

**August 14, 2025
11:00 A.M.**

The Board of Directors will meet at 1033 La Posada Drive, Suite 180 Austin, Texas 78752 and via Zoom.

Join the Meeting by using the Link provided below:

<https://us06web.zoom.us/j/89962622179?pwd=8uyj31JWaNPRPzziF1wXiYbg6uy255.1>

The Board of Directors will consider and may take action on the following items:

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

II. PUBLIC FORUM / CITIZEN COMMUNICATION

- *Anyone desiring to comment on items related to Strategic HFC's work may address the Board of Directors.*
- *If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*
- *Speakers should register prior to the start of the Board Meeting by emailing Debbie Honeycutt at Debbie.Honeycutt@strategichfc.org*
- *Three-minute limit per speaker.*

III. DIRECTOR'S REPORT

- A. Update from the Executive Director – *Dianna Grey*
1. Calendar Overview & Reminders
 2. Financial Report
 3. Portfolio Report

IV. CONSENT AGENDA

- A. Approval of the Minutes from the July 10, 2025 Regular Meeting.

V. ACTION ITEMS

- A. Resolution No. SHFC-2025-22: To consider and take action to approve Employee Code of Conduct
- B. Resolution No. SHFC-2025-23: To consider and take action to approve Record Management Policy
- C. Resolution No. SHFC-2025-24: To consider and take action to approve Revised Bylaws
- D. Resolution No. SHFC-2025-25: To consider and take action to approve Procurement and Purchasing Standards
- E. Resolution No. SHFC-2025-26: Consideration and possible action to authorize the execution of a Memorandum of Understanding regarding participation in the ownership and operation of Cambridge Villas Apartments, a multifamily residential development located at 15711 Dessau Road, Pflugerville, Texas 78660; and containing other provisions related thereto
- F. Resolution No. SHFC-2025-27: Consideration and possible action to authorize the formation of SHFC Cambridge Villas Land, LLC (The “Ground Lessor”); Authorizing the designation of the corporation as the sole member of the ground lessor; Approving the form and substance of a limited liability company agreement and the execution therefore; ratifying certain actions heretofore taken in connection with the ground lessor; Authorizing the execution of documents and instruments necessary or convenient to carry out the purposes of this resolution; and containing other provisions related thereto
- G. Resolution No. SHFC-2025-28: Consideration and possible action to authorize negotiation for the acquisition of Limited Partner interests in Cambridge Villas Apartments Limited Partnership (The “Partnership”); and the execution and delivery of an assignment agreement and other necessary documents to effectuate such interests acquisition, in connection with the partnership’s operation of a multifamily residential development located at 15711 Dessau Road, Pflugerville, Texas 78660 (The “Development.”); and containing other provisions related thereto
- H. Resolution No. SHFC-2025-29: To consider and take action authorizing the Executive Director to negotiate and execute a lease agreement for office space.

VI. DISCUSSION ITEMS

- A. Budget: 2026 Revenue Projections
- B. 2026 Budget Board Priorities
- C. Portfolio Report 1.0

VII. EXECUTIVE SESSION

The Board of Directors may consider any item posted on the Agenda in Executive Session if there are issues that require consideration, and the Board of Directors announce that the item will be considered during such time in accordance with one or more of the following:

- *Texas Government Code Annotated 551.071, Consulting with Attorney*
 - *Texas Government Code Annotated 551.072, Real Property*
 - *Texas Government Code Annotated 551.074, Personnel Matters*
 - *Texas Government Code Annotated 551.076, Security*
 - *Texas Government Code Annotated 551.087, Economic Development Negotiation*
- A. Consult with counsel on litigation related to TX Lakeway Apartments, TX Creekview Austin, Austin Colorado Creek Apartments, and TX Austin Manor

VIII. ADJOURNMENT