



**CITY OF WHARTON
HOUSING FINANCE CORPORATION**

**Tuesday, October 08, 2019
2:00 PM**

***CITY HALL, 120 E. CANEY ST., WHARTON, TX
77488***

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

Notice is hereby given that a City of Wharton Housing Finance Corporation meeting will be held on Tuesday, October 08, 2019 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 04 day of October 2019.


By: /s/ Gary Nunez
Gary Nunez, President

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City of Wharton Housing Finance Corporation 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 04, 2019, at 4:30 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 04 day of October 2019.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Housing Finance Corporation
Tuesday, October 08, 2019
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 August 13, 2019.
- 2 Wharton Housing Finance Corporation Financial Report.
- 3 Request for reimbursement from City of Wharton.
- 4 Current and future housing projects.

Adjournment.

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

HOUSING FINANCE CORPORATION

Meeting Date:	10/8/2019	Agenda Item:	Reading of the minutes from the regular meeting held August 13, 2019.
<p>Attached is a draft copy of the minutes from the regular meeting held August 13, 2019.</p>			
President: Gary Nunez		Date: Friday, October 4, 2019	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			

**MINUTES
OF
WHARTON HOUSING FINANCE CORPORATION
CALLED MEETING
AUGUST 13, 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, Tonya Machann, Morrow Lou Sims, Worthy Carpenter, David Voulgaris and Wharton Housing Finance Corporation Executive Director Gwyn Teves.

Board of Directors absent was: Gary Nunez.

Visitors present were: City of Wharton Finance Director Joan Andel and City Secretary Paula Favors.

Roll Call and Excused Absences. After some discussion, Boardmember David Voulgaris moved to excuse Boardmember Gary Nunez. Boardmember Curtis Edwards seconded the motion. All voted in favor.

Public Comments. No comments were given.

The first item on the agenda was to review and consider Appointment of Officers. Executive Director Gwyn Teves stated it was time to appoint the officers of the board. After some discussion, Boardmember Worthy Carpenter moved to appoint the following:

- A. President. – Gary Nunez
- B. Vice-President. – Morrow Lou Sims
- C. Secretary. – Tonya Machann
- D. Treasurer. – Tonya Machann
- E. Executive Director – Gwyn Teves

Boardmember Tonya Machann seconded the motion. All voted in favor.

The second item on the agenda was to review and consider the reading of the minutes from the regular meeting held on May 14, 2019. After some discussion, Boardmember Tonya Machann moved to approve reading of the minutes from the regular meeting held on May 14, 2019. Boardmember Worthy Carpenter seconded the motion. All voted in favor.

The third item on the agenda was to review and consider the Interlocal Agreement for Administrative Services between the Wharton Housing Finance Corporation and the City of Wharton. Executive Director Gwyn Teves presented a draft copy of the Interlocal Agreement for Administrative services to enter into an agreement with the City of Wharton. After some discussion, Boardmember Tonya Machann moved to approve the Interlocal Agreement for

Wharton Housing Finance Corporation
Called Meeting
August 13, 2019

Administrative Services between the Wharton Housing Finance Corporation and the City of Wharton. Boardmember Worthy Carpenter seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider setting regular WHFC day and time. Executive Director Gwyn Teves stated her recommendation was for the board to consider meeting quarterly rather than monthly. After some discussion, Boardmember David Voulgaris moved to approve setting the regular WHFC from monthly to quarterly. Boardmember Curtis Edwards seconded the motion. All voted in favor.

The fifth item on the agenda was review and consider the Wharton Housing Finance Corporation Financial Report. City of Wharton Finance Director Joan Anandel presented the financial report as of July 31, 2019. After some discussion, Boardmember David Voulgaris moved to approve the Wharton Housing Finance Corporation Financial Report ending July 31, 2019. Boardmember Worthy Carpenter seconded the motion. All voted in favor.

The sixth item on the agenda was to review and consider the 2019 Texas Association of Local Housing Finance Agencies (TALHFA). Executive Director Gwyn Teves presented information on the TALHFA Conference to be held in Houston October 2 – 4th, 2019. Mrs. Teves stated the agenda item was for information only and if any Boardmembers were interested in attending to contact her. After some discussion, no action was taken.

The seventh 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 David Voulgaris seconded the motion. All voted in favor.

The meeting adjourned at 2:18 p.m.

WHARTON HOUSING FINANCE CORPORATION

By: _____
GARY NUNEZ
President

ATTEST:

TONYA MACHANN
Secretary

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

HOUSING FINANCE CORPORATION

Meeting Date:	10/8/2019	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, October 4, 2019	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			

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

HOUSING FINANCE CORPORATION

Meeting Date:	10/8/2019	Agenda Item:	Request for reimbursement from City of Wharton.
Request from the City of Wharton for reimbursement for 2019 TALHFA Conference expenses for President Gary Nunez and Executive Director Gwyneth Teves.			
President: Gary Nunez		Date: Friday, October 4, 2019	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			



Reimbursement Form

Date 10/4/2019

Budget Category 2019 TALHFA Conference Expenses

Approver Name _____

Submitted by Executive Director Gwyneth Teves

Phone 979-532-2491

Send Check to (name) City of Wharton

Address 120 E. Caney St.

