



4113 Main Street, Suite 105
Rowlett, TX 75088
rowlethfc.org

Board of Directors Meeting
Wednesday, October 11th, 2023, at 4:00 p.m.
4000 Main St., Rowlett, TX 75088

MINUTES

1. Call to order.

Chair Margolis called the meeting to order at 4:03 p.m.

2. Public input:

There was no input from the public.

3. Approval of Minutes

MOTION by Director Bowers, second by Director Schupp to approve the 09/12/23 minutes.
Motion carried unanimously.

4. September 2023 financial report (Executive Director Urrutia)

a. Discussion of creating a reserve fund and what balance it should be.

Executive Director Urrutia reported that the financial status of the RHFC is healthy, and his aim is to have a preliminary budget for 2024 in December. He requested that the Board determine how much should be kept in the reserve account, and whether to create a new account or keep the money where it is and show it on the balance sheet as reserve funds.

Vice president Winget suggested using the TexPool account as the reserve account. There would be no need to move it, just to treat it separately. The account balance is close to \$100,000. ED Urrutia reported that the operating expenses were approximately \$70,000 for three months, so this should be sufficient for reserves.

CONSENSUS of the Board to designate the TexPool account as the reserves account.

b. Update on the current RHFC Bond Rating

Executive Director Urrutia reported that the RHFC doesn't have a bond rating. HFCs do not issue general obligation (GO) bonds and don't have taxing authority. Bonds issued by HFCs on a publicly offered basis would typically have a bond rating, but that rating is based on the security for the bonds and not on the HFC's financial position. To date, the HFC has only issued one series of bonds and it was an unrated, privately placed issuance.

c. Investment amounts in the Tex Pool and Logic investments accounts.

Executive Director Urrutia presented the monthly statements of accounts.

The Texpool Prime investment account consists of 95,474.28 shares currently valued at \$1.00/share, with a market value as of 09/30/23 of \$95,474.28. Year-to-date interest earned is \$6528.56.

The Logic operating account had an average balance of \$581,302.89 with year-to-date interest earned of \$21,887.90.

No action was required or taken.

d. Discussion of the PILOT payments

The Board began the discussion of PILOT payments with the communication between Executive Director Urrutia and Bill Fisher regarding the PILOT for Lakeview Pointe Senior Living, in which Mr. Fisher stated that the PILOT payment is due when the project is serviceable. The Board discussed how serviceability is defined. One initial payment was made in 2016.

Director Urrutia reported that he spoke with Dale Jackson, city staff, regarding why completion of the project was taking so long. According to Mr. Jackson, there was turnover of construction personnel, the work crew walked, and permits expired twice. His opinion is that completion could be accomplished in 60 to 90 days.

EXECUTIVE SESSION: In accordance with the Texas Open Meetings Act, the Board convened into executive session to consult with the RHFC attorney.

Executive session began at 4:13 pm.

Executive session ended at 4:31 pm.

The Board convened back into open session. No action was taken.

5. Update on approval of \$3,000 application fee refund request to Opportunity Housing Group.

This item was brought back from the previous meeting. The Board had directed the Executive Director to ensure that the application fee paid by OHG, LLC had been deposited into the RHFC account before issuing the refund. The Executive Director presented a copy of the deposited check and reported that the refund check has been sent and cashed.

No action was required or taken.

6. JPI update on single family homes development

This item was brought back from the previous meeting. The Board had requested that the Executive Director contact JPI to determine whether they would want to develop single family homes instead of multifamily in the Jefferson Merritt Park Phase I project. Executive Director Urrutia reported that they were not planning to develop single family homes, another developer was going to build single family homes. He stated he could continue the conversation but doesn't know how open they are.

7. Update on Lakeview Pointe Seniors

Executive Director Urrutia reported that in September there were 10 move-ins and 2 move-outs. Two move-ins were Rowlett residents. There are 2 units left to lease in Building 1. There are 33

residents in Building 3 and 9 leased units. Building 3 is 66.67% leased. The property is 48.90% occupied. Two units have been leased in Building 2.

They stated they are waiting for the City of Rowlett to issue a Certificate of Occupancy for the clubhouse. Pool work has resumed, expected to be completed by the end of October.

8. Items of Community Interest, Topics for future agenda

Chair Margolis requested that we discuss the transition plan to a new Board of Directors, including roles, responsibilities, and expectations, and how to ensure that the next Board has the information and tools needed to move forward. Executive Director Urrutia recommended that there be two councilmembers on the new Board.

Director Bowers requested that we discuss the HFC office space.

Secretary Shinder noted that we will have a follow-up executive session to continue the consultation with the RHFC attorney of legal issues related to Lakeview Pointe.

The next meeting will be held on November 13 at 4 p.m.

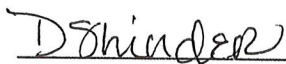
9. Adjournment

Chair Margolis adjourned the meeting at 4:41 p.m.



Blake Margolis, Chair

ATTEST:



Debra Shinder, Secretary

DATE APPROVED: 12/20/23