



Dr. Christopher Harvey, President  
Emily Hill, Mayor Pro Tem, Vice President  
Anne Weir, Place 2, Board Member  
Maria Amezcua, Place 3, Board Member  
Sonia Wallace, Place 4, Board Member  
Aaron Moreno, Place 5, Board Member  
Deja Hill, Place 6, Board Member

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## Manor Housing Public Facility Corporation

Wednesday, October 16, 2024 at 6:00 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Non-Agenda Item Public Comments (white card): The audience will provide comments on non-agenda-related topics for a period of time not to exceed three (3) minutes per person.*

*Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board and, not to exceed two (2) minutes per person. **No Action or Discussion May be Taken by the Board during Public Comments on Non-Agenda Items.***

*To address the Board, please complete the white or yellow card and present it to the designated area prior to the meeting.*

#### REGULAR AGENDA

1. **Consideration, discussion, and possible action to approve the Manor Housing Public Facility Corporation Minutes of the September 18, 2024, meeting.**
2. **Consideration, discussion, and possible action on a Resolution authorizing the issuance, sale and delivery of Manor Housing Public Facility Corporation Multifamily Housing Revenue Bonds (Tower Road Apartments), Series 2024 in an aggregate principal amount not to exceed \$60,815,000; approving the form and substance of a trust indenture, a loan agreement, a regulatory agreement and declaration of restrictive covenants, a tax exemption certificate and agreement, and a bond purchase agreement; authorizing the execution of any other documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating thereto.**

3. **Consideration, discussion, and possible action on a Resolution authorizing the issuance, sale and delivery of Subordinate Multifamily Housing Revenue Bonds (Tower Road Apartments), Series 2024 in an aggregate principal amount not to exceed \$4,000,000; approving the form and substance of a subordinate indenture, a subordinate loan agreement, a regulatory agreement and declaration of restrictive covenants, a tax exemption certificate and agreement, and a bond purchase agreement; authorizing the execution of any other documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions relating thereto.**
4. **Consideration, discussion, and possible action to engage Chapman & Cutler LP as Co-Partnership Counsel for the Tower Road Apartments project.**
5. **Consideration, discussion, and possible action on a Resolution of the Manor Housing Public Facility Corporation styled as “Resolution of the Ground Lessor and the Sole Member of MHPFC TRGP1 LLC and Tower Road Contractor” which will be approved in the PFC’s capacity as ground lessor, the sole member of MHPFC TRGP1 LLC, as incoming general partner of Manor Leased Housing Associates I, Limited Partnership, and sole member of Tower Road Contractor LLC, general contractor for the Tower Road Apartments, to facilitate and accomplish the construction, development, financing, operation, and maintenance of the Tower Road Apartments (the “Project”), authorizing the acceptance of real property, the ground leasing of the same property, obtaining financing , including with an equity financing, senior and subordinate bond financing, construction and permanent loan financing, bridge loan financing, the approval of construction contracts, the execution of a partnership resolution, providing for general partner authorization, ground lessor authorization, and general contractor authorization to undertake actions in furtherance of the Project and ratification of any prior related actions taken in furtherance of the Project.**
6. **Consideration, discussion, and possible action to authorize the creation of Tower Road Contractor LLC and approve an Operating Agreement of Tower Road Contractor LLC.**

## **ADJOURNMENT**

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

### **CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

### **POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, October 11, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)