



AGENDA

**BOARD OF DIRECTORS OF THE
TEXAS STUDENT HOUSING AUTHORITY
(AN INSTRUMENTALITY OF THE TOWN OF WESTLAKE)**

**January 18, 2011
5:30 PM**

**TEXAS STUDENT HOUSING OFFICE
3 VILLAGE CIRCLE, COUNCIL CHAMBERS/MUNICIPAL COURT ROOM
WESTLAKE, TEXAS**

- 1. CALL TO ORDER**
- 2. REVIEW AND APPROVE MINUTES FOR THE MEETING ON DECEMBER 7, 2010.**
- 3. REVIEW AND APPROVE MINUTES FOR THE MEETING ON DECEMBER 14, 2010.**
- 4. DISCUSS AND CONSIDER THE SUMMER CAMP ANALYSIS AT CAMBRIDGE.**
- 5. DISCUSS AND CONSIDER THE FORMATION OF A DISTINGUISHED ALUMNI AWARD HONORING SCHOLARSHIP STUDENTS.**
- 6. DISCUSS AND CONSIDER THE NUMBER AND TYPES OF SCHOLARSHIPS AWARDED FOR THE 2011-2012 SCHOOL YEAR.**
- 7. EXECUTIVE SESSION**

The Board will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

- a. Section 551.071: Consultation with Attorney - to seek advice of counsel on legal matters involving pending or contemplated litigation, settlement offers, or other legal matters not related directly to litigation or settlement. Pending or contemplated litigation and settlement offers include but are not limited to the following:

Texas Student Housing Authority vs. Brazos County Appraisal District and Appraisal Review Board for Brazos County Appraisal District –
CAUSE NO. 06-002328-CV-272

8. RECONVENE MEETING
9. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.
10. DISCUSS AND CONSIDER APPROVAL OF CAMBRIDGE, TOWN LAKE, AND AUSTIN BALLPARK ANNUAL AUDIT FOR FY 2009-2010 PRESENTED BY PATTILLO BROWN & HILL, L.L.P.
11. ADJOURN

ANY ITEM ON THIS POSTED AGENDA COULD BE DISCUSSED IN EXECUTIVE SESSION AS LONG AS IT IS WITHIN ONE OF THE PERMITTED CATEGORIES UNDER SECTIONS 551.071 THROUGH 551.076 AND SECTION 551.087 OF THE TEXAS GOVERNMENT CODE.

CERTIFICATION

I certify that the above notice was posted at the Town Hall of the Town of Westlake, 3 Village Circle, Westlake, Texas, on January 13, 2011, by 5:00 p.m. under the Open Meetings Act, Chapter 551 of the Texas Government Code.

Kelly Edwards, Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please advise the Town Secretary 48 hours in advance at 817-490-5710 and reasonable accommodations will be made to assist you.



**MINUTES OF THE
BOARD OF DIRECTORS OF THE
TEXAS STUDENT HOUSING AUTHORITY
(AN INSTRUMENTALITY OF THE TOWN OF WESTLAKE)**

December 7, 2010

PRESENT: President Jim Carter, Directors, George Ledak, Gregg Malone and Chuck Shultz and Jill McKean arrived at 5:53 p.m.

ABSENT: General Counsel Scott Bradley

OTHERS PRESENT: Executive Director Pete Ehrenberg and Secretary Kelly Edwards.

1. CALL TO ORDER

President Carter called the meeting to order at 5:35 p.m.

2. REVIEW AND APPROVE MINUTES FOR THE MEETING ON SEPTEMBER 21, 2010.

MOTION: Director Schultz made a motion to approve the minutes. Director Ledak seconded the motion. The motion carried by a vote of 5-0.

3. DISCUSS AND CONSIDER THE SUMMER CAMP ANALYSIS AT CAMBRIDGE.

Executive Director Ehrenberg provided an overview of the Summer Camp analysis.

Discussion ensued regarding the benefit of the camp and if it is still profitable to continue offering the camp. Brazos County has said if we do away with the summer camps we will receive the property tax exemption.

Executive Director Ehrenberg stated that without the summer camps we must continue to pay the bond holders and staff on-site for tours of prospective renters.

No action taken

President Carter recessed the meeting at 6:07 p.m. to convene the TSH Denton Project meeting.

