



Harris County Housing Finance Corporation
Board of Directors Meeting Minutes
8410 Lantern Point, Houston, TX 77054
January 21, 2026, at 10:00 am

Board Members:

Present: President, Jason McLemore, Vice President, Bryan Sanchez, Treasurer, Hon. Dwight Jefferson, Secretary, Thao Costis, Director, Adrian Ozuna, Director, Mel Hamous, and Director, Francisco Castillo Not Present: Director Mercedes Sanchez, Director, Christa Stoneham.

Others Present:

Rene Martinez, Steven Harris, Sheerah Walker, Rhea Swinson, Jennifer Allison, Nereida Cruz, Tory Gunsolley, Amanda Rocha, Candace West, Craig Atkins, John Boyd, Faizan Siddiqui, Tom Waggoner, Hafsa Moinuddin and Cana Cen representing Harris County Housing & Community Development Department (HCHCD), Randy Keenan and Gina Boul, representing Harris County Attorney's Office, Joshua Karar, and Gary Machak representing Stifel, Andy Prihoda, representing Bracewell, and Becky Myers, representing MyHart Communications. M.D. Marshall, representing HBDi, and Darin Hanson and Arjun Nagarkatti representing AMTEX.

The following items came before the Board of Directors for consideration and/or approval.

1. **Call the meeting to order; roll call and verify that a Quorum is present.**
President McLemore called the meeting to order at 10:01 AM and confirmed the presence of a quorum.
2. **Public Comments.** There were no public comments.
3. **Approval of the minutes of December 17, 2025, Regular Board Meeting.** Motion to approve the regular Board Meeting Minutes was made by Director Ozuna and seconded by Director Castillo; the motion carried unanimously.
4. **Approval of Treasurer's Report and certain bills and expenses.** Mr. Atkins presented the financial report which included the Treasurer's Report, Balance Sheet, and Income statement. He also stated that the balance of ARPA funding must be expended prior to December 31, 2026. Motion was made to approve by Vice President Sanchez and seconded by Secretary Costis; Motion carried unanimously.
5. **Transmittal of Monthly Financials and Discussion.** Mr. Atkins informed the board of a credit card being open to pay for CLT expenses separately and Mr. Martinez is to give the board and more detailed projected cost for the CLT for 2026. The board packet included detailed listing and supporting documents for review. A motion to approve all bills and expenses was combined with item #4 carried unanimously.
6. **Executive Director Report.** Mr. Martinez provided his report including the H,R&A Study and the HCHFC's January 16 ribbon cutting for the Grand Opening of Alcott Village. Mr. Martinez discussed using tax increment revenue for TIRZ funding commitment to be used for the 65 unit Cage Elementary School project at Telephone Road, similar to Andover and Connect Communities projects. Mr. Martinez shared Stifel's projected cashflow for HCHFC, including current and upcoming transactions. Responses for RFP for Hardy Yards will be reviewed to select a Master Developer. Staff recommendations are expected to be presented to the Board in February,

7. **Presentation and consideration of Resolution Approving the Execution of a Memorandum of Understanding for Serenity Palms. (145 units, New Construction, Pct.1).** Mr. Marinez described the partnership with HBDi for development and existing commitment for additional funds. Planning is proceeding with closing and construction expected to commence in October. Mr. Marshall described current work and progress on the project. Motion was made by Director Ozuna and seconded by Treasurer Jefferson; Motion carried unanimously.
8. **Presentation and consideration of Resolution Approving the Execution of a Memorandum of Understanding for Hays Street Apartments.(110 units, New Construction, Pct 2).** Mr.Prihoda described HCHFC participation with this project. Mr. Nagarkatti and Mr. Hansen were present represing AMTEX. Motion was made by Director Castillo and seconded by Director Ozuna; Moton carried unanimously.
9. **Discussion of Multifamily Acquisitions and financing analysis and possible action.** Mr. Martinez described the ongoing work toward the proposed acquisition of apartments. Vice President Sanchez described the benefit of this initiative, potentially adding over 1000 units per year. President McLemore requested members to discuss the plans with Commissioners and County Judge staff and possible consideration at the next month's meeting. No action needed.
10. **Discussion of additional funding required for HBDi Palmetto Place Project.** Mr. Marshall of HBDi presented activity on the project and informed the board that additional funds of \$150,000 were being requested for the project. This is further investment to proceed with advance payment of long lead time components and will be recovered upon completion of financing notes or bonds or funding by HCRDA. Motion was made by Director Ozuna and seconded by Treasurer Jefferson; Motion carried unanimously.
11. **Discussion and approval of modification to amend agreement with CBRE for real estate services in conjunction with Hardy Yards.** Scope of work for Hardy Yards has expanded to include additional market research. Motion was made by Vice President B. Sanchez and seconded by Secretary Costis; Motion carried unanimously.
12. **Discussion and approval of Cost Sharing Agreement for Approved Professional Services.** Mr. Keenan described cost sharing of engineering services with EHRA. HCHFC has utilized services and will pay for services provided on joint projects, pursuant to procurement and contract with EHRA. Motion to approve payments by HCHFC was made by Director Ozuna and seconded by Secretary Costis; Motion carried unanimously.
13. **Discussion and approval of HCD-HFC ILA for management and accounting services** Mr. Keenan stated certain changes to the Agreement were made to reflect additional work and increased activities. The final Agreement reflects new terms described at the December Board Meeting and the amounts that changed consistent with increased workload. Motion was made to approve by Director Castillo and seconded by Secretary Costis; Motion carried unanimously.
14. **Discussion and approval of CAO-HFC for legal general counsel services.** Mr. Keenan discussed service agreement with Harris County for the County Attorney to receive a \$40,000 fee paid for 12-month term. The Agreement is for legal services being provided and reflects substantial increase in legal services based upon increase in activity of the HFC. The agreement provides for right of termination by either party at any time. Motion was made to approve by Treasurer Jefferson and seconded by Director Ozuna; Motion carried unanimously.

OTHER MATTERS

15. **Such other matters may come before the Board.** No other matters came before the Board.

16. **Adjournment of HCHFC Board Meeting.** A motion to adjourn was made by Director Ozuna, with second by Secretary Costis. The meeting was adjourned at 11:40AM.

Secretary

APPROVED:
