



**CITY OF WHARTON  
WHARTON HOUSING FINANCE CORPORATION  
MEETING**

**Tuesday, January 14, 2020  
2:00 PM**

***CITY HALL***

**NOTICE OF  
CITY OF WHARTON  
WHARTON HOUSING FINANCE CORPORATION MEETING**

Notice is hereby given that a Wharton Housing Finance Corporation Meeting will be held on Tuesday, January 14, 2020 at 2:00 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA**

Dated this 10<sup>th</sup> day of January 2020.


By:     /s/ Gary Nunez      
Gary Nunez, President

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Wharton Housing Finance Corporation Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 10, 2020, at 16:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 10<sup>th</sup> day of January 2020.

**CITY OF WHARTON**

By:       
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Wharton Housing Finance Corporation Meeting**  
**Tuesday, January 14, 2020**  
**City Hall - 2:00 PM**

**Call to Order.**

**Roll Call and Excused Absences.**

**Public Comments.**

**Review and Consider:**

- 1 Reading of the minutes from the regular meeting held October 8, 2019.
- 2 Wharton Housing Finance Corporation Financial Report.
- 3 Request by Steven Griffin, Owner of Exuma Construction and Development, LLC.
- 4 Current and future housing projects.

**Adjournment.**

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING FINANCE CORPORATION

Meeting Date:	1/14/2020	Agenda Item:	Reading of the minutes from the regular meeting held October 8, 2019.
Attached is a draft copy of the minutes from the regular meeting held October 8, 2019.			
President: Gary Nunez		Date: Friday, January 10, 2020	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			

**MINUTES  
OF  
WHARTON HOUSING FINANCE CORPORATION  
CALLED MEETING  
OCTOBER 8, 2019**

Wharton Housing Finance Corporation Executive Director Gwyn Teves declared a Called Meeting duly open for the transaction of business at 2:00 P.M.

Board of Directors present were: Morris Dean, Curtis Edwards, Gary Nunez, Worthy Carpenter and Wharton Housing Finance Corporation Executive Director Gwyn Teves.

Board of Directors absent was: Tonya Machann, David Voulgaris and Morrow Lou Sims.

Visitors present were: City of Wharton City Manager Andres Garza, Jr, City of Wharton Finance Director Joan Anandel and City Secretary Paula Favors.

**Roll Call and Excused Absences.** After some discussion, Boardmember Curtis Edwards moved to excuse Boardmember Tonya Machann, David Voulgaris and Morrow Lou Sims. Boardmember Worthy Carpenter seconded the motion. All voted in favor.

**Public Comments.** No comments were given.

The first item on the agenda was to review and consider the reading of the minutes from the regular meeting held on August 13, 2019. After some discussion, Boardmember Morris Dean moved to approve reading of the minutes from the regular meeting held on August 13, 2019. Boardmember Curtis Edwards seconded the motion. All voted in favor.

The second item discussed on the agenda was to review and consider a request for reimbursement from the City of Wharton. Executive Director Gwyn Teves presented a request from the City of Wharton for reimbursement for 2019 TALHFA Conference expenses for President Gary Nunez and herself. After some discussion, Boardmember Curtis Edwards moved to approve the request from the City of Wharton for reimbursement for 2019 TALHFA Conference expenses for President Gary Nunez and Executive Director Gwyneth Teves. Boardmember Morris Dean seconded the motion. All voted in favor.

The third item discussed on the agenda was to review and consider the Wharton Housing Finance Corporation Financial Report. City of Wharton Finance Director Joan Anandel presented the financial report as of September 30, 2019. After some discussion, Boardmember Morris Dean moved to approve the Wharton Housing Finance Corporation Financial Report ending September 30, 2019. Boardmember Worthy Carpenter seconded the motion. All voted in favor.

The fourth item on the agenda was review and consider future housing projects. Executive Director Gwyn Teves discussed several on-going projects throughout the City of Wharton and future business openings. After some discussion, no action was taken.

**Adjournment.** There being no further discussion, Boardmember Morris Dean made a motion to adjourn. Boardmember Curtis Edwards seconded the motion. All voted in favor.

