

WACO PUBLIC FACILITY CORPORATION

RESOLUTION # 115

RESOLUTION AUTHORIZING THE WACO PUBLIC FACILITY CORPORATION (THE "CORPORATION ") TO (A) WORK COOPERATIVELY WITH POST ACQUISITIONS, LLC OR ITS AFFILIATE TO DEVELOP AVILA APARTMENTS (THE "PROJECT") BY NEGOTIATING AND ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Corporation and Post Acquisitions, LLC, a Delaware limited liability company ("Developer") desire to enter into a Memorandum of Understanding (the "MOU"), pursuant to which the Corporation and Developer will agree to work cooperatively to develop a multifamily apartment development approximately 327 residential units for low-income persons located 5000 Sanger Ave., Waco, Texas 76710, McLennan County, Texas known as the Avila Apartments (the "Project");

WHEREAS, the Corporation has determined that the actions herein authorized are in furtherance of the purposes of the Corporation;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT FURTHER RESOLVED that the Secretary of the Corporation and/or his/her designee is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the Secretary of the Corporation shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the Secretary of the Corporation shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED that all acts, transactions, or agreements undertaken prior hereto by the Secretary of the Corporation or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the designee of the Secretary of the Corporation , is hereby authorized and directed for and on behalf of, and as the act and deed of the Corporation , to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the Secretary of the Corporation shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Secretary of the Corporation to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation .

This resolution shall be in full force and effect from and upon its adoption.

PASSED this 15th day of March 2023.

 3/15/2023
016150-000000-4895-5955-3363.v1

CHAIR

ATTEST:

 3/16/2023
016150-000000-4895-5955-3363.v1

Milet Hopping, Secretary



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Signatures/Initials

I. Melli Wickliff, JD

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Synopsis of the Minutes
WACO PUBLIC FACILITY CORPORATION
4400 Cobbs Dr.
October 13, 2022
12:00 Noon

- I. Call to Order
President Melli Wickliff called the meeting to order at 1:10 pm.
- II. Establishment of Quorum
Directors Present: Melli Wickliff, Jon Ramos, LaTonya Lewis, John Bible, Brad Kinkeade
Directors Absent:
- III. Approval of Minutes
President Melli Wickliff asked for approval of the minutes of the May 2022 meeting. Director John Bible made the motion and Director LaTonya Lewis seconded the motion. President Jon Ramos called for a vote and the motion passed unanimously.
- IV. New Business
- RESOLUTION NO. 111 RESOLUTION OF THE BOARD OF COMMISSIONERS OF WACO PUBLIC FACILITIES CORPORATION (“WPFC”) AUTHORIZING WPFC TO EXECUTE ANY AND ALL DOCUMENTS, OR TAKE ANY OTHER ACTION, THAT IS NECESSARY OR DESIRABLE TO:
PURCHASE THAT CERTAIN IMPROVED REAL PROPERTY LOCATED AT 5101 SANGER AVE., WACO, TEXAS 76710 AND COMMONLY KNOWN AS SANDSTONE APARTMENTS (THE “PROJECT”).
Resolution No. 111
A copy of this resolution may be found in the resolution file.
 - RESOLUTION NO. 112 RESOLUTION AUTHORIZING WACO PUBLIC FACILITY CORPORATION (THE "CORPORATION") TO (A) WORK COOPERATIVELY WITH PIVOTAL HOUSING PARTNERS LLC OR ITS AFFILIATE TO DEVELOP THE RESERVE AT 4TH ST. (THE "PROJECT") BY ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
Resolution No. 112
A copy of this resolution may be found in the resolution file.
 - RESOLUTION NO. 113 RESOLUTION AUTHORIZING WACO PUBLIC FACILITY CORPORATION (THE "CORPORATION") TO (A) WORK COOPERATIVELY WITH BLUE RIDGE ATLANTIC DEVELOPMENT, LLC OR ITS AFFILIATE TO DEVELOP GHOLSON STREET HOUSING (THE "PROJECT") BY ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.
Resolution No. 113
A copy of this resolution may be found in the resolution file.
- V. Adjournment
President Melli Wickliff adjourned the meeting at 1:18 pm.


