

NOTICE OF A PUBLIC MEETING

Harris County Housing Authority

(A Texas Public Housing Authority under Chapter 392 of the Local Government Code)

August 12, 2022

Notice is hereby given that the Board of Commissioners of the Harris County Housing Authority (HCHA) will hold a public meeting at **1:00 pm on August 17, 2022**, at HCHA's office located at 1933 Hussion Street, Building 3, in Houston, Texas 77003. At the public meeting the Board of Commissioners may take action on the matters identified on the **Amended Agenda** attached hereto and incorporated herein.

Agendas may also be obtained in advance of the public meeting at our office located at 1933 Hussion Street, Building 3, Houston, Texas 77003 or via the internet at www.hchatexas.org. The HCHA Board of Commissioners normally meets the third Wednesday of every month at 1:00 pm.

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
Chairman

Joe Villarreal
Vice Chairman

Joe Ellis
Commissioner

Dr. Adriana Tamez
Commissioner

Asheley Gilbert
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, August 17, 2022
HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003

AMENDED AGENDA

- I. Call to Order and Record of Attendance
- II. Open with Prayer and Pledge of Allegiance
- III. Public Comments
Our policy is to allow time at the beginning of each meeting for public comments. Each Speaker is limited to three (3) minutes per agenda item and six (6) minutes total. These limits may be reduced depending on how many people sign up to comment. If you wish to speak during the public comment section of our agenda, please email your name and address in advance to Events@hchatexas.org or provide that information in writing to one of the staff members. A complete set of the rules for public comment and safety is available on our website at hchatexas.org – under About Us, select the Board Information tab.
- IV. Approval of the Minutes of Previous Meetings

Action Item 1: Discuss and possibly act on request to accept and approve the minutes of the July 20, 2022 Board meeting
- V. Acting Executive Director/Chief Executive Officer's Report

a) HCHA activities from July 21, 2022 – August 17, 2022 (presented by Melissa Quijano).
- VI. Financial Presentation

a) Monthly Financials (presented by Paul Curry).
- VII. Department Presentation

a) HCV Program (presented by Debra McCray).
b) Current and New Affordable Housing Developments (presented by Melissa Quijano).
- VIII. Executive Session

Under Chapter 551 of the Government Code, the Board may go into executive session to: (1) consult with its attorneys to seek or receive legal advice about pending or contemplated litigation or matters its attorney must keep confidential under the Texas Disciplinary Rules of Professional Conduct; (2) discuss the value or transfer of real property; (3) consider specific personnel matters; (4) discuss certain economic development matters; or (5) discuss other matters authorized by law. The Board may also announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by Chapter 551 of the Government Code.

At the meeting noticed by this agenda, the Board expects to go into executive session to:

Consult with its attorney to seek or receive legal advice regarding pending or contemplated litigation (§551.071);

Consult with its attorney regarding the status of and possible resolution of pending litigation, in particular, Cause No. 2017-71486, pending in the 133rd District Court of Harris County, Texas (§551.071);

Consult with its attorney regarding one or more matters its attorney must keep confidential under the State Bar's Disciplinary Rules of Professional Conduct (§551.071);

Discuss specific personnel matters, including the appointment, employment, and duties of a replacement for HCHA's Executive Director, CEO, and Secretary, and the implementation of HCHA's Succession Plan (§551.074); and

Discuss the value (including relative worth, utility, and importance), exchange, sale, or transfer of real property, specifically, the possible sale or transfer of all or part of the 90.5 acres located on Lake Houston to Humble ISD and Harris County (§551.072).