The meeting adjourned at 2:28 p.m.

**WHARTON HOUSING FINANCE CORPORATION**

By: \_\_\_\_\_  
**GARY NUNEZ**  
President

**ATTEST:**

\_\_\_\_\_  
**TONYA MACHANN**  
Secretary

DRAFT

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING FINANCE CORPORATION

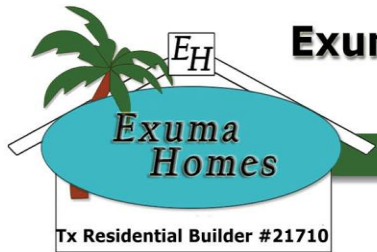
Meeting Date:	1/14/2020	Agenda Item:	Wharton Housing Finance Corporation Financial Report.
<p>The Board will be presented with a copy of the Wharton Housing Finance Corporation Financial Report.</p>			
President: Gary Nunez		Date: Friday, January 10, 2020	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING FINANCE CORPORATION

Meeting Date:	1/14/2020	Agenda Item:	Request by Steven Griffin, Owner of Exuma Construction and Development, LLC.
<p>Attached is a request by Mr. Steven Griffin, Owner of Exuma Construction and Development, LLC to work with the WHFC to obtain lots for housing development. Mr. Griffin has provided a list of lots he is interested in and some information on his plans for those lots if approved.</p> <p>The lots of interest to Mr. Griffin are:</p> <ol style="list-style-type: none"> <li>1. R016335 - 109 E. Emily</li> <li>2. R026603 - Black</li> <li>3. R018497 - 1017 E. Caney</li> <li>4. R025650 - 129 Moutray Ave</li> <li>5. R026717 - Kaiser</li> <li>6. R021337 - Outlar</li> <li>7. R011844 - Goode</li> <li>8. R011833 - 1511 Goode St</li> <li>9. R018571 - 318 S. Ford</li> <li>10. R018575 - 406 S. Ford</li> </ol> <p>Mr. Griffin will be present to discuss this item with the Corporation.</p>			
President: Gary Nunez		Date: Friday, January 10, 2020	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			





# Exuma Construction & Development, LLC

1111 Swallow Circle, Sugar Land, TX 77478 ~ 832-250-6224

**ExumaConstruction.com**

**Steven Griffin, Owner**

steven@exumaconstruction.com

Item3

City of Wharton - Community Development  
Ms. Gwyneth Teves, Director  
120 E. Caney Street  
Wharton, Texas 77488

December 30, 2019

Dear Ms. Teves,

Exuma Construction and Development LLC was established in March 2005, with the intent to build affordable homes in Wharton, Texas and surrounding communities. My wife's family were part of the original settlers of Eagle Lake, Texas and this was our attempt to provide safe, affordable new housing to citizens in the area.

In late 2005, we were able to purchase twelve parcels of land from the estate of the late, Emily Hawes. This created the need to purchase property behind the Wharton High School to establish a furnished New Home Model Center to showcase our affordable homes and function as an office. Not only did we have local prospective homebuyers visit the model center, but also visitors from Victoria, Giddens, Brenham and other areas, seeking information and to have affordable homes built on their property.

For the next two years we built about 20 homes in the Wharton, El Campo and Palacios areas. While building affordable homes, we also have built mid-market homes (\$180k-\$250k value), in Wharton, such as the two homes we built on Crestmont and Oakcrest as well as several homes we built in El Campo on Sue Street and Avenue C.

In 2008, due to the financial crisis and prospective homeowners not being able to obtain mortgages, I closed Exuma and began working for other firms, on large projects across the country, including spending three years in Afghanistan, as a civilian contractor performing construction management. In July 2019, due to a family member's illness, it was necessary to resign from my position in Blacksburg, Virginia (Virginia Tech) and return home to Sugar Land to assist in the care of this family member.

