

Travis County Facilities Corporation
Board of Directors
Regular Meeting
502 East Highland Mall Blvd., Suite 106-B
Austin, TX 78752

December 4, 2025
9:30 A.M.

MINUTES

The Travis County Facilities Corporation (TCFC) held a Regular Board of Directors meeting on December 4, 2025, at 502 East Highland Mall Blvd., Suite 106-B, Austin, Texas 78752, and via the Zoom link provided below.

<https://Hatctx.com/zoom>

I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM

- a. President Sharal Brown called the meeting to order at approximately 10:54 A.M.
- b. Executive Assistant Arlenne Lozano conducted a Roll Call of Directors.
 - i. President Sharal Brown: Present
 - ii. Vice President Judy Flores: Present
 - iii. Director Laura Goettsche: Present
 - iv. Director Wilmer Roberts: Present
 - v. Director Jimmy Paver: Present
- c. CEO/Executive Director Patrick B. Howard confirmed a quorum.
- d. Staff in attendance: CEO/Executive Director Patrick B. Howard; Deputy Director/COO Dora Thomas; Director of Finance & Administration Subra Narayanaier; and Executive Assistant Arlenne Lozano
- e. Others in attendance: Bracewell LLP Attorney Summer Greathouse; Cascade Homes President Brian Crittendon; StoneHawk Capital Manager Jordon Cox; and IT Consultant Kevin Bryniak

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- a. N/A

III. CONSENT AGENDA

- a. Approval of Minutes from the October 2, 2025, Regular Meeting
 - i. Director Goettsche made a **motion** for approval.
 - ii. Director Roberts **seconded** the motion.
 - iii. Motion **passed** unanimously.

IV. DISCUSSION ITEMS

- a. Preserve at Mason Creek Presentation
 - i. Cascade Homes President Brian Crittendon gave a presentation on Preserve at Mason Creek, a 64 three- and four-bedroom, detached single-family home rental community development located in Leander, TX. It has approved developments and is ready to begin construction. The city of Leander has agreed to enter a "PILOT" that would provide a property tax abatement ending 10 years after construction to help facilitate this development.
- b. UT Law School Tech Report
 - i. CEO/Executive Director Howard provided an overview of the reports and findings.

- ii. The Board requested that HATC staff come up with a statement and possible resolution.
- c. Policy Statements on Affordable Housing
 - i. CEO/Executive Director Howard cited that County Commissioner Anne Howard has asked twice about Permanent Supportive Housing (PSH) and funding.
 - Vice President Flores suggested that Austin Public Facilities Corporation (PFC) should assist with funds.
 - Director Goettsche proposed that a needs and resource assessment be conducted.
- d. Finance Report for Period Ending in 10/31/2025

V. ACTION ITEMS

- a. Resolution No. TCFC-2025-17: To Approve Resolution Inducing the Wagner Apartments in Partnership with StoneHawk Capital Partners or an Affiliate Thereof to be Located Approximately 1.5 Miles West of the Intersection of Dee Gabriel Road and SH 183; and Authorizing the Negotiation and Execution of a Term Sheet; and Other Matters In Connection Therewith
 - i. CEO/Executive Director Patrick B. Howard requested to jump to Resolution No. TCFC-2025-17, to which StoneHawk Capital Manager Jordon Cox provided the Board with a synopsis of the Wagner project. Manager Cox noted that the Wagner is a 342-unit development to be located in southeast Austin, minutes from the Tesla gigafactory and Austin Bergstrom airport with a construction start date of Q1 2026 and a stabilization date of Q3 2028.
 - 1. Director Goettsche made a **motion** for approval.
 - 2. Director Roberts **seconded** the motion
 - 3. Motion **passed** unanimously.
- b. Resolution No. TCFC-2025-15: To Approve this Resolution Authorizing Amendments to the Developments Agreements and Other Project Documents for the At 6311 Apartments Transaction, and Other Matters in Connection Therewith
 - 1. Director Paver made a **motion** for approval.
 - 2. Vice President Flores **seconded** the motion
 - 3. Motion **passed** unanimously.
- c. Resolution No. TCFC-2025-16: To Approve the Restated Standard Terms for PFC Transactions; and Other Matters in Connection Therewith
 - i. The former language states “sales commission- 15% of return after debt, equity and preferred return are repaid on 1st capital event, then 2% of gross on all subsequent sales,” while the updated language states, “sales commission- upon first capital event, the greater of 15% of return after debt, equity, and preferred return are repaid or 2% of gross sale proceeds. All subsequent sale events, 2% of gross sale proceeds.”
 - 1. Vice President Flores made a **motion** for approval.
 - 2. Director Roberts **seconded** the motion
 - 3. Motion **passed** unanimously.

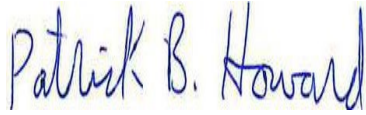
VI. EXECUTIVE SESSION

- a. N/A

VII. ADJOURNMENT

- i. Vice President Flores made a **motion** for approval.
- ii. Director Roberts **seconded** the motion.
- iii. Motion **passed** unanimously.

The meeting was adjourned at approximately 11:54 A.M.



Patrick B. Howard, Secretary
Travis County Facilities Corporation