IX. Reconvene in public session and possible action relating to matters addressed in executive session

X. Discussion and Action Items

Action Item 2: Resolution ratifying contract of employment of Melissa Quijano as Acting Executive Director (Chief Executive Officer) and Secretary of Harris County Housing Authority

Action Item 3: Resolution authorizing negotiation and execution of contract with Horace Allison to provide consulting services to Harris County Housing Authority in its Affordable Housing Division

Action Item 4: Resolution authorizing HCHA Baybrook Park, LLC's action as General Partner of Baybrook Park Retirement Center, Ltd., to again modify and extend the mortgage loan with Amegy Bank and to enter into a Loan Commitment with AGM Financial Services, Inc., to refinance the mortgage loan secured by Baybrook Park Retirement Center

Action Item 4: Consider and possibly act on request from Harris County's Community Services Department (HCCSD) to authorize execution of contracts, affidavits, agreements, settlement statements, subordination agreements, conveyance documents, and closing documents required to acquire the land and enter into a long term Ground Lease with First Met Apts, LP, for the land acquired, all for the purpose of furthering the construction of an approximately 157 unit multi-family development designed to provide affordable housing to the senior residents of Harris County, Texas, said development to be located on land platted as Reserve "A" of Block One of First Metropolitan Apartments, Harris County, Texas.

XI. Adjournment

NOTICE OF A PUBLIC MEETING

HCHA REDEVELOPMENT AUTHORITY, INC.

(An instrumentality of Harris County Housing Authority, a Texas Public Housing
Authority under chapter 392 of the Local Government Code)

August 12, 2022

Notice is hereby given that **HCHA Redevelopment Authority, Inc.**, an instrumentality of Harris County Housing Authority, will hold a public meeting immediately **after the 1:00 pm** meeting of the Board of Commissioners of Harris County Housing Authority to be held **August 17, 2022**, at the offices of Harris County Housing Authority located at 1933 Hussion Street, Building 3, in Houston, Texas, 77003. At the public meeting the Board of Directors of HCHA Redevelopment Authority, Inc., will consider and may take action on the matters identified on the **Amended Agenda** attached hereto and incorporated herein.

Agendas may be obtained in advance of the public meeting at our office located at 1933 Hussion Street, Houston, Texas 77003 or via the internet at www.hchatexas.org.

Posted by:

Sincerely,



Vivian Clark

Executive Assistant

Harris County Housing Authority





Gerald Womack
President

Joe Villarreal
Vice President

Joe Ellis
Treasurer

Dr. Adriana Tamez
Director

Asheley Gilbert
Director

Melissa Quijano
Director

**MEETING OF THE
BOARD OF DIRECTORS OF
HCHA REDEVELOPMENT AUTHORITY, INC.**

**Time: Immediately after adjournment of the preceding regular meeting of
Harris County Housing Authority's Board of Commissioners**

Wednesday, August 17, 2022

**HCHA Board Room
Harris County Housing Authority
1933 Hussion Street
Houston, TX 77003**

AMENDED AGENDA

I. Call to Order and Record of Attendance

II. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for public comments. If you wish to speak to this Board during the public comment section of our agenda, please email your name and address in advance to Events@hchatexas.org or provide that information in writing to one of the staff members.

III. Discussion and Action Items

Action Item 1: Discuss and possibly act on request to accept and approve the minutes from the June 1, 2022, Board meeting

Action Item 2: Resolution by HCHA Redevelopment Authority, Inc. welcoming Asheley Gilbert and Melissa Quijano as new directors and electing new officers

Action Item 3: Resolution of HCHA Redevelopment Authority, Inc. as sole member of HCHA First Met Seniors GP, LLC, ratifying its company agreement and replacing Horace Allison with Melissa Quijano to serve as a manager of HCHA First Met Senior GP, LLC

Action Item 4: Discuss and possibly act on request from Harris County's Community Services Department (HCCSD) to authorize execution of all mortgage loan documents (including loans from HCCSD, HCHA-RA, and Amegy Bank), settlement statements, subordination agreements, conveyance documents, ground leases, affidavits, construction contracts, limited partnership agreements, and closing documents required of HCHA-RA and of HCHA First Met Seniors GP, LLC, as General Partner of and on behalf of First Met Apts,

LP, to obtain funding for the acquisition of the property and construction of the approximately 157 unit multi-family development designed to provide affordable housing to the senior residents of Harris County, Texas, said development to be located on land platted as Reserve "A" of Block One of First Metropolitan Apartments, Harris County, Texas.

IV. Adjournment