
Tuesday, September 30, 2025, at 3:00 PM
4000 Main Street, Rowlett, Tx 75088

Call to Order:

President Holston called the meeting to order at 3:00 PM with a quorum present (Directors Holston, Dunnican, Schupp and Kull). Also present were Attorney Ryan Bowen with Chapman and Cutler, Bill Fisher with Savannah at Lakeview and Mike Kuhn, RHFC Treasurer. Rachael Jensen with Chapman and Cutler attended by video conference call.

1. Public Input:

There were no members of the public present, therefore there were no public comments.

2. Approval of Minutes:

Director Schupp made a motion to approve the August 21, 2025 RHFC Board of Directors Minutes of 9:00 AM (One 90 tour) and of 4:00 PM (Regular Meeting) as submitted. Director Dunnican seconded the motion and it passed unanimously.

3. Discuss and take action on a loan extension for Savannah at Lakeview, LP 2024 Loan with IBC Bank:

President Holston said the main item on the agenda is to consider the loan extension requested by Savannah officials. He then recognized Bill Fisher, with Savannah, who was present and representing the applicant. President Holston directed attention to financial information the Board requested of the Savannah Project to help in the consideration of this request. Treasurer Kuhn began the discussion by saying this loan is the second of two that were obtained to provide a “bridge” of funds to carry the project while awaiting proceeds from fire insurance claims and accident litigation, which have been delayed for many months. While arbitration is ongoing in these matters, this loan is coming due, so the bank and Savannah/applicant are seeking an extension to allow time for the arbitration process to conclude. This item is on the agenda because the bank wants the RHFC, as project partner, to have the opportunity to address the requested extension. President Holston asked for the status of the first of the two loans, and Treasurer Kuhn said it was extended in July under the same circumstances as this request. President Holston then thanked Mr. Fisher for attending this meeting and asked if he would address the requested extension. Mr. Fisher said the fire insurance claim has been delayed for so long because their insurance is covered/spread over many companies, all of whom are trying to get Oncor to pay for the damage, since the fire at their site was clearly caused by a faulty Oncor installation. The delay has resulted in their inability to rebuild and lease the damaged building, causing a cash flow issue that has resulted in the need to secure this loan and now, due to continued arbitration delays, the need for an extension. Arbitration is expected to conclude in December which should end Savannah’s role in these cases. President Holston asked what is the amount of restitution that will make the Savannah Project whole. He said a minimum of \$6.5 million. He further explained that their claim is for substantially more than that in order to cover actual and unexpected expenses, such as rebuilding, loans with interest, liens on the property and other contingencies. Mr. Fisher continued by saying there are 13 insurance companies involved in the chain of liability for the Savannah Project. The way they work is to keep shifting responsibility for claims while they invest the premiums and avoid paying claims as long as possible until the proceeds/interest from those investments cover the cost of the claim(s). In that way they

seldom if ever make claim payments out of company assets. Of course, expenses continue during that process, so loans are necessary to avoid bankruptcy while waiting for a settlement. Director Kull asked what is the current occupancy in the completed portion of the project. Mr. Fisher said there are 264 units available for lease and 200 of those are currently occupied. At the average rate of 15 units leased per month, they expect to be 90% full by the end of this year. Mr. Fisher reminded the Board this is an affordable housing project that caters to the elderly and 100% of their turn over is due to the resident passing away. They have a waiting list of prospective residents who are "waiting" in order to meet age and/ or income requirements. Director Schupp asked about a grand opening ceremony that has been discussed off and on during the past several weeks. Mr. Fisher said they are amenable to setting a date for this event and would follow up with staff to make this happen. There were no additional questions or discussion, so President Holston thanked Mr. Fisher for providing this update and recommended the Board recess into Executive Session at this time to discuss the requested loan extension in Agenda Item 3 with Attorney Bowen (Rachael Jensen was still attending on the phone and joined the Executive Session).

The RHFC Board went into Executive Session at 3:31 PM.
The RHFC Board returned to Regular Session at 3:40 PM.

President Holston called the RHFC Board of Directors back into regular session to continue with Agenda Item 3. President Holston said after discussion with Council on the application to extend a loan for Savannah at Lakeview, he would entertain a motion. Director Schupp made a motion to approve a loan extension for the Savannah at Lakeview. LP 2024 Loan with IBC Bank. Director Dunnican seconded the motion, and with no further discussion it passed unanimously. President Holston said we would move on to Agenda Item 4.

4. Items of Community Interest; Topics for future Agenda:

Director Schupp asked about a Veterans Housing Project off of Dalrock Road, and recommended we find out more about possible HFC involvement and who the Builder is. Director Kull asked to set the next meeting date, and November 6 at 3:00 PM was selected.

There was no further discussion on this Agenda Item.

5. Adjournment:

There being no further business, President Holston said we would adjourn at 3:45 PM.

Approved on 11-6-25, 2025



Carter Holston, President



Richard Kull, Secretary