

STATE OF TEXAS

HEALTH CARE FOUNDATION
MEETING MINUTES
DECEMBER 8, 2014

COUNTY OF COLLIN

On Monday, December 8, 2014, the Collin County Health Care Foundation Board of Trustees met in Regular Session in the Commissioners' Courtroom, Jack Hatchell Collin County Administration Building, 4th Floor, 2300 Bloomdale Road, City of McKinney, Texas, with the following members present, and participating, to wit:

President Keith Self
Trustee Susan Fletcher, Precinct 1
Trustee Cheryl Williams, Precinct 2
Trustee Chris Hill, Precinct 3
Trustee Duncan Webb, Precinct 4

1. President Self called to order the meeting of the Collin County Health Care Foundation at 3:53 p.m. The meeting was recessed into Executive Session at 3:58 p.m. and reconvened at 4:12 p.m. President Self adjourned the meeting at 4:12 p.m.

2. **Consent agenda to approve:** President Self asked for comments on the consent agenda. Hearing none, a motion was made to approve the consent agenda. (Time: 3:53 p.m.)

Motion by: Trustee Chris Hill
Second by: Trustee Cheryl Williams
Vote: 5 – 0 Passed

a. AI-39296 Disbursements for the period ending December 2, 2014, Auditor.

H.C.F RESOLUTION NO. 2014-2136-12-08

GENERAL DISCUSSION

3. AI-39283 Proposal for the utilization of 900 East Park vacant Property, Administrative Services.

Bill Bilyeu, County Administrator, introduced Dan Allgeier, NuRock Companies, who reviewed the proposal for the development of a 120 unit Veteran's supportive housing located at the 900 East Park vacant property. Mr. Allgeier stated the desire is to make this facility as debt free as possible. NuRock will request as many housing tax credits as can be received. Vouchers for this type of facility include VASH (Veteran's Affairs Supportive Housing) vouchers available from the Veteran's Administration, Section 811 vouchers from the state and Section 8 vouchers from a city. Unfortunately, Plano does not have any Section 8 vouchers available.

Most of the anticipated residents will have some sort of a rent subsidy, although this will be a mixed income property where people with higher incomes can live by paying a higher rent. The majority of the clientele will be Veterans; however, the clientele cannot be restricted to only Veterans at this point with tax credits. Services provided at the facility will include after school childcare, job training and counseling. No medical services will be provided. The location for the facility is ideal with DART (Dallas Area Rapid Transit) across the street, jobs in the area and great schools.

The proposed structure will be a three- to four-story elevator served building with a structured parking garage. The proposed parking garage will help remedy the parking problem at this County location. Initially, ten County parking spaces will be taken from the employee parking lot. When the structure is completed, the County will have 60 employee parking spaces. The structure can be gated so that only County employees have access. In order for this to occur the site will have to be rezoned by Plano.

NuRock is asking to lease the site rather than purchase it to keep the initial costs low and reduce the need for funding sources. The tax credit program is an extremely competitive process with local funding included. Leasing the property can be measured as local funding making this site competitive in the tax credit process. Mr. Allgeier said the project will score high this year but it is not guaranteed it will score high enough to receive tax credits.

Commissioner Hill thanked NuRock for their focus on the Veteran community and asked if the facility will be operated as a not-for-profit endeavor. Mr. Allgeier stated the facility will be a for-profit endeavor because NuRock is a for-profit company. It is a breakeven proposition for the company because of the cost of services involved including property taxes. Mr. Allgeier stated there has been discussion of a joint-venture with Volunteers of America, a non-profit entity, which provide services for Veterans. (Time: 3:58 p.m.)

NO ACTION TAKEN

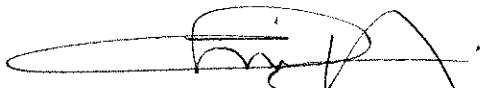
EXECUTIVE SESSION

President Self recessed the meeting into Executive Session at 3:58 p.m. in accordance with Chapter 551 of the Local Government Code under Paragraph 551.072, Real Estate to discuss the utilization of the 900 East Park vacant property.

President Self reconvened the meeting at 4:12 p.m. There being no further business of the Board, President Self adjourned the meeting at 4:12 p.m.


Keith Self, President

ATTEST:


Chris Hill, Trustee/Secretary