



MEETING NOTICE AND AGENDA

**THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH)
REGULAR BOARD OF DIRECTORS MEETING
JULY 17, 2025 AT 10:00 AM
11111 SOUTH SAM HOUSTON PARKWAY EAST, HOUSTON, TX 77089**

IN PERSON MEETING ONLY

A regular meeting of the Board of Directors of **SETH** will be held at **10:00 am** on **Thursday, July 17, 2025** at **11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting will be conducted pursuant to the provisions of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

The presiding officer of the Board of Directors will be physically present, and it is the intent to have such presiding officer present at **11111 South Sam Houston Parkway East, Houston, TX 77089**. The meeting is open to the public. Individuals may attend in-person at **11111 South Sam Houston Parkway East, Houston, TX 77089**.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Certification of Quorum
- IV. Invocation & Pledge of Allegiance
- V. Approval of Minutes
 - 1) Review and approval of minutes from the **June 26, 2025** meeting of the Board of Directors
- VI. President's Remarks & Welcome – Discussion Only Items
 - 1) Introduction of Guests
 - 2) Next Board of Directors Meeting – Thursday, August 28, 2025
- VII. SETH Nominating Committee
 - 1) Presentation, discussion and possible action to elect three (3) directors to the Nominating Committee

VIII. Chief Financial Officer's Remarks

- 1) Presentation, discussion and possible approval of a banking resolution authorizing said individuals to transact business and related banking services with *Stellar Bank* on behalf of the Corporation, and such individuals are authorized as signers on bank accounts and service agreements opened pursuant to said resolution.
- 2) Presentation, discussion and possible approval of a banking resolution authorizing said individuals to transact business and related banking services with *Citizens State Bank* on behalf of the Corporation, and such individuals are authorized as signers on bank accounts and service agreements opened pursuant to said resolution.
- 3) Presentation, discussion and possible approval of a banking resolution authorizing said individuals to transact business and related banking services with *Prosperity Bank* on behalf of the Corporation, and such individuals are authorized as signers on bank accounts and service agreements opened pursuant to said resolution.
- 4) Presentation, discussion and possible approval of a banking resolution authorizing said individuals to transact business and related banking services with *Capital Bank* on behalf of the Corporation, and such individuals are authorized as signers on bank accounts and service agreements opened pursuant to said resolution.
- 5) Presentation, discussion and possible approval of a banking resolution authorizing said individuals to transact business and related banking services with *Home Bank* on behalf of the Corporation, and such individuals are authorized as signers on bank accounts and service agreements opened pursuant to said resolution.

IX. Single Family Remarks

- 1) New Programs – Discussion Only
 - A. Builders Select Program
- 2) Current Programs – Discussion Only Items
 - A. 5 Star Texas Advantage Program
 - B. MyHome Plus
- 3) Marketing Efforts – Discussion Only
- 4) Presentation, discussion and possible approval of a Resolution Approving Delegation of Bond Issuance Authority and Assignment of Private Activity Bond Authority to the Texas Department of Housing and Community Affairs; Authorizing the Execution and Delivery of an Assignment Agreement; and containing other provisions relating to the subject.

X. Multifamily Updates – Discussion Only Items

- 1) July 2025 Multifamily Occupancy Report
- 2) Bond Issue Remarks
 - A. Wyndham Park Apartments, Baytown - Closing date of July 13, 2025
 - B. Bay Terrace Apartments, Baytown - Closing date of July 11, 2025

XI. Executive Director's Report

- 1) 2025 TALHFA Conference, Kalahari Resort, Round Rock, Texas
 - A. Consider a motion to approve the 2025 TALFHA Conference Planner which outlines the estimated cost detail for travel expenses and board credits
- 2) Presentation pertaining to the Open Meetings Act – Discussion Only
 - A. Ms. Nora O'Brien, Partner - Chapman & Cutler

XIII. Consider a Motion of Adjournment

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following: (1) deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing [Tex. Govt. Code §551.074]; (2) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to SETH under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]; (3); deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of SETH in negotiations with a third person [Tex. Govt. Code §551.072]; and/or (4) deliberating the deployment, or specific occasions for implementation, of security personnel or devices [Tex. Govt. Code §551.076].

OPEN SESSION If there is an executive session, the Board will reconvene in open session. Except as specifically authorized by applicable law, the Board may not take any actions in executive session.

Website Posting Location: www.sethfc.com; About Us; Board Meeting Agendas