After market needs-based assessments, discussions with my bankers and the business community and government officials, the decision was made to restart Exuma and the building affordable homes in the City of Wharton and the City of El Campo. I have secured offices in El Campo and currently in negotiations for the purchase of a property in the City of Wharton on Business 59 to develop a Model Center and Office facility in the City of Wharton. I plan to market "Build on Our Lot or YOUR LOT" affordable

homes, similar to the former Jim Walter Homes operation of building affordable homes on other's lots or farm land throughout the surrounding areas of Texas. Currently we are preparing for ground-breaking on (3) affordable 3 bedroom / 2 bath affordable homes on lots we have remaining in inventory, in the City of Wharton.

As a private developer, Exuma operates by obtaining construction loans from local banks. Our operational process is to build the homes on a 14-16 week 'turn' cycle, and market the homes for purchase during construction. Often buyers are secured, qualified and in-place during construction and ready for closing and move-in, at completion of construction. We strive to use local subcontractors, suppliers and vendors, thereby supporting the local businesses, local labor market and the local economy.

We usually sell homes, using "little or no money down" financing by way of fixed-rate first mortgages such as those offered by one of our financial partners, Prosperity Bank (H.O.P.P. program), Southeast Texas Housing Finance Corporation (SETH), Wells Fargo and other mortgage options. Most households currently residing in rental housing do not have the usually required 20 percent down payment or closing costs required to purchase a home. According to the mortgage industry, FANNIE MAE...

- ✓ About 64 percent of rent-burdened families have less than \$400 cash in the bank: 50 percent have less than \$10 in savings.

Through the use of FHA 97% financing which permits a "Gift of Grant" of the down payment and closing costs, homebuyers are able to bridge this gap.

Exuma uses local title companies to close the loans, further supporting the local business community.

We fully support non-profit housing and developers in the non-profit market segment. However often non-profits are limited in their resources, man-power and vendor resources. Often the prospective recipient / prospective homeowner, does not qualify for the non-profits income guidelines or other requirements.

Some of the benefits of a Private Developer like Exuma Construction and Development are the following:

- Construction progresses often more quickly with local labor, verses waiting for out of town volunteer groups to schedule and arrive, when the work progresses to the stage and scope of work for the volunteers to perform.
- Exuma is a local company with an established track-record dating back to 2005 of building affordable homes in the City of Wharton, and supporting local business.
- Exuma as a local company, is readily available locally for warranty repair work should the homeowner have any future needs.

Exuma is planning a major capital investment to establish offices and a model center in the city of Wharton, for increased visibility and to market affordable homes to a larger market both in-city and surrounding area.

In reference to Community Development, excess lot program, I would like to request the following lots, or any other lots mutually agreeable, to be transferred to Exuma Construction and Development LLC for development of affordable housing.

1. R016335 - 109 E. Emily
2. R026603 - Black
3. R018497 - 1017 E. Caney
4. R025650 - 129 Moutray Ave
5. R026717 - Kaiser
6. R021337 - Outlar
7. R011844 - Goode
8. R011833 - 1511 Goode St
9. R018571 - 318 S. Ford
10. R018575 - 406 S. Ford

As we are building homes on our lots and can work these into our schedule.

Banks which provide construction loan financing, typically only loan 80% of the value of the home construction. The 20% equity position is usually made up with the free and clear (land value) of the lot (10%) and an additional 10% (of the home value) paid from Exuma’s operating capital.

However, most of the individual lots on the West Side of Wharton, possess extremely low Tax Assessment values. Even though Exuma is requesting the lots be gifted to Exuma, higher than usual, additional capital from Exuma will be required by the lending institution to fund and close the construction loan financing for each home.

Each lot needs to be assessed as to the size of the lot, (some of which are below City Standards and might need to work through both the City of Wharton’s variance process), architectural plan development and construction – loan / financing approval process and plan review by the City Building Department for permitting.

Any new home built that did not sell within a reasonable amount of time, would be retained in Exuma’s inventory, as a rental home until such time it sold.

We look forward to helping provide affordable housing in the City of Wharton.

Thank you for your consideration.

Documents Enclosed (2)  
Affordable Homeownership Helps  
Steven Griffin Resume

Sincerely,



Steven J. Griffin, Sr.

