



City of Killeen

Agenda

Killeen Public Facility Corporation

Tuesday, June 16, 2026

City Hall
Council Chambers
101 N. College Street
Killeen, Texas 76541

IMMEDIATELY FOLLOWING THE REGULAR AND SPECIAL CITY COUNCIL MEETINGS

Call to Order

Roll Call

Directors

- | | |
|--------------------------|----------------------|
| ___ Joseph Solomon | ___ Jessica Gonzalez |
| ___ Debbie Nash-King | ___ Charles Kimble |
| ___ Mellisa Brown | ___ David Bass |
| ___ Beverly Ann Williams | ___ Anthony Kendrick |

City Staff

- ___ Kent Cagle, Assistant Secretary
- ___ Holli Clements, City Attorney
- ___ , Secretary
- ___ Judith Tangalin, Treasurer

Approval of Agenda

Citizen Comments

This section allows members of the public to address the Board regarding any item, other than a public hearing item, on the agenda for Board's consideration. Each person shall sign up prior to the start of the Board meeting, may speak only one (1) time, and such address shall be limited to three (3) minutes. A timer will be placed so that the speaker and citizens can see it. A majority vote of the Board is required for any time extensions. The Board shall have one (1) minute to respond to citizen comments with a statement or explanation without engaging in dialogue.

Approval of Minutes

1. [PFC-26-01](#) Consider Minutes of the Public Facility Corporation Meeting of June 17, 2025.

Agenda Items

2. **PFC-26-02** Elect Officers
3. **PFC-26-03** Receive an update regarding NRP North Killeen Apartments Project
4. **PFC-26-04** Receive an update regarding Avanti Legacy Parkview Project

Attachments: Presentation

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin board at Killeen City Hall on or before 5:00 p.m. on June 9, 2026.

Micheal Lollar, Interim City Secretary

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.



City of Killeen

Staff Report

File Number: PFC-26-01

Consider Minutes of the Public Facility Corporation Meeting of June 17, 2025.

City of Killeen

Killeen Public Facility Corporation
Killeen City Hall Council Chambers
June 17, 2025 at 6:41 p.m.

Presiding: Board Member Nash-King

Attending: Board Members Nina Cobb, Joseph Solomon, Riakos Adams, Jose Segarra and Anthony Kendrick

Absent: President Ramon Alvarez and Board Member Jessica Gonzalez

Also attending were Assistant Secretary Kent Cagle, City Attorney Holli Clements, Secretary Laura Calcote and Treasurer Judith Tangalin

Approval of Agenda

Motion was made by Board Member Solomon to approve the agenda, as presented. Motion was seconded by Board Member Adams. The motion carried unanimously (5-0).

Citizen Comments

Mellisa Brown spoke regarding PFC-25-03 and PFC-25-04.

Approval of Minutes

PFC-25-01 Consider Minutes of the Killeen Public Facility Corporation Meeting of July 16, 2024.

Motion was made by Board Member Cobb to approve PFC-25-01. Motion was seconded by Board Member Adams. The motion carried unanimously (5-0).

Agenda Items

PFC-25-02 Election of Officers

Motion was made by Board Member Cobb to elect Anthony Kendrick as Vice President of the Killeen Public Facility Corporation. Motion was seconded by Board Member Segarra. The motion carried unanimously (5-0).

PFC-25-03 Receive an update regarding NRP North Killeen Apartments Project

NPR Group Vice President of Development, Parker White, provided an update regarding the NRP North Killeen Apartments Project. Mr. White was available to provide additional information and to answer questions.

PFC-25-04 Receive an update regarding Avanti Legacy Parkview Project

Madhouse Development Services Representative, Henry Flores Sr., provided an update regarding the Avanti Legacy Parkview Project. Mr. Flores was available to provide additional information and to answer questions.

PFC-25-05 Consider a memorandum/resolution approving a Letter of Agreement with Tank Destroyer Apartments, LP acknowledging the Basic Housing Allowance Income Determination under LIHTC Rules and Rental Rate Calculation.

City Attorney, Holli Clements, and NPR Group Vice President of Development, Parker White, presented this item to Council for consideration and discussion.

