



**MANOR HOUSING PUBLIC FACILITY CORPORATION
REGULAR SESSION MINUTES
SEPTEMBER 18, 2024**

PRESENT:

Dr. Christopher Harvey, President

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Vice-President (Absent)
Anne Weir, Board Member
Maria Amezcua, Board Member (Arrive at 6:16 p.m.)
Sonia Wallace, Board Member
Aaron Moreno, Board Member
Deja Hill, Board Member

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Phil Green, IT Director
Gregory Miller, Bond Counsel

REGULAR SESSION – 6:00 P.M.

With a quorum of the Board Members present, the regular session of the Manor Housing Public Facility Corporation was called to order by Board President Harvey at 6:04 p.m. on Wednesday, September 18, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared at this time.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the Manor Housing Public Facility Corporation Minutes of the August 7, 2024, meeting.

MOTION: Upon a motion made by Board Member Moreno and seconded by Board Member Weir to approve the Manor Housing Public Facility Corporation Minutes of the August 7, 2024, meeting.

There was no further discussion.

Motion to approve carried 5-0

2. Consideration, discussion, and possible action to authorize the negotiation and execution of a Memorandum of Understanding with the developer of the Tower Roads Apartments project.

Gregory Miller, Bond Counsel, discussed the proposed Memorandum of Understanding.

Megan Ramos, Financial Advisor with Hilltop Top Securities, discussed the proposed agreement with MHPFC and Manor Leased Housing Development I, LLC.

A discussion was held regarding Fees, Lease Payments, and Expenses.

A discussion was held regarding the agreement terms.

A discussion was held regarding a summary fee schedule to be provided to the board for the proposed development.

A discussion was held regarding the development fees.

(Board member Amezcua arrived and took her place on the dais.)

MOTION: Upon a motion made by Board Member Wallace and seconded by Board Member Weir to approve and authorize General Manager to negotiate and execute a memorandum of understanding in substantially the same form as the memorandum of understanding provided to the Board that is by and between the MHPFC, or one of its affiliates, and the developer of the Tower Road Apartments, or one of its affiliates, and which pertains to the financing and development of the Tower Road Apartments project.

There was no further discussion.

Motion to approve carried 6-0

3. Consideration, discussion, and possible action to authorize the General Manager to execute various documents as needed to complete lender due diligence in connection with the Tower Road Apartments Project.

Gregory Miller, Bond Counsel, discussed the proposed documents in connection with the Tower Road Apartments Project.

A discussion was held regarding clarifying the clearance documents for MPFC only, not members or staff.

A discussion was held regarding documents to be placed as backup for the item.

A discussion was held regarding the timeline of the development.

MOTION: Upon a motion made by Board Member Wallace and seconded by Board Member Amezcua to approve and authorize the General Manager to execute various documents as needed to complete lender due diligence in connection with the Tower Road Apartments Project.

There was no further discussion.

Motion to approve carried 6-0

ADJOURNMENT

The Regular Session of the Manor Housing Public Facility Corporation was Adjourned at 6:27 p.m. on Wednesday, September 18, 2024.

The Manor Housing Public Facility Corporation approved these minutes on the 16th day of October 2024.

APPROVED:

Dr. Christopher Harvey
PFC Board President

ATTEST:

Lluvia T. Almaraz,
PFC Board Secretary