

MINUTES

CORPUS CHRISTI HOUSING FINANCE CORPORATION SPECIAL MEETING

June 21, 2016

1:03 p.m.

PRESENT

Board of Directors

Chad Magill, President
Rudy Garza, Jr., Vice-President
Michael T. Hunter
Nelda Martinez
Colleen McIntyre
Brian Rosas
Lucy Rubio
Mark Scott
Carolyn Vaughn

Officers

Ronald L. Olson, General Manager
E. Jay Ellington, Asst. General Manager
Rebecca Huerta, Secretary
Paul Pierce, Asst. Secretary
Constance P. Sanchez, Treasurer
Alma Casas, Asst. Treasurer

President Magill called the meeting to order in the Council Chambers of City Hall at 1:03 p.m. Secretary Huerta verified that a quorum of the Board was present to conduct the meeting and that notice of the meeting had been posted.

President Magill, deviated from the agenda and referred to Item 7 and called for public comment. There was none.

President Magill, referred to Item 3 and called for approval of the minutes of the April 19, 2016 Annual Meeting. Board Member Rubio made a motion to approve the minutes as presented, seconded by Board Member McIntyre, and passed as follows: Garza, Hunter, McIntyre, Magill, Martinez, Rosas, Rubio, Scott, and Vaughn voting "Aye".

President Magill, referred to Item 4 and called for the presentation of the Corpus Christi Housing Finance Corporation (CCHFC) Treasurer's Report ending April 30, 2016. Constance Sanchez, Director of Finance, stated the Statement of Net Position Report showed assets were \$1,330,379 with liabilities of \$406,152 for a total fund balance of \$924,227. She reported the total revenues for that period were \$15,397, expenditures of \$1,124 with an excess of revenues over expenditures of \$14,273 for a total fund balance of \$924,227. There were no questions.

President Magill, referred to Item 5, designation of a new General Manager. He stated staff is recommending the new appointment of Margie C. Rose as General Manager. Board Member Martinez made a motion to appoint Margie C. Rose as General Manager, seconded by Board Member Scott, and passed as follows: Garza, Hunter, McIntyre, Magill, Martinez, Rosas, Rubio, Scott, and Vaughn voting "Aye".

President Magill, referred to Item 6, adoption of a resolution authorizing the execution of loan documents with River View at Calallen, LP and Citibank, N.A., in connection with a loan in the amount of \$1,440,000 to assist in financing the development of the River View at Calallen Apartments. John Bell, Legal Counsel for CCHFC, stated in February 2015 CCHFC approved loan commitments for five different projects that were vying for low-income housing tax credits through the State, with the understanding that the applicants that won the program at the State level would

then have their commitment move forward. There were two winners in Corpus Christi. One was the Glenoak Apartments Renovation Project and the other was the River View at Calallen Apartments Project which won in the regional competition. Mr. Bell stated the loan commitment was for a loan in an amount of up to \$1.8 million for a term of 15 years with a 30-year amortization at 3%, conditioned on the developer providing a loan through its lender to the CCHFC to provide the necessary funds to make that loan. Mr. Bell said the representative developer, Henry Flores, Sr., who was present at the meeting, and had negotiated with Citibank, N.A., his primary lender, who will have the first lien on the developer's project property in the amount of \$1,440,000. Mr. Bell explained that this is the amount of money needed for the project to move forward. Mr. Bell stated that the 30-year amortization needs to be changed to a 35-year amortization because Citibank has the 35-year amortization on their primary loan and they want the two to match. A board member asked for clarification of the loan process. Mr. Bell stated that the type of funding that is needed for the CCHFC is called conduit financing where the developer makes the funds available through its lender, CitiBank, N.A., who in turn loans the money to the CCHFC and the CCHFC loans the money to River View at Calallen Apartments. A Board member asked when the final selection was made to select the projects. Mr. Bell replied in July 2015. President Vaughn made a motion to approve a resolution authorizing the execution of loan documents with River View at Calallen, LP and Citibank, N.A., in connection with a loan in the amount of \$1,440,000 to assist in financing the development of the River View at Calallen Apartments, seconded by Board Member Rubio. The foregoing resolution was passed and approved with the following vote: Garza, Hunter, McIntyre, Magill, Martinez, Rosas, Rubio, Scott, and Vaughn voting "Aye".

There being no further business to come before the Corporation, President Magill adjourned the meeting at 1:15 p.m. on June 21, 2016.