

MINUTES

CORPUS CHRISTI HOUSING FINANCE CORPORATION

ANNUAL MEETING

January 27, 2015

5:25 p.m.

PRESENT

Board of Directors

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

Officers

Ronald L. Olson, General Manager
Susan K. Thorpe, Asst. General Manager
Rebecca Huerta, Secretary
Paul Pierce, Asst. Secretary
Constance P. Sanchez, Asst. Treasurer

Secretary Huerta called the meeting to order in the Council Chambers of City Hall at 5:25 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.

Secretary Huerta opened discussion on Item 5, election of officers. Secretary Huerta called for nominations for President. Ms. Martinez made a motion to appoint Ms. Riojas as President, seconded by Mr. Rosas, and passed as follows: Garza, Magill, Martinez, McIntyre, Riojas, Rosas, Rubio, Scott and Vaughn voting "Aye". President Riojas called for nominations for Vice-President. Ms. Vaughn made a motion to appoint Mr. Magill as Vice-President, seconded by Mr. Rosas, and passed as follows: Garza, Magill, Martinez, McIntyre, Riojas, Rosas, Rubio, Scott and Vaughn voting "Aye". Secretary Huerta called for appointment of Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, General Manager and Assistant General Manager. She then recommended Staff appointees as: Secretary, Rebecca Huerta; Assistant Secretary, Paul Pierce; Treasurer, Margie Rose; Assistant Treasurer, Constance P. Sanchez; General Manager, Ronald L. Olson; and Assistant General Manager, Susan K. Thorpe. Ms. Martinez made a motion to approve, seconded by Mr. Magill, and passed as follows: Garza, Magill, Martinez, McIntyre, Riojas, Rosas, Rubio, Scott and Vaughn voting "Aye".

President Riojas called for approval of the minutes of the April 29, 2014 meeting. Mr. Scott made a motion to approve the minutes as presented, seconded by Mr. Garza, and passed as follows: Garza, Magill, Martinez, McIntyre, Riojas, Rosas, Rubio, Scott and Vaughn voting "Aye".

President Riojas called for the financial report. Assistant Treasurer Constance Sanchez stated the purpose of the Corpus Christi Housing Finance Corporation (CCHFC) fund is to assist single-family and multi-family housing for low-to moderate-income families. Ms. Sanchez also stated the fund has the following two assets: the Ward Building and the parking lot across from the Ward Building, both located downtown. Ms. Sanchez stated the fund balance ending September 30, 2014 was \$714,607.

President Riojas opened discussion on Item 6, Resolution authorizing the Execution of Loan Documents with TG-110 Lexington, LP and Wells Fargo Bank, National Association, in connection with a loan in the amount of \$1,400,000 to assist in financing the redevelopment of the Lexington Manor Apartments. John Bell, Attorney for Corporation, stated that a year ago, the Board of Directors approved a loan program in order to assist projects competing for low-income housing tax credits at the State level. He stated if the developer's lender would arrange a loan to the CCHFC, then the CCHFC would re-lend the money to the developer in order for them to claim points for a local loan under the State's rules. This is the standard way housing finance corporations around the state are competing. He also stated it does not involve any pledge or credit from the City of Corpus Christi. He explained the CCHFC is solely taking a non-recourse loan from Wells Fargo Bank, then, in turn, loaning the money to Lexington Manor for their project. Lexington Manor signs the note to the CCHFC and then the CCHFC assigns the note to Wells Fargo Bank and Lexington Manor makes their payment to Wells Fargo Bank. He also explained it is not a liability and none of the CCHFC's assets are at risk because it is a non-recourse loan. This is the first project for Corpus Christi. There was no discussion on this item. Ms. Riojas called for public comment. Gil Piette, Executive Director of Housing and Community Services, parent organization for TG-110, which is Lexington Manor, stated that he supports the loan. He invited the Directors to the ground breaking on March 4, 2015.

Mr. Piette also, stated that a community center will be built and dedicated to former Council Member Priscilla Leal. Abel Alonzo, 1701 Thames, stated he supports the resolution. Mr. Alonzo asked what percentage of the housing is compliant with the American's with Disabilities Act. Ms. Riojas stated 10%.

6.. RESOLUTION AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS WITH TG-110 LEXINGTON, LP AND WELLS FARGO BANK, NATIONAL ASSOCIATION IN CONNECTION WITH A LOAN IN THE AMOUNT OF \$1,400,000 TO ASSIST IN FINANCING THE REDEVELOPMENT OF THE LEXINGTON MANOR APARTMENTS.

Mr. Garza made a motion to approve the resolution, seconded by Ms. McIntyre, and passed as follows: Garza, Magill, Martinez, McIntyre, Riojas, Rosas, Rubio, Scott and Vaughn voting "Aye".

President Riojas called for public comment. There was none.

There being no further business to come before the Corporation, President Riojas adjourned the meeting at 5:40 p.m. on January 27, 2015.