Motion to approve the resolution and PFC-25-05 was made by Board Member Segarra. Motion was seconded by Vice President Kendrick. The motion carried unanimously (5-0).

Adjournment

With no further business, upon motion being made by Board Member Nash-King, seconded by Board Member Adams, and unanimously approved, the meeting was adjourned at 7:14 p.m.



City of Killeen

Staff Report

File Number: PFC-26-02

Elect Officers



City of Killeen

Staff Report

File Number: PFC-26-03

Receive an update regarding NRP North Killeen Apartments Project



City of Killeen

Staff Report

File Number: PFC-26-04

Receive an update regarding Avanti Legacy Parkview Project



AVANTI LEGACY PARKVIEW

Avanti Legacy Parkview is located at 51 NWS Young Drive, within minutes of major thoroughfares, public transportation, and shopping centers.

The Avanti Legacy Parkview site is approximately 5.286 acres and is targeted to seniors 55 years and older.

The community is comprised of a mix of one-bedroom/one-bathroom units which range from 669 sq. ft. to 674 sq. ft and two-bedroom/two-bathroom units which range from 920 sq. ft. to 937 sq. ft. The apartments are wood-frame Type V construction on post-tension slabs, and the exterior walls are a combination of cementitious lap siding and stone.

There is an integrated single-story clubhouse facility on the first floor that includes a media room with audio-visual equipment, a library, an executive business center with free computer and internet access, and a kitchen for use by staff and residents. Other common amenities include a state-of-the-art fitness center, barbecue grills with picnic tables, community laundry rooms, a swimming pool, well landscaped congregation areas, a pavilion area and individual storage rooms.

Every apartment home exceeds the industry standard and incorporates Energy-Star rated appliances including a frost-free refrigerator with ice-maker, a self-cleaning oven, a microwave, a dishwasher, and a garbage disposal. All apartment homes have faux-wood vinyl plank flooring, modern countertops, full-size washer and dryer connections, walk-in closets with built-in shelving, and energy-efficient ceiling fans in the living and bedroom areas. The living room and each bedroom also include cable, phone, and internet connections. In addition, the units are designed with 9' ft ceilings adding a feeling of spaciousness to the apartments.

In addition, Madhouse is partnering with the Hill Country Community Action (HCCA) to develop a program that provides local families with access to meals. The apartment community includes a commercial kitchen that will be used by HCCA to prepare and coordinate the delivery of approximately 100,000 meals per year, to residents of the City of Killeen.

	1 person	2 persons	3 persons	4 persons
30% Income	\$17,280	\$19,740	\$22,200	\$24,650
50% Income	\$28,800	\$32,900	\$37,000	\$44,400
60% Income	\$34,560	\$39,480	\$44,400	\$53,280

	30% Income Rent	50% Income Rent	60% Income Rent
1 Bedroom	\$410 (12)	\$719 (13)	\$925 (25)
2 Bedrooms	\$491 (8)	\$861 (7)	\$1,100 (25)

*The number in parentheses is the number of units of this type.



COMMUNITY AMENITIES

- Full Perimeter Fencing
- Controlled Access Gate
- Fully Secured Building Access
- Internet Café with Coffee Bar
- Clubhouse Lounge with Smart TV
- Full Kitchen and Dining Area
- Community Room
- Game Room with Billiards
- Free Common Area Wi-Fi
- Community Laundry Care Center
- State of the Art Fitness Studio
- Serene Outdoor Living Areas
- Courtyard
- Picnic Areas with Barbecue Grills
- Resort Style Swimming Pool with Sun Deck
- Monthly Resident Social Activities
- Pet Wash Stations
- Elevators Served
- Carports and Storage Units

UNIT AMENITIES

- Designer Selected Modern Finishes
- Gourmet Kitchen
- Kitchen Island with Breakfast Bar
- Spacious Kitchen Pantry
- Energy Star Rated Appliances
- Self Cleaning Ovens
- Tile Kitchen Backsplash
- Wired for High-Speed Internet, Cable, and Phones
- Wood Plank Style Flooring
- 9 Foot Ceilings
- Private Balcony or Patio
- 2-Inch Window Blinds
- Spacious Walk-In Closets
- In-Unit Laundry
- Ceiling Fans in All Rooms
- Covered Entries





THANK YOU

