



RESOLUTION NO. 26-05

RESOLUTION BY HCHA REDEVELOPMENT AUTHORITY, INC. (THE "CORPORATION") APPROVING AND RATIFYING ENTERING INTO A PROPERTY MANAGEMENT AGREEMENT FOR BERNICIA PLACE (THE "PROJECT"), AND SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Harris County Housing Authority (the "Authority") has entered into that certain Purchase and Sale Agreement with Metropolitan Transit Authority of Harris County, dated May 21, 2021, as amended (collectively the "Purchase Agreement"), for the acquisition of the real property on which a certain housing project for seniors consisting of approximately 120 units called Bernicia Place is to be located (the "Project"); and

WHEREAS, HCHA Redevelopment Authority, Inc., a Texas non-profit corporation (the "Corporation") and an instrumentality of the Authority, is the sole member of HCHA Bernicia Place GP, LLC, a Texas limited liability company (the "General Partner"), and the General Partner is the sole general partner of Bernicia Place, LP, a Texas limited partnership (the "Partnership") that has been formed for the purposes of constructing, developing, renovating, repairing, improving, maintaining, operating, leasing, disposing of, and otherwise dealing with the Project; and

WHEREAS, the Corporation desires for the Authority to select a property manager (the "Management Agent") for the Project; and the Corporation desires for the Partnership to enter into a related Property Management Agreement (the "Property Management Agreement") with the Management Agent, covering the Project; and

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors, that the Corporation, in its individual capacity and its capacity as the sole member of the General Partner of the Partnership, in connection with the actions contemplated by these Resolutions, is hereby authorized and directed (a) to negotiate the terms of the Property Management Agreement with the Management Agent as selected by the Authority, (b) for the Partnership to enter into the Property Management Agreement in such form and such provisions as the Authority and the Corporation may deem appropriate in order to deal with the property management of the Project, and (c) to take such other and further actions necessary in order to enter into such Property Management Agreement; and

BE IT FURTHER RESOLVED that the authorization of the Partnership to enter into the Property Management Agreement with the Management Agent and that execution and delivery of the Property Management Agreement, as well as any related agreements, certificates, notices, or other documents, if any, by Horace Allison (the "Executing Officer"), the interim Secretary of the Corporation, individually and without the joinder of any other person, in the form as so executed and delivered, is hereby authorized, approved, ratified, and confirmed; and

BE IT FURTHER RESOLVED that the execution and delivery by the Executing Officer of any of the aforesaid agreement and documents authorized in the foregoing Resolutions and the taking by the Executing Officer of any acts in any way related to the actions contemplated by the foregoing Resolutions and such agreement and documents shall be conclusive evidence of his approval thereof and of his authority to execute and deliver such agreement and documents, and to take and perform such acts in the name and on behalf of the Corporation, the General Partner, and the Partnership; and


BE IT FURTHER RESOLVED that the Executing Officer is authorized (i) to negotiate definitive terms (not inconsistent with the terms described above) of the Property Management Agreement, and (ii) to take such other actions for the Corporation and the Partnership as the Executing Officer considers appropriate toward completion of the actions contemplated by these Resolutions or performance of the obligations of the Partnership under the Property Management Agreement and any other documents executed in connection with the actions contemplated hereby; and

BE IT FURTHER RESOLVED that to the extent any of the actions authorized by these Resolutions have already been taken, such actions are hereby ratified and confirmed as the valid actions of the Corporation, the General Partner, or the Partnership, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED that the Corporation and the Authority are authorized to take such other actions as the Corporation shall consider necessary, convenient, or appropriate toward completion of the actions contemplated by these Resolutions.

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PASSED, by the Board of Directors this 18th day of February 2026.

President: 
Gerald Wornack

Interim Secretary: 
Horace Allison

