



City of Killeen

Agenda

Killeen Public Facility Corporation

Tuesday, June 17, 2025

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

IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

Call to Order

Roll Call

Directors

___ Debbie Nash-King, Mayor	___ Nina Cobb
___ Riakos Adams	___ Jessica Gonzalez
___ Ramon Alvarez	___ Jose Segarra
___ Anthony Kendrick	___ Joseph Solomon

City Staff

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

Approval of Agenda

Citizen Comments

This section allows members of the public to address the Board regarding any item(s), other than a public hearing item, on the agenda for the Board's consideration. Each person shall sign up in advance, may speak only one time, and such address shall be limited to four (4) minutes. A majority 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-25-01](#) Consider Minutes of the Killeen Public Facility Corporation Meeting of July 16, 2024.

Agenda Items

2. [PFC-25-02](#) Election of Officers

3. [PFC-25-03](#) Receive an update regarding NRP North Killeen Apartments Project
4. [PFC-25-04](#) Receive an update regarding Avanti Legacy Parkview Project
5. [PFC-25-05](#) Consider a memorandum/resolution approving a Letter Agreement with Tank Destroyer Apartments, LP acknowledging the Basic Housing Allowance Income Determination under LIHTC Rules and Rental Rate Calculation.

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 12, 2025.

Laura J. Calcote, 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-25-01

Consider Minutes of the Killeen Public Facility Corporation Meeting of July 16, 2024.

City of Killeen

Killeen Public Facility Corporation
Killeen City Hall Council Chambers
July 16, 2024 at 5:04 p.m.

Presiding: President Ramon Alvarez

Attending: Vice President Michael Boyd, Board Members Debbie Nash-King, Nina Cobb, Jessica Gonzalez, Jose Segarra, Joseph Solomon and Riakos Adams

Also attending were Assistant Secretary Kent Cagle, Deputy City Attorney Asha Pender, Deputy City Secretary Beatrice Canseco and Treasurer Judith Tangalin

Approval of Agenda

Motion was made by Board Member Nash-King to approve the agenda, as presented. Motion was seconded by Board Member Adams. The motion carried unanimously (7-0).

Citizen Comments

Mellisa Brown spoke regarding PFC-24-15.

Approval of Minutes

PFC-24-14 Consider Minutes of the Killeen Public Facility Corporation Meeting of July 2, 2024.

Motion was made by Board Member Nash-King to approve PFC-24-14, as written. Motion was seconded by Board Member Adams. The motion carried unanimously (7-0).

Agenda Items

PFC-24-15 Consider a memorandum/resolution authorizing the Avanti Legacy Parkview Apartments transaction, including all documentation necessary to carry out the transaction.

Deputy City Attorney, Asha Pender presented PFC-24-15. Ms. Pender; Bracewell Partner, Summer Greathouse; and Madhouse Development Services Representative,

Henry Flores, were available to provide additional information and to answer questions.

Motion was made by Board Member Adams to approve PFC-24-15. Motion was seconded by Board Member Nash-King. The motion carried unanimously (7-0).

Adjournment

With no further business, upon motion being made by Board Member Adams, seconded by Board Member Nash-King, and unanimously approved, the meeting was adjourned at 5:16 p.m.



City of Killeen

Staff Report

File Number: PFC-25-02

Election of Officers



City of Killeen

Staff Report

File Number: PFC-25-03

Receive an update regarding NRP North Killeen Apartments Project



City of Killeen

Staff Report

File Number: PFC-25-04

Receive an update regarding Avanti Legacy Parkview Project



City of Killeen

Staff Report

File Number: PFC-25-05

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

DATE: June 17, 2025

TO: Kent Cagle, City Manager

FROM: Holli Clements, City Attorney

SUBJECT: Letter Agreement with Tank Destroyer Apartments, LP acknowledging the Basic Housing Allowance Income Determination under LIHTC Rules and Rental Rate Calculation

BACKGROUND AND FINDINGS:

In November 2021, The Killeen PFC entered into a Regulatory Agreement and Declaration of Restrictive Covenants with Tank Destroyer Apartments, LP ("Owner") relating to the Tank Destroyer Apartments project. The Owner has requested that the PFC execute a Letter Agreement acknowledging the basic housing allowance income determination under Low Income Housing Tax Credit ("LIHTC") rules which allows exclusion of Basic Housing Allowance ("BHA") from income calculations when determining household incomes for service member households.

The Letter Agreement would acknowledge the foregoing and agree that Owner may apply the LIHTC income determination rules excluding BHA from income calculation for service member households. Owner agrees to indemnify the PFC from any liabilities or damages arising from any action taken by the Owner in connection with this agreement.

THE ALTERNATIVES CONSIDERED:

N/A

Which alternative is recommended? Why?

Staff recommends approval of a Letter Agreement with Tank Destroyer Apartments, LP acknowledging the Basic Housing Allowance Income Determination under LIHTC Rules and Rental Rate Calculation.

CONFORMITY TO CITY POLICY:

This action conforms with applicable law.

FINANCIAL IMPACT:

What is the amount of the revenue/expenditure in the current fiscal year? For future years?

N/A

Is this a one-time or recurring revenue/expenditure?

N/A

Is this revenue/expenditure budgeted?

N/A

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this revenue/expenditure?

N/A

RECOMMENDATION:

Staff recommends approval of a Letter Agreement with Tank Destroyer Apartments, LP acknowledging the Basic Housing Allowance Income Determination under LIHTC Rules and Rental Rate Calculation.

DEPARTMENTAL CLEARANCES:

N/A

ATTACHED SUPPORTING DOCUMENTS:

N/A