

**MINUTES OF THE BOARD OF DIRECTORS MEETING
CAPITAL AREA HOUSING FINANCE CORPORATION**

**JULY 9, 2025 AT 1:00 PM
TERRACE 7 (2801 VIA FORTUNA), SUITE 635 AUSTIN, TX 78746**

The Capital Area Housing Finance Corporation Board of Directors ("*Board*") convened at TERRACE 7 (2801 VIA FORTUNA), SUITE 635 AUSTIN, TX 78746 for a Regular meeting on July 9, 2025 at 1:00 PM. These minutes were prepared in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended:

- I. Call to Order: Meeting called to order by President Haden at 1:00 PM.
- II. Roll Call: Quorum established with 9 members present.
 - A. Judge Hoppy Haden (President), Judge Ron Cunningham (Vice President), Jim Wither (Secretary), Commissioner Joe Don Dockery, Commissioner Dr. Michelle Cohen, Maurice Pitts, Jr., Ed Janecka, James Sultemeier, and Ryan Thomason were present.
 - B. Commissioner Russ Boles was absent.
- III. Approval of Minutes

Motion by Ed Janecka to approve the minutes from April 9, 2025; seconded by Vice President Cunningham. Vote: 9 Ayes, 0 Nays – Motion carried.
- IV. Action Items
 - A. Discussion and possible action regarding the financial report.

Motion to approve the financial report by Secretary Jim Wither; seconded by Maurice Pitts, Jr. Vote: 9 Ayes, 0 Nays – Motion carried.
 - B. Discussion and possible action in connection with an inducement resolution for a project to be located at 3000 Sunrise Road, Round Rock, Williamson County with LSB D Round Rock Sunrise, LLC, an affiliate of Broadway Street Development, LLC.

Motion by James Sultemeier to approve the resolution; seconded by Ryan Thomason. Vote: 9 Ayes, 0 Nays – Motion carried
 - C. Discussion and possible action in connection with a resolution authorizing certain amendments relating to the Riverstone Apartments project.

Motion by Ed Janecka to approve the resolution; seconded by Commissioner Dr. Michelle Cohen. Vote: 9 Ayes, 0 Nays – Motion carried

- D. Discussion and possible action in connection with a resolution authorizing certain amendments relating to the Balcones Trails Apartments project.

Motion by Ed Janecka to approve the resolution; seconded by Ryan Thomason. Vote: 9 Ayes, 0 Nays – Motion carried.

V. Discussion Items

- A. Texas Open Meeting Act considerations for Capital Area Housing Finance Corporation. Ms. Shields informed the Board that the current meeting was posted 72 hours before the meeting on the CAHFC website, as well as the meeting location doors. She reminded the Board that the TOMA training must be completed by August 26, 2025, provided by the Texas Attorney General's Office.
- B. Discussion of Capital Area Housing Finance Corporation's multifamily project summary. Ms. Shields informed the Board that Redwood is 99% completed, and The Katy is 17%. She noted that The Katy should be completed in the second quarter of 2026.

VI. Adjournment

Motion to adjourn by President Haden; seconded by Vice President Cunningham. Meeting adjourned at approximately 1:18p.m.

****CERTIFICATION:****

I certify that the above minutes are a true and correct record of the July 9, 2025 meeting of the Capital Area Housing Finance Corporation.

By: Andrea Shields

Name: Andrea Shields

Title: Executive Director