## **Affordable Homeownership Helps**

Build Vibrant Healthy Communities

Provide Secure and Safe Living Environments

Families Achieve Pride of Ownership

Increase Financial Stability

Children Perform Better At School

Communities 'Available Rental Housing Units' – "Turn"

Cities Increase Tax Base and Grow

Studies have shown that homeownership when compared to renting, leads to a higher quality home environment with the improvement being 16 to 22 percent. Children living in owned homes have a math achievement up to seven percent higher and reading achievement is up to six percent higher. <sup>1</sup>

### **BETTER HEALTH**

- "A safe, decent, affordable home is like a vaccine," Dr. Megan Sandel of the Boston University School of Medicine testified to Congress in 2007. "It literally prevents disease. A safe home can prevent mental health and developmental problems, a decent home may prevent asthma or lead poisoning, and an affordable home can prevent stunted growth and unnecessary hospitalizations."
- Poor housing conditions contribute to asthma and other physical illnesses. Decent, affordable housing can help children with asthma address their health needs, according to a report by the Center for Housing Policy.

### **BETTER EDUCATIONAL ACHIEVEMENTS**

- Children of homeowners are significantly more likely to stay in school until age 17 than children of renters, especially in low-income households, according to a study in the Journal of Urban Economics.
- Children in homeownership families outperform children in renting families in both math and reading achievement tests, even when other factors are the same. These children will have fewer behavioral problems, higher educational attainment and greater future earnings, according to a study by an Ohio State University economist.
- A 2011 survey of U.S. Habitat homeowners by the University of Southern Indiana found that 57 percent of adults in the households were furthering their education.

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<sup>1</sup> Haurin, D. R.; Parcel, T. L.; and Haurin, R. J. "The Impact of Home Ownership on Child Outcomes." 2000. [papers.ssrn.com/sol3/papers.cfm?abstract\\_id=218969](http://papers.ssrn.com/sol3/papers.cfm?abstract_id=218969).

- The graduation rate for children of homeowners is 19 percent higher than for renters, and they are twice as likely to acquire some postsecondary education, according to a study in a journal published by the Federal Reserve Bank of New York.

“Homeowners accumulate wealth as the investment in their homes grows, enjoy better living conditions, are often more involved in their communities, and have children who tend on average to do better in school and are less likely to become involved with crime. Communities benefit from real estate taxes homeowners pay, and from stable neighborhoods homeowners create” (U.S. Department of Housing and Urban Development 2000).<sup>2</sup>

## **WEALTH BUILDING**

- “For most buyers, homeownership leads to wealth creation,” stated a report in the Journal of Housing Studies. “As home equity increases, some homeowners may decide that they have the financial resources to secure additional education for themselves or their children.”
- “The median net wealth of low-income homeowners is dramatically higher than the median net wealth of low-income renters,” according to a 2005 report by the Joint Center for Housing Studies.
- A 2014 study by the Federal Reserve Bank of Boston of homes with a student about to enter college found that a modest increase in home value for homeowners led to an increase in the child’s earnings later in life, while an increase in a property’s value for renters led to a decrease in the child’s earnings.

## **According to Fannie Mae**<sup>3</sup>

- ✓ 38.1 million households spend more than 30 percent of their income on housing.
- ✓ About 64 percent of rent-burdened families have less than \$400 cash in the bank: 50 percent have less than \$10 in savings.

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<sup>2</sup> Harkness, J., and Newman, S. “Effects of Homeownership on Children: The Role of Neighborhood Characteristics and Family Income.” FRBNY Economic Policy Review. 2003. [newyorkfed.org/research/epr/03v09n2/0306hark.pdf](http://newyorkfed.org/research/epr/03v09n2/0306hark.pdf).