City/State/Zip Wharton, TX 77488

Description of Purchase	Amount
2019 TALHFA Conference Registration – G. Teves & G. Nunez	\$1285.00
2019 TALHFA Hotel – Westin Galleria	\$1080.44
Total	\$2365.44

Treasurer Use Only		
Check Number _____	Amount _____	Date _____
Budget Category _____		

CITY OF WHARTON

103888

VEND: 1

TALHFA

9/12/2019

DATE

I.D.

PO #

DESCRIPTION

AMOUNT

9/12/2019 20190912

TALHFA

1,285.00

CONF REGISTRATION FOR THE WHARTON HOUSING FINANCE CORP
FOR 2019 TALHFA CONF IN HOUSTON, OCT 2-4; GNUNEZ & GTEVES

STUB TOTAL

1,285.00

CHECK TOTAL

1,285.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

CITY OF WHARTON

PROSPERITY BANK
WHARTON, TEXAS

103888

CONSOLIDATED CASH
120 E. CANEY PH. 979-532-2491
WHARTON, TEXAS 77488

9/12/2019 103888

DATE

1,285.00

---- ONE THOUSAND TWO HUNDRED EIGHTY FIVE & 00/100 ^{AMOUNT} DOLLARS ----

PAY

TALHFA

VOID SIX MONTHS AFTER DATE

TO THE
ORDER
OF

5900 BALCONES DR
SUITE 245
AUSTIN, TX 78731-4285



THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

CITY OF WHARTON

103888

VEND: 1

TALHFA

9/12/2019

DATE

I.D.

PO #

DESCRIPTION

AMOUNT

9/12/2019 20190912

TALHFA

1,285.00

CONF REGISTRATION FOR THE WHARTON HOUSING FINANCE CORP
FOR 2019 TALHFA CONF IN HOUSTON, OCT 2-4; GNUNEZ & GTEVES

STUB TOTAL

1,285.00

CHECK TOTAL

1,285.00

**CITY OF WHARTON
CHECK REQUEST**

Payable To:
TALHFA
5900 Balcones Dr., Suite 245
Austin, TX 78731-4285

Special Instructions
Date Needed: <u>ASAP</u>
Mail: _____
Return: <u>Gwyn</u>
Other Information: _____

Purpose or Description	
Conference Registration for the Wharton Housing Finance Corporation for 2019 TALHFA	\$ 1,285.00
Conference in Houston October 2-4 Gary Nunez, Gwyneth Teves	

General Ledger Account No.	Reference	Amount
████████████████████		\$1,285.00
	Total Check Request	\$ 1,285.00

Requested By:
Gwyneth Teves <i>gt</i> 9/12/2019

Authorized By:

When

Wednesday, October 2, 2019 at 1:30 PM CDT

-to-

Friday, October 4, 2019 at 1:00 PM CDT

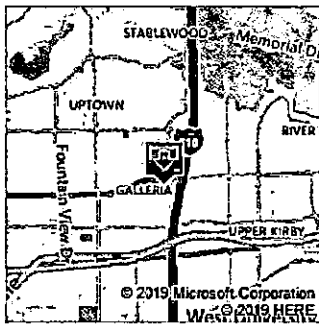
[Add to Calendar](#)

Where

The Westin Oaks Houston at the Galleria

5011 Westheimer at Post Oak

Houston, TX 77056



[Driving Directions](#)

Contact

Gracie Killough

Texas Association of Local Housing Finance Agencies

512.241.1657

gracie@talhfa.org


2019 Annual TALHFA Educational Conference

The TALHFA Conference provides educational and networking opportunities for Local Housing Finance Corporations and other affordable housing professionals. Attendees share strategies, experiences and ideas as they attend a variety of general and break-out sessions focused on the most timely and relevant topics to the industry.

You have successfully registered for the 2019 Annual TALHFA Educational Conference. If paying via PayPal or a credit card, please copy and paste this link <http://www.talhfa.org/credit-card-payments.html> for final payment.

Please look for a confirmation email arriving shortly.

We look forward to seeing you in Houston!

