to take any other actions necessary to carry out this resolution**

This resolution authorizes the formation of Fenix Estates Condos, LLC; Fenix Estates Commercial MM, LLC; and Fenix Estates Commercial, LLC. Vice President Womack moved to

approve the resolution, Treasurer Gonzalez seconded, and the motion carried unanimously. (Resolution 16-04)

**Discussion and request to approve or deny a resolution authorizing Fenix Estates Condos, LLC (the "Company") to control condominium space covering the Fenix Estates project and any other actions necessary to carry out this resolution**

This resolution authorizes the formation of the Company and authorizes Secretary to act as the Executing Officer for the formation of the Company. Treasurer Gonzalez moved to approve the resolution, Vice President Womack seconded, and the motion carried unanimously. (Resolution 16-05)

**Discussion and request to approve or deny a resolution authorizing Fenix Estates Commercial, LLC (the "Company") to control the commercial condominium space in the Fenix Estates project and any other actions necessary to carry out this resolution**

This resolution authorizes the formation of the Company and authorizes Secretary to act as the Executing Officer for the formation of the Company. Treasurer Gonzalez moved to approve the resolution, Director Villarreal seconded, and the motion carried unanimously. (Resolution 16-06)

**Discussion and request to approve or deny a resolution authorizing a transfer of non-program funds from Harris County Housing Authority (the "Authority") to the HCHA Redevelopment Authority, Inc. (the "Corporation") for the development of the Fenix Estates project (the "Project") and to take any other actions deemed necessary or convenient to carry out this resolution**

This resolution authorizes HCHA to transfer funds to HCHA Redevelopment Authority, Inc. for the development of Fenix Estates. Vice President Womack moved to approve the resolution, Treasurer Gonzalez seconded, and the motion carried unanimously. (Resolution 16-07)

**ADJOURNMENT**

Vice President Womack moved to adjourn the meeting, President Wright seconded the motion, all were in favor, and the meeting adjourned at 5:09 p.m.

Adopted and approved this 21st day of December 2016.

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



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