<sup>3</sup> <https://www.fanniemae.com/sustainable-communities/>

## Wharton Housing Demand Study September 2016

### Highlights as they relate to Exuma Construction and Development LLC

“The growth in Wharton and Wharton County has been positive from 2010 to 2016, but for the City, the 2016 estimated population is still slightly below the 2000 population. It is noted that slow or even slightly negative growth does not necessarily mean a lack of demand for housing. Population stagnation can occur when there is a general lack of housing supply or a specific lack of a certain type of housing.”<sup>1</sup>

*In review of the current housing market, the preponderance of available housing on the market in the \$100,000 to \$150,000 range is mostly housing built between 1935-1970. This relates to housing stock that is between 85 years old and 50 years old. Several listed homes on the market appear to have little to no modernization performed to kitchen or bathrooms. However, asking price is at or nearing the per square footage price of new affordable housing.*

*Since Exuma Construction and Development built 15-18 new homes in the area, there seems to have been few new homes built (besides custom built) in the area in the \$100,000 to \$150,000 price points. (see next quote from the Housing Demand Study).*

*Sellers of these residential properties are primarily individual homeowners, whom are either not familiar or unwilling to take part in FHA mortgage programs that allow the seller to “GIFT” the down payment and closing costs to the buyer. This future compounds the stagnation of housing, being (1) High Price Points and (2) Lack of providing a plan for the buyer to obtain easy ‘little or no money down’ financing. According to the Wharton Housing Demand Study 68% of housing in Wharton is estimated to having been build prior to 1980.<sup>2</sup>*

“Healthy economic conditions have led to increased demand for single family housing in Wharton County. While there has been some slight softening in the City’s market for 2016, the indicators for overall study area show that single family homes in the \$100k to \$300K price range are in high demand. This is also due to the lack of new construction. There have been relatively few spec and tract homes built in the County over the last several years. Custom home building has satisfied some of this demand, particularly in the higher priced homes on larger tracts. But the supply of new moderately priced homes has been lacking.”<sup>3</sup>

*Builders have historically, been drawn from post WWII housing (when returning GI’s were able to purchase small – starter home / new homes under the GI Bill) to increase the size and square footage of new home construction. It takes the same 40-50 pages of financing documents to close*

<sup>1</sup> Wharton Housing Demand Study – Executive Summary Page 6

<sup>2</sup> Wharton Housing Demand Study – Single Family Housing Page 48

<sup>3</sup> Wharton Housing Demand Study – Executive Summary Page 6

*on a construction loan of a \$100,000 home as it does to close on construction of a \$1,000,000 home. Time spend in project management of a larger home, has economy of scale that cannot be realized in building 10 separate \$100K homes versus a \$1 million home. Therefore, to increase PROFITS, historically the home building industry has slowly pushed the square footage of homes, larger and bigger. The buying public has embraced the larger tract homes, as households became 2-bread winner families in the mid-late 1960’s and into the 1970s. Prior 2 bread winner families, households often needed only one automobile. As families grew larger and homes square footage grew to provide comfortable housing, prices increased for the average home built.*

*Today, we are experiencing a significant change in public opinion. As over 10,000 Baby Boomers retire every day, (and empty nest syndrome becomes a reality), there is renewed interest in Smaller Homes and even Tiny Homes.*

*Without the ability to move RENTERS out of apartments and into their First Home, the housing market becomes stagnate. Occupancy rates for available apartments soars. (as evident in the Housing Demand Study on page 42) The Housing Demand Study reports that out of the 14 multifamily housing communities, 8 properties are reporting 100% Occupancy, 3 properties at reporting 98% Occupancy and 5 properties are reporting Occupancy rates of 94% to 98%.*

*Occupancy rates of this level represent a significant market stagnation. This means that as renters are obtaining a rental unit, there is not a path to homeownership due (1) to the lack of affordable single family housing stock. (2) the lack of financial ability to afford a 20% down payment and closing costs. (3) Lack of multifamily housing units, that would result in the lowering of Occupancy Rates overall in the City of Wharton.*

Conclusions and Recommendations

“If the trend of employed residents in Wharton County over the last ten years is an indicator of future growth, the County would be expected to add nearly 400 employed residents over the next three years (roughly 200 of these are currently accounted for as permanent jobs in the Wharton area). Assuming that each new employed resident in the county equates to a new household, and assuming the income breakdown of these households would parallel the current County breakdown, over the next three years the County can be expected to add approximately 40 households earning between \$50k and \$100k (and roughly 40 more earning above \$100k). Not all of these households will decide to buy a home initially, and of those that do, some may not be open to moving into the Wharton area. But given Wharton’s central location in the county and relatively close proximity of ort Bend County, it is estimated that roughly half of these households could be captured by the right home product offed in the Wharton area.: equating to an estimated potential of 60 to 80 new single family homes over the next three years. It must be stressed that this is the demand potential for Wharton and not a projection. This is an estimate of the number of new homes that could be absorbed if supply was available and major challenges were overcome.”<sup>4</sup>