 [Share this event on Facebook](#)

 [Tweet that you're attending](#)

Attendee Information

First Name:	Gary
Last Name:	Nunez
Company:	City of Wharton Housing Finance Corporation
Title:	President
Address 1:	120 E. Caney St.
City:	Wharton
State:	Texas
ZIP Code:	77488
Phone:	979-532-2491
Email Address:	gteves@cityofwharton.com

*Group Rates: Register three or more PAYING conference attendees from the same organization and each is discounted. DOES NOT INCLUDE GUESTS OR SPONSOR COMPS. If you would like to pay by CREDIT CARD or PayPal please complete this registration and select payment by Check. You will receive an email notification with a link to the TALHFA PayPal website for final payment.

I Will Attend the Following Events

Help Us Plan! For the following events pre-registration is not required but appreciated for planning purposes.

Pre-Conference Workshop 1
Pre-Conference Workshop 2
Wednesday Evening Reception
Thursday Breakfast & General Session
Thursday Luncheon & General Session
Thursday Evening Reception
Friday Breakfast & General Session
Friday Bus Tour

Important Notifications

CREDIT CARD PAYMENT: If you would like to pay by Credit Card or PayPal please complete this registration and select pay by Check. You will receive an email confirmation with a link to TALHFA PayPal website for final payment.

PHOTO RELEASE: By registering for this conference, you are giving TALHFA the right and permission, without charge, photographs taken during the event. These photographs may be used in publications, including electronic publications, AV publications, promotional literature, advertising, web based communications, or in other similar ways.

CANCELLATION POLICY: Cancellation requests must be received in writing by September 16, 2019. TALHFA will refund 75% of your registration fee if the request is received by the deadline. Refund checks will be processed after September 25, 2019. If you are unable to attend the Conference, please send someone to take your place!! TALHFA will accept substitutions in writing before the conference. Questions? Contact Jeanne@TALHFA.org or 512.241.1657.

Badge Information

Badge Name: Gary Nunez - President
 Company: City of Wharton Housing Finance Corporation
 Please check all that apply: First Time Attendee

Payment Summary

Payment Method
 Pay By Check

Please make check payable to:
 Texas Association of Local
 Housing Finance Agencies
 5900 Balcones Drive, Suite 245
 Austin, TX 78731-4285

<i>Name</i>	<i>Type</i>	<i>Quantity</i>	<i>Fee</i>	<i>Total</i>
Gary Nunez	Non - Members	1	\$605.00	\$605.00
Subtotal:				\$605.00
<i>Additional Items</i>	<i>Option</i>	<i>Quantity</i>	<i>Price</i>	<i>Total</i>
Minute Maid Park Tour: Wednesday, 9:00AM - 12:30PM	-	1	\$75.00	\$75.00
Subtotal:				\$75.00
TOTAL:				\$680.00

[Go back to Event Page](#)

When

Wednesday, October 2, 2019 at 1:30 PM CDT

-to-

Friday, October 4, 2019 at 1:00 PM CDT

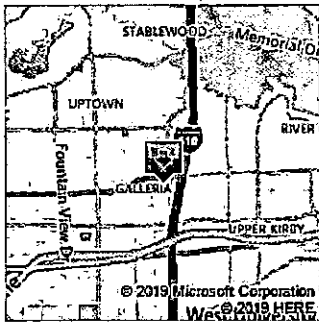
[Add to Calendar](#)

Where

The Westin Oaks Houston at the Galleria

5011 Westheimer at Post Oak

Houston, TX 77056



[Driving Directions](#)

Contact

Gracie Killough

Texas Association of Local Housing Finance Agencies

512.241.1657

gracie@talhfa.org

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Please look for a confirmation email arriving shortly.

We look forward to seeing you in Houston!

 [Share this event on Facebook](#)

 [Tweet that you're attending](#)

Attendee Information

First Name:

Gwyneth

Last Name:

Teves

Company

City of Wharton Housing Finance Corporation

Title

Executive Director

Address 1:

120 E. Caney St.

City:

Wharton

State:

Texas

ZIP Code:

77488

Phone:

9795322491

Email Address:

gteves1@cityofwharton.com

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Badge Information

Badge Name: Gwyneth Teves
 Company: City of Wharton Housing Finance Corporation
 Please check all that apply: Returning Attendee

Dietary Needs

Do you and/or your guest have any special dietary needs? Gluten Free

Payment Summary

Payment Method
 Pay By Check
 Please make check payable to:
 Texas Association of Local
 Housing Finance Agencies
 5900 Balcones Drive, Suite 245
 Austin, TX 78731-4285

<i>Name</i>	<i>Type</i>	<i>Quantity</i>	<i>Fee</i>	<i>Total</i>
Gwyneth Teves	Non - Members	1	\$605.00	\$605.00
TOTAL:				\$605.00

[Go back to Event Page](#)

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

HOUSING FINANCE CORPORATION

Meeting Date:	10/8/2019	Agenda Item:	Current and future housing projects.
Open discussion on current and future housing projects and opportunities.			
President: Gary Nunez		Date: Friday, October 4, 2019	
Approval: /s/ Gary Nunez			
Secretary: Tonya Machann			