President Carter reconvened the TSH Authority meeting at 6:13 p.m.

4. DISCUSS THE PROPERTY TAX EXEMPTION AT CAMBRIDGE.

Kelly Hill, Pennington & Hill, stated that the case is set for December 20, 2010. The case will be stipulated on facts for an allotted time of two (2) hours. The case will address the years of 2005-2008 issues raised regarding the exemption and \$3.7 million in taxes and penalties and if there are grounds for a settlement.

Executive Director Ehrenberg stated that this Board does not have the authority to make the recommendation for the attorney. The bond holders must advise the attorney to proceed with any future action.

President Carter provided the background information regarding this item for Director Malone.

The Board will conduct a meeting on Tuesday, December 14, 2010, at 9:00 a.m. to discuss this item in Executive Session.

5. DISCUSS AND CONSIDER THE NUMBER AND TYPES OF SCHOLARSHIPS AWARDED FOR THE 2011-2012 SCHOOL YEAR.

Item was discussed prior to item 4

Executive Director Ehrenberg provided an overview of the current number of scholarships and the number we could offer with and without adding an additional property.

Discussion ensued regarding the number of full and incremental offers and if we should change the number offered, the scholarship scenarios provided to the Board.

The Board asked Mr. Ehrenberg to provide a breakdown that shows the current population of students by offer year and location so they can understand the breakdown of available scholarships and asked that this item be included on the January agenda for further discussion.

No action taken

6. EXECUTIVE DIRECTOR'S REPORT

Executive Director Ehrenberg provided an overview of the pre-leasing report for the properties and amount owed for the Townlake property.

Director Ehrenberg stated that occupancy levels for all of the properties are doing well and some are ahead of last year.

7. ADJOURN

President Cater asked for a motion to adjourn.

MOTION: Director Malone made a motion to adjourn the meeting. Director McKean seconded the motion. The motion carried by a vote of 4-0.

There being no further business before the board, Director Irvine declared the meeting adjourned at 7:09 p.m.

**APPROVED BY THE TEXAS STUDENT HOUSING AUTHORITY BOARD OF DIRECTORS
ON JANUARY 18, 2011.**

Jim Carter, President

ATTEST

Kelly Edwards, Secretary



**MINUTES OF THE
BOARD OF DIRECTORS OF THE
TEXAS STUDENT HOUSING AUTHORITY
(AN INSTRUMENTALITY OF THE TOWN OF WESTLAKE)**

December 14, 2010

PRESENT: President Jim Carter, Directors, George Ledak, Gregg Malone, Jill McKean and Chuck Shultz.

ABSENT:

OTHERS PRESENT: Executive Director Pete Ehrenberg, Secretary Kelly Edwards and General Counsel Scott Bradley.

1. CALL TO ORDER

President Carter called the meeting to order at 9:03 a.m.

2. EXECUTIVE SESSION

The Board convened into executive session at 9:05 a.m.

The Board will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

- a. Section 551.071: Consultation with Attorney - to seek advice of counsel on legal matters involving pending or contemplated litigation, settlement offers, or other legal matters not related directly to litigation or settlement. Pending or contemplated litigation and settlement offers include but are not limited to the following:

Texas Student Housing Authority vs. Brazos County Appraisal District and Appraisal Review Board for Brazos County Appraisal District –
CAUSE NO. 06-002328-CV-272

3. RECONVENE MEETING

President Carter reconvened the meeting to order at 10:13 a.m.

4. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS.

- **No Action taken**

5. DISCUSS AND CONSIDER THE SUMMER CAMP ANALYSIS AT CAMBRIDGE.

Discussion ensued regarding the college's participation and the types of camp that are conducted in the future.

6. ADJOURN

President Cater asked for a motion to adjourn.

MOTION: Director Malone made a motion to adjourn the meeting. Director McKean seconded the motion. The motion carried by a vote of 4-0.

There being no further business before the board, Director Irvine declared the meeting adjourned at 10:16 a.m.

**APPROVED BY THE TEXAS STUDENT HOUSING AUTHORITY BOARD OF DIRECTORS
ON JANUARY 18, 2011.**

Jim Carter, President

ATTEST

Kelly Edwards, Secretary