



**MANOR HOUSING PUBLIC FACILITY CORPORATION  
REGULAR SESSION MINUTES  
OCTOBER 2, 2023**

**PRESENT:**

Dr. Christopher Harvey, President (Arrived at 6:27 p.m.)

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Vice-President  
Anne Weir, Board Member  
Maria Amezcua, Board Member  
Sonia Wallace, Board Member  
Aaron Moreno, Board Member  
Deja Hill, Board Member

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Ryan Phipps, Chief of Police  
Scott Jones, Economic Development Director  
Christina Lane, Finance Consultant  
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 Vice President Emily Hill at 6:05 p.m. on Monday, October 2, 2023, 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 September 20, 2023, meeting.**

**MOTION:** Upon a motion made by Board Member Wallace and seconded by Board Member Amezcua to approve the Manor Housing Public Facility Corporation Minutes of the September 20, 2023, meeting.

There was no further discussion.

**Motion to approve carried 6-0**

- 2. Consideration, discussion, and possible action to reaffirm the Board's authorization of the negotiation and execution of agreements and other instruments in furtherance of the MHPFC/W2 multifamily development that was previously approved by the Board at a meeting held on May 31, 2023.**

Gregory Miller, Bond Counsel gave an update on the MHPFC/W2 multifamily development and proposed agreements.

A discussion was held regarding sales tax.

**MOTION:** Upon a motion made by Board Member Moreno and seconded by Board Member Wallace to authorize and direct the General Manager to negotiate and execute all required agreements and other instruments in furtherance of the MHPFC/W2 multifamily development that was previously approved by the Board at a meeting held on May 31, 2023.

There was no further discussion.

**Motion to approve carried 6-0**

- 3. Consideration, discussion, and possible action to reaffirm the Board's authorization of its authorization and direction of the General Manager to incorporate one or more special purpose entities in furtherance of the MHPFC/W2 multifamily development that was previously approved by the Board at a meeting held on May 31, 2023.**

Gregory Miller, Bond Counsel gave an update on the authorization of the negotiation and execution of agreements and other instruments in furtherance of the MHPFC/W2 multifamily development that was previously approved by the Board at a meeting held on May 31, 2023.

**MOTION:** Upon a motion made by Board Member Wallace and seconded by Board Member Amezcua to authorize and direct the General Manager to incorporate one or more special purpose entities on behalf of the Manor Housing Public Facility Corporation in furtherance of the MHPC/W2 multifamily development that was previously approved by the Board at a meeting held on May 31, 2023.

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey arrived at 6:27 p.m.

**4. Consideration, discussion, and possible action to select Hilltop Securities as Financial Advisor for one or more Manor Housing Public Facility Corporation affordable housing projects.**

Gregory Miller, Bond Counsel discussed the proposed selection of Hilltop Securities as Financial Advisor for one or more Manor Housing Public Facility Corporation affordable housing projects.

Claire Merritt, Vice President with Hilltop Securities introduced herself and gave a brief summary of services that Hilltop Securities provides to their clients.

**MOTION:** Upon a motion made by Board Member Moreno and seconded by Board Member Wallace to approve the selection of Hilltop Securities as Financial Advisor for one or more Manor Housing Public Facility Corporation affordable housing projects; and authorize the General Manager to execute the agreement.

A discussion was held regarding the clarification of the service agreement and Financial Services qualifications.

There was no further discussion.

**Motion to approve carried 7-0**

**5. Consideration, discussion, and possible action to approve an inducement resolution that authorizes an application to the Texas Bond Review Board for an allocation of up to \$70,000,000 in private activity volume cap multi-family non-recourse bonds to Manor Leased Housing Associates I, LP, or one of Dominium Acquisition, LLC's related entities, for a proposed affordable multi-family development to be known as Tower Road Apartments, located at or near 12200 Tower Road, Manor, Texas 787653.**

Gregory Miller, Bond Counsel discussed the proposed resolution.

A discussion was held regarding the next steps for development.



Resolution No. 2023-MHPFC02: A Resolution Of The Manor Housing Public Facility Corporation Authorizing An Application To The Texas Bond Review Board For An Allocation Of Up To \$70,000,000 In Private Activity Volume Cap Multi-Family Non-Recourse Bonds To Manor Leased Housing Associates I, LP, Or One Of Dominion Acquisition, LLC's Related Entities, For A Proposed Affordable Multi-Family Development To Be Known As Tower Road Apartments, Located At Or Near 12200 Tower Road, Manor, Texas 787653.

**MOTION:** Upon a motion made by Board Member Wallace and seconded by Board Member Amezcua to approve Resolution No. 2023-MHPFC02 as presented.

There was no further discussion.

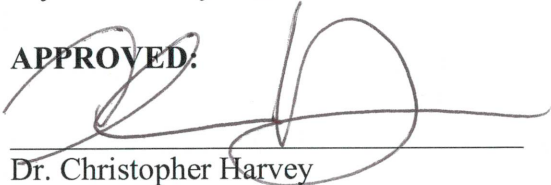
**Motion to approve carried 7-0**

### **ADJOURNMENT**

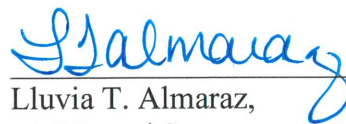
The Regular Session of the Manor Housing Public Facility Corporation was Adjourned at 6:36 p.m. on Monday, October 2, 2023. *(Video Recording Archived)*

These minutes were approved by the Manor Housing Public Facility Corporation on the 21<sup>st</sup> day of February 2024.

**APPROVED:**

  
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Dr. Christopher Harvey  
PFC Board President

**ATTEST:**

  
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Lluvia T. Almaraz,  
PFC Board Secretary

