

## MINUTES

**CORPUS CHRISTI HOUSING FINANCE CORPORATION  
ANNUAL MEETING  
October 1, 2019  
3:24 p.m.**

### PRESENT

#### Board of Directors

Rudy Garza, President  
Michael T. Hunter, VP  
Roland Barrera  
Paulette Guajardo  
Gil Hernandez  
Joe McComb  
Ben Molina  
Greg Smith

### ABSENT

#### Board of Directors

Everett Roy

#### Officers

Peter Zanoni, General Manager  
Samuel “Keith” Selman, Asst. Gen. Mgr.  
Rebecca Huerta, Secretary  
Paul Pierce, Asst. Secretary  
Alma Casas, Treasurer  
Judy Villalon, Asst. Treasurer

President Garza called the meeting to order in the Council Chambers of City Hall at 3:24 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 Garza referred to Item 3 and called for public comment. There were no comments from the public.

President Garza referred to Item 4 and called for approval of the minutes of the August 21, 2018 meeting. Board Member Hunter made a motion to approve the minutes as presented, seconded by Board Member Molina, and passed unanimously (Board Member Roy – absent).

President Garza referred to Item 5. Treasurer Constance Sanchez presented the Treasurer’s Report ending June 30, 2019. There were no questions.

President Garza referred to Item 6, Election of Officers.

Board Member Molina made a motion to elect Peter Zanoni, General Manager; Samuel “Keith” Selman, Assistant General Manager; Rebecca Huerta, Secretary; Paul Pierce, Assistant Secretary; Alma Casas, Treasurer; and Judy Villalon, Assistant Treasurer, seconded by Board Member Hunter, and passed unanimously (Board Member Roy – absent).

Board Member Smith made a motion to re-elect Rudy Garza, President, seconded by Board Member Hunter and passed unanimously (Board Member Roy – absent).

Board Member Molina made a motion to re-elect Michael T. Hunter, Vice-President, seconded by Board Member Smith and passed unanimously (Board Member Roy – absent).

President Garza referred to Item 7. Board Member Molina made a motion to approve Item 7, seconded by Board Member Hunter.

The Corpus Christi Housing Finance Corporation's (Corporation) legal counsel, John Bell, stated that the purpose of this and the next two Items, is to get the books and records in order, establish a formal contract between the Corporation and the City of Corpus Christi to handle the investments and an agreement with TexPool. Mr. Bell stated that the only revenue producing activity of the Corporation, at this time, are the deferred development fees being paid from the Costa Tarragona Apartments.

The motion passed unanimously (Board Member Roy – absent).

President Garza referred to Item 8. Assistant Treasurer Judy Villalon presented information on the following topics: that the purpose of this Item is to adopt the investment policy and investment strategies for the Corpus Christi Housing Finance Corporation; each governing body of a non-profit corporation may allow for the investment of its funds in investments authorized by the Public Funds Investment Act and in compliance with the investment policy approved by the governing body; and that, on an annual basis, this policy will be brought forward for adoption as required by the Public Funds Investment Act.

Board Member Smith made a motion to approve Item 8, seconded by Board Member Molina and passed unanimously (Board Member Roy – absent).

President Garza referred to Item 9. Assistant Treasurer Judy Villalon presented information on the following topics: that the purpose of this Item is to authorize participation in the TexPool Investment Pool and designating authorized representatives; under Item 7 on this agenda, an agreement was approved for the City of Corpus Christi to manage the investment of the Corpus Christi Housing Finance Corporation's (Corporation) funds; and that, the investment policy, approved in Item 8 of this agenda, names the investment officers of the Corporation as the investment officers of the City of Corpus Christi, who are the Director of Finance & Business Analysis, the City Treasurer and the Investment Analyst.

Board Member Barrera made a motion to approve Item 9, seconded by Board Member Guajardo and passed unanimously (Board Member Roy – absent).

There being no further business to come before the Corpus Christi Housing Finance Corporation, President Garza adjourned the meeting at 3:31 p.m.