<sup>4</sup> Wharton Housing Demand Study Single Family Opportunities Page 47

“Households who earn between \$50k and \$100k make up 35% of the households in the County. This income represents the target market for new homebuilders. Households who make below \$50k are less likely to be in a financial position to purchase a home. Households who make above \$100K are having their demand primarily met by custom homebuilders, who are well established in the County. To get a ball park figure of the amount of home a household can qualify for, lenders typically triple the annual income of a borrower. Using this metric homes priced below \$300k would fall within general range of households making \$50k to \$100K.<sup>5</sup>

*Exuma Construction and Development has consistently marketed our affordable homes to the segment of the population with a price point that is within 2-1/2 to 3 time multiplier of the household annual income. Providing a product in Single Family Affordable Housing that is marketed to 35% of the households, represents the largest segment of the population with the greatest need to affordable, safe and new housing.*

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<sup>5</sup> Wharton Housing Demand Study – Single Family Housing Page 48



## *Visionary Leadership and Expertise in Construction Project Management and Civil Engineering*

Accomplished results and detail-oriented Senior Construction Project Professional with nearly 30 years of progressive experience and expert proficiency in Residential, Multifamily, Airport, Schools K-12, Light Rail, Restaurant, Commercial - Industrial and Military Construction, Business Development, and Operations Management.

- ❖ Leads overall direction and management of all site operations, ensuring efficient and profitable execution of programs, policies and expectations.
- ❖ Effectively implements construction quality assurance / quality control, oversight of diverse projects, ensures projects are built within design specifications, contract requirements and code compliance.
- ❖ Establishes and maintains long-term professional working relationships with owners, design professionals, subcontractors and suppliers and participates in marketing, estimating, bidding and contract negotiations with a full knowledge and utilization of Emotional Intelligence (EQ).
- ❖ Track Record of successfully driving high monthly production rates (40,000 sf / monthly) on large \$51 to \$70 million Multifamily projects with high sense of urgency.

### AREAS OF EXPERTISE

- Project Estimation & Cost Containment - Estimating
- Business Development – Sales / Consulting
- Accounting Controls & Financial Analysis – Value Engineering
- Project Management & Process Improvement - Scheduling
- Vendor Relationships & Contract Negotiations
- Strong Problem Solving Abilities
- Document, Quality & Project Controls
- Budget Development & Administration
- Team Building, Mentoring & Leadership
- Strategic Planning & Tactical Execution

### CAREER HIGHLIGHTS

- ❖ Leads large Student Housing Construction and Renovation on multiple projects on Terrace View (Virginia Tech) Blacksburg. Projects consists of major exterior and interior renovations to units and amenities. Provides quality assurance / owner rep services. Plans and develop project documents for general contractor bids, reviews and selection of contractors. Monitors 3<sup>rd</sup> party - property management / maintenance staff and multiple contractors for owner. Plans and prepares for 14 acre demo and reconstruction increasing density with 2 new wrap buildings of 4 stories.
- ❖ Led the Corporate Design and Construction activities and worked closely with the owner of a regional, family owned Tex- Mex Restaurant group in the aggressive roll out to new markets and increasing the number of locations by 4-5 locations each year for the next five years. Developed corporate quality control / quality assurance program, due diligence, recommended and implemented methods and procedures, hired Architects and Design Professionals, bid and awarded projects and implemented procedures to limit change orders and risk to owner. Responsible for 32% of Company Owned Stores,
- ❖ Proactively led the construction of Phase II of The Cottages of College Station. A \$70 million - 1354 bed student housing project. Recognized by VP of Development for delivery of phase II units in a far superior condition than had previous been obtained in phase I, with delivery on time and on budget.
- ❖ Successfully led the construction of The Capstone Cottages of San Marcos. A \$51 million – 899 bed student housing project. Recognized by VP of Construction for one of the highest overall production rate in company history. Tied for “Best Delivery” and “Best Student Move In”.
- ❖ Spearheaded as Sr. Construction Manager construction on 7 different forward operating bases in RCC East Afghanistan, totaling over \$100 million in small structural, civil, mechanical/electrical projects for the USAF Prime Beef Squadron. Dynamically led the USAF AFCEE Title II Construction QA oversight team (consisting of 3 third country national engineers, and 3 Afghanistan engineers), on large 30(+) acre sites consisting of Afghanistan National Police Recruiting Centers \$30 million, Border Patrol Headquarters \$28 million, Air Force Academy Training Facilities \$40 million, National Police Headquarters \$30 million, and other large Military and Police projects in Afghanistan.

