

AGENDA
CAMERON COUNTY HOUSING FINANCE CORPORATION
June 26, 2025
THE MEETING BEGINS AT 3:00PM

CALL TO ORDER

- a. Gavino Sotelo _____
- b. Eduardo Campirano _____
- c. Louis Tijerina _____
- d. Cyndi Wyche _____
- e. Vacant _____
- f. Others present in person or by Phone/video
 - i. Mark Yates, Director _____
 - ii. Ismael Hinojosa _____

GENERAL SESSION

1. Discussion and approval of the Minutes for the Meeting held on April 7, 2025
2. Presentation and discussion of Financial Report and related schedules.
3. Discussion regarding new procedural provisions enacted by The Texas 89th Legislature regarding HB21 concerning Open Meetings Act Requirements.
4. Discussion and approval of subdivision budget presented by Jose Munoz regarding the 12.92 acre Bobcat Estates.
5. Discussion and approval of 2025 CCHFC operating budget and personnel schedule.
6. Presentation material provided by Architect Stanford Knowles regarding participating in 15-acre land development for Single Family housing in Los Fresnos area.

EXECUTIVE SESSION

7. Confer with CCHFC Board Members' legal counsel regarding issues with litigation concerning: Williamson County-Sienna at Round Rock, City of Lewisville-Arboretum at Lewisville, City of Richardson-Sprint Pointe -Case Dismissed, City of Euless-Tarrant Co-Oak Apartments, City of Fort Worth. Pursuant to V.T.C.A., Government Code, Section 551.071.
8. Confer with CCHFC Board Members' legal counsel regarding contractual issues concerning the Loan agreement between CCHFC and Lalita FHLB \$2,000,000 Non-recourse loan for the 78 Unit Senior living at 9% LITHC project
 - a. -Collateral assignment of notes and liens
 - b. -Promissory note- Pays CCHFC 1% annually, \$20,000 in payments for interest to CCHFC
 - c. -Deed of Trust

- d. -Approve a modification to MOU to have CCHFC enter as a SLP during new construction.

Pursuant to V.T.C.A., Government Code, Section 551.071 and 551.087.

9. Confer with CCHFC Board Members' legal counsel regarding contractual issues concerning the three new construction Weinstein Properties, Clear Creek Seniors, and Riverview at Clear Creek in League City and The Lofts at Grand Prairie. Each will provide a \$5,000 ground lease while under construction beginning 1/31/2026. The developer is asking to delay payment until there is a path to proceed, considering the rules concerning HB21 Bill. Pursuant to V.T.C.A., Government Code, Section 551.071 and 551.087.
10. Confer with CCHFC Board Members' legal counsel regarding contractual issues concerning the Zieben Properties-Summit at Abilene North, Lexington-Gainesville, Villages of Waco, Summit at Unique Gardens-Fort Worth, Central Villages-Plainview, Independent Missionary- Hitchcock Texas, Mirasol Apartments-Dallas, Northridge Manor-Beaumont, and Prince Hall-Port Arthur will be sold to the Essence Corp. North Macgregor will remain in Zieben partnership. Annual Ground lease at 10% of property tax savings and \$10,000 annual management fee. If the deadline of 1/1/2027 is circumvented, then the \$75,000 fee will be assessed for the properties to be sold to Essence Corporation. Pursuant to V.T.C.A., Government Code, Section 551.071 and 551.087.
11. Confer with CCHFC Board Members' legal counsel regarding contractual issues regarding the Palms Breeze Village Multifamily Bond Financing 224 units in 464 N Illinois in Brownsville proposed by Richard Ashton and Sunny Philip. Resolution of no objection by Cameron County and City. Pursuant to V.T.C.A., Government Code, Section 551.071 and 551.087.
12. Confer with CCHFC Board Members' legal counsel regarding contractual issues regarding the acquisition of 12.92 acres and the Rio Vista MOU.
13. Confer with CCHFC Board Members' legal counsel regarding contractual concerning issues regarding conflict of interest and withdrawal of Adamson and Company, CPAs regarding the independent audit services. Pursuant to V.T.C.A., Government Code, Section 551.071.
14. Confer with CCHFC Board Members' legal counsel regarding contractual concerning issues regarding Financial Advisors and local Counsel. Pursuant to V.T.C.A., Government Code, Section 551.071.

ACTION RELEVANT TO EXECUTIVE SESSION:

15. POSSIBLE ACTION ON ITEM #7
16. POSSIBLE ACTION ON ITEM #8
17. POSSIBLE ACTION ON ITEM #9
18. POSSIBLE ACTION ON ITEM #10
19. POSSIBLE ACTION ON ITEM #11
20. POSSIBLE ACTION ON ITEM #12
21. POSSIBLE ACTION ON ITEM #13

22. POSSIBLE ACTION ON ITEM #14

23. New Business

24. ADJOURNMENT

s. _____ MARK YATES _____
Mark Yates, Executive Director CCHFC

June 20, 2025