Secretary

3/16/2023

 3/15/2023
President of the Board

Seal



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RESOLUTION NO. 114

RESOLUTION BY THE BOARD OF DIRECTORS OF WACO PUBLIC FACILITY CORPORATION (WPFC) AUTHORIZING THE PURCHASE OF 291 RITCHIE RD WACO, EXTRA-TERRITORIAL JURISDICTION (ETJ), TEXAS 76712 IN THE AMOUNT OF \$3,282,000.65.

WHEREAS, the Housing Authority submitted a contract to purchase property at 291 RITCHIE RD WACO, (ETJ), TEXAS 76712

WHEREAS, WHA has assigned the Waco Public Facilities Corporation (WPFC) to hereby accept the assignment of the Purchase and Sale Agreement for 291 Ritchie Rd in order to effectively manage, rehabilitate, market, and operate the property;

WHEREAS, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED THAT the above resolution was adopted by the Board of Directors of Waco Public Facilities Corporation on this the 15TH day of March 2023.


Digitally signed by Milet Hopping

3/16/2023

Secretary


Digitally signed by J. Mell Wickliff, JD

3/15/2023

President of the Board

(SEAL)



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Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
February 9, 2023
12:00 Noon

- I. Chair Melli Wickliff called the meeting to order at 12:01 p.m.
- II. Establishment of Quorum
Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, LaTonya Lewis

Commissioners absent: Brad Kinkeade
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
Board Chair Melli Wickliff asked for a motion to approve the minutes of the January 2022 Board Meeting. Commissioner John Bible made the motion and Commissioner Latonya Lewis seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.
- V. Updates
President/CEO gave the floor to Peter with Brinshore, and he provided an update to the South Terrace RAD project and advised they we have an anticipated completion date of June 2023. President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development and we are still on track. There will be a city council meeting on February 21 to approve the project.
President CEO advised that interior renovations have begun, and Phase 1 of the management office is almost complete.
President/CEO provided an update to the board on Sandstone Apartments. There is a tentative open house scheduled for in March to show off the completed upgrades.
- VI. New Business

RESOLUTION NO. 3864 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY AND AFFILIATES (WHAA) AUTHORIZING WHAA TO LOAN ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) TO SOUTH TERRACE WACO, LP FOR THE SOUTH TERRACE APARTMENTS (THE "PROJECT") AND TO TAKE SUCH ACTION NECESSARY OR CONVENIENT TO FACILITATE THE REDEVELOPMENT OF THE PROJECT.
The President/CEO explained to the board the resolution will authorize WHA to continue work at South Terrace, so there are no delays. Chair Melli Wickliff asked for a motion to approve Resolution No. 3864. Commissioner John Bible made the motion to approve, and Commissioner Latonya Lewis seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3864
A copy of this resolution may be found in the resolution file.
- VII. Reports
 - Administrative Services**
Everything for Admin was usual business.
 - Information Technology**
Every for I.T. was usual business.
 - OPERATIONS –Vice President Gloria Dancer**
Rising Images
The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.
 - MOD**
Everything for MOD was usual business.

PUBLIC HOUSING

There are 1639 applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping

The Section 8 department currently is leasing 2509 vouchers and has 1430 total applicants on the combined waiting lists. There are 55 veterans in the VASH program.

COMMUNITY SERVICES - Milet Hopping

Our Community Services Department continues to work with the residents and community.

FINANCE – Vice President Edwina Viera

A summary of the financial statements and Consolidated Financial Report was provided.

VIII. Consideration of Future Agenda Items

IX. Adjournment
Chair, Melli Wickliff, adjourned the meeting at 1:07p.m.

Signature by
Milet Hopping 3/16/2023
Secretary

Signature by
C. Melli Wickliff, JD 3/15/2023
Chair of the Board

Seal



Certificate of Completion

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