### EXPERIENCE & ACHIEVEMENTS

RELIANT GROUP MANAGEMENT INC., San Francisco, California

2/2018-8/2019

#### Construction Manager

- Represents the company and manages all Renovation, Construction and Development activities on large Student Housing property.
- Works with the Company, Asset Manager, to solicit review and retain Architectural and Engineering design firms, vendors and suppliers. Directs architectural firms in design criteria and oversees the design process.
- Supervises construction contractors as the Owner's Representative to insure timely completion and quality control standards are met. Assists and monitors 3<sup>rd</sup> party property management / maintenance staff as owners rep to assist and facilitate property standards and service is provided.

RDM / LUPE TORTILLA RESTAURANTS, Houston, Texas

1/2015-2/2018

**Construction Manager / Director of Design and Construction**

- Represents the company and manages all Design, Construction and Development activities.
- Works with the Company Owners, to solicit review and retain Architectural and Engineering design firms, vendors and suppliers.
- Directs architectural firms in design criteria and oversees the design process.
- Establishes budgets for both new ground up buildings and rebranding of existing other brands, locations. Facilities permitting, bid solicitations and general contractor selection, contract administration. and handles all design and construction matters for the firm.
- Supervises construction as an Owner's Representative to insure timely completion and quality control standards are met. Works with owners and operations department to facilitate restaurant openings, supply and maintenance of facilities. Takes projects from initial conceptual to completion and turn over to operations. Handles 4 to 5 new buildings per year in different geographic locations.

CAPSTONE COLLEGIATE COMMUNITIES, College Station, Texas

1/2013-10/2014

**Lead Construction Superintendent / Project Manager, - The Cottages of College Station / Capstone Cottages of San Marcos, Texas**

- Represented the company and managed all onsite construction activities.
- Drives production, monitors and updates schedules, inspects construction for contract and quality control compliance of Student Housing (off campus) projects. Cottages of College Station \$71 million – 1354 bedrooms and Capstone Cottages of San Marcos \$51 million – 899 bedrooms with \$1 million Clubhouses and \$750,000 resort style pools.

HDR - EOC, INC., Shindand, Afghanistan

6/2011-10/2012

**Senior Construction Manager, USAF AFCEE - Civilian Contractor / Technical Advisor**

- Effectively led the construction oversight and quality assurance of construction projects of Afghanistan Military, (Afghanistan Air Force Academy), National Border Patrol Headquarters and National Police Recruiting Centers;
- Performed design and specification reviews, design and material submittals, pricing data, schedules, and specs for contract compliance.
- Provided integral consultations, and inspected construction, HVAC-mechanical and electrical systems and components for compliance with contract documents, 'US – International and US Military' code compliance and quality assurance. (over \$200 million in projects)

IAP WORLDWIDE SERVICES, Jalalabad, Afghanistan

1/2010-6/2011

**Construction Manager, US Air Force 577 Prime Beef Squadron – Civilian Contractor / Technical Advisor**

- Provided government oversight and construction management of high-level construction projects consisting of structural, mechanical (packaged HVAC), electrical power generation, civil infrastructure and other projects.
- Responsible for 1 NATO Base and 7 small Combat Out Posts (COP) for management of construction: prepare pricing data, schedule.
- Performed construction review, provided integral consultations, and draft Statements of Work (SOWs). Supported contractors in preparing, monitoring and adjusting construction schedules and review of pay applications. Full cycle participation including construction, commissioning and closeout (over \$50 million in projects).
- Effectively assessed existing and new construction, infrastructure, and electrical power generation plants. Worked with US Army Prime Power COR in grid layout and placement of generators on isolated small bases.

SUNLAND GROUP, INC., Lake Charles, LA

2/2008-11/2009

**Quality Control Manager (QCM) / Assistant Contract Administrator**

- Served as the airport project's Quality Control Manager / Senior Inspector and assisted the Contract Administrator;
- Tasked and effectively led Safety as the site Safety Officer; dynamically performed daily inspection of construction, electrical, mechanical HVAC, plumbing and all components of construction.
- Strategically steered quality control, submittal review, RFI documentation, constructability review and effectively lead project construction team in the construction of the \$24 million New Passenger Terminal for the Lake Charles Regional Airport.

TEXAS GULF ENGINEERING, LLC, Lake Jackson, TX

11/2007-1/2008

**Project Manager**

- As Owner's Representative, effectively project-managed the completion of a \$15-million design build, rough rice storage, and processing facility; consisting of 15 grain storage bins, associated electrical systems, grain elevators, electronic scales and other equipment.
- Identified construction deficiencies for the owner of this Design-Build project that was constructed prior to my arrival, in preparation for claims and litigation, resulting in recovery to the owner of over \$400,000.

**EXUMA CONSTRUCTION & DEVELOPMENT, Wharton, TX** 3/2005-11/2007  
**General Contractor/Real Estate Developer**

Spearheaded the start-up of a successful production home building and real estate development firm, including constructing subdivision and a model center to initiate results-focused marketing of pre- and post-built homes, as well as handling of all business operations, sales and marketing, scheduling, and construction management efforts.

- Dramatically increased revenue and grew business, recognized by City, Economic Development and business community for the advancement of affordable housing in this rural Texas municipality.

**STV GROUP, INC., Houston, TX / Orlando, FL** 6/1999-11/2004

**Office Engineer**, Transportation Division (RAIL) (2001-2004) Houston, TX  
**Owners' Representative** (SCHOOLS) (1999-2001) Orlando, FL

LIGHT RAIL: Dynamically lead 4 field inspectors and the document control activities. Acted as assistant Resident Engineer. (\$325 million)

- Recognized for excellence in monthly client/owner QC audits.

SCHOOLS K-12: Performed Construction Management and Owner Representative Services in the renovation of 145 school campuses.

- Monitored the design, construction of renovations including the installation of packaged HVAC systems, electrical upgrades, installation of building automation systems, testing/balancing, O&M training and the closeout of projects.
- Played a vital role in Field Support of the Orange County School District with a \$350-million Immediate Needs Renovation Project, involving the renovation of 145 school campuses and the Portable Reduction Program (\$50-million) as the School District's Owner's Representative in Orlando, FL.

**LICENSURE – CERTIFICATIONS**

**CERTIFIED GENERAL CONTRACTOR (CGC007217), CURRENT**  
STATE OF FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD

**ICC NATIONAL STANDARD GENERAL BUILDING CONTRACTOR LICENSE**  
MULTI-STATE

**CONSTRUCTION QUALITY MANAGEMENT (CQM) CERTIFICATE**  
US ARMY CORPS OF ENGINEERS – NAVAL FACILITIES COMMAND

**TEXAS RESIDENTIAL BUILDER LICENSE**  
(FORMERLY TEXAS RESIDENTIAL CONSTRUCTION COMMISSION - TRCC)

**NEW MEXICO STATE GENERAL CONTRACTORS LICENSE – GB98**  
NEW MEXICO CONSTRUCTION INDUSTRY DIVISION - QUALIFIER LICENSE

**DEPARTMENT OF DEFENSE – DOD – SECURITY CLEARANCE**  
SECRET CLASSIFICATION

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## HOUSING FINANCE CORPORATION

Meeting Date:	1/14/2020	Agenda Item:	Current and future housing projects.
Open discussion on current and future housing projects and opportunities.			
President: Gary Nunez		Date: Friday, January 10, 2020	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			