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AGENDA

CITY SECRETARY
DALLAS, TEXAS

**CITY OF DALLAS HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS MEETING**

Tuesday, June 29, 2021 at 12:00 PM

Via Microsoft Teams

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGMYYThiZjItODU4Ni00ZGQwLTg2NDktMWYwYmEyZWZhNTY2%40thread.v2/0?context=%7b%22Tid%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22Oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d

Audio Only:

Phone Number: +1 469-217-7604 -- Conference ID: 979 739 872#

Board of Directors

Officers:

Marcy C. Helfand, President
Brad Nitschke, Vice President
Ryan Garcia, Secretary
Beatrice Alba Martinez, Treasurer

Shan Zaidi, Director
Matthew Marchant, Director
Joshua Vernon, Director
David Ellis, Director
Vacant, Director

Jessica E. Lightbourne, Director
Tatiana Farrow, Director
Christopher Lewis, Director
Vacant, Director
Vacant, Director
Vacant, Director

Public Notice

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1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Aaron Eaquinto, HFC Liaison**
 3. Public Testimony - public comments on Items 4-11
 4. Approval of the Minutes for the May 11, 2021 Corporation Meeting – **Marcy C. Helfand, President**
 5. Consider and Adopt a Resolution Authorizing the Issuance, Sale, and Delivery of City of Dallas Housing Finance Corporation Multifamily Housing Revenue Note (Gateway Oak Cliff) Series 2021A and Series 2021B in an Aggregate Principal Amount not to Exceed \$33,000,000.00 for Gateway Oak Cliff, a Multifamily Residential Development located at 400 South Beckley Avenue; and Authorizing the Execution and Delivery of Documents and any Instruments Necessary to Carry Out the Financing of Such Development – **Kyle Hines, Assistant General Manager and George Rodriguez, Corporation Bond Counsel, Bracewell LLP**
 6. Approval Authorizing the Execution and Delivery of Revised Loan Documents and Any Instruments Necessary to carry out the Financing and Development of the Ridge at Lancaster, a Multifamily Residential Development at 2101 Crouch Road - **Kyle Hines, Assistant General Manager and George Rodriguez Corporation Bond Counsel, Bracewell LLP**
 7. Resolutions for Westmoreland Station, a Multifamily Residential Development Located at 2700 South Westmoreland Road:
 - a. Consider and Adopt a Resolution Authorizing the Issuance, Sale, and Delivery of City of Dallas Housing Finance Corporation Multifamily Tax-Exempt Bonds (M-TEBS) (Westmoreland Station) Series 2021 in an Aggregate Principal Amount not to Exceed \$30,000,000.00 for

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POSTED CITY SECRETARY
DALLAS, TX

Westmoreland Station; and Authorizing the Execution and Delivery of Documents and any Instruments Necessary to Carry Out the Financing of Such Development – **Kyle Hines, Assistant General Manager, George Rodriguez, Corporation Bond Counsel, Bracewell LLP, Camisha Simmons, Corporation Counsel, and Tim Nelson, Co-Financial Advisor, Hilltop Securities Inc.**

- b. Consider and Adopt Resolution Approving a Development Loan Agreement with the City of Dallas in an amount not to exceed \$3,000,000.00 in Community Development Block Grant (“CDBG”) Funds and \$5,000,000.00 in HOME funds for the Acquisition and Development of Westmoreland Station – **Kyle Hines, Assistant General Manager**
 - c. Consider and Adopt a Resolution Approving an Agreement with TX Westmoreland 2020, Ltd. to Assume the Obligations and Requirements of the City of Dallas Development Loan Agreement for CDBG and HOME Funds for the Acquisition and Development of Westmoreland Station – **Kyle Hines, Assistant General Manager**
8. Resolutions for The Standard at Royal Lane, a Multifamily Residential Development Located at 2737 Royal Lane:
- a. Consider and Adopt Resolution Approving an Agreement with LDG Multifamily, LLC for the Acquisition and Development of The Standard at Royal Lane a Multifamily Residential Development and Authorizing the Formation of LDG The Standard at Royal Lane GP, LLC to Act as the General Partner of LDG The Standard at Royal Lane, LP, the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager**
 - b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of LDG The Standard at Royal Lane GP, LLC, the General Partner of LDG The Standard at Royal Lane, LP, Approving all Actions Necessary for the Admission of the General Partner into LDG The Standard at Royal Lane, LP, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of The Standard at Royal Lane – **Kyle Hines, Assistant General Manager**
 - c. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC The Standard Developer LLC and all Actions of DHFC The Standard Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of The Standard at Royal Lane Apartments – **Kyle Hines, Assistant General Manager**
 - d. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC The Standard Landowner LLC and all Actions of DHFC The Standard Landowner LLC Necessary for the Acquisition of Approximately **12.17** Acres of Land Located at 2737 Royal Lane and Entering into a Long-Term Ground Lease with LDG The Standard at Royal Lane, LP and Management of the Land – **Kyle Hines, Assistant General Manager**
 - e. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC The Standard General Contractor LLC and all Actions of DHFC The Standard General Contractor LLC Necessary for the Financing, Construction, and Development of The Standard at Royal Lane – **Kyle Hines, Assistant General Manager**

9. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to Hickory Trail Partners, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (parcHAUS Apartments) Located at 9101 Old Hickory Trail in Aggregate Principal Amount Not to Exceed \$54,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Aaron Eaquinto, HFC Liaison and George Rodriguez, Bracewell LLP, Bond Counsel**
10. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to ADK Creeks Edge, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Preserves at Creek's Edge) Located at 6500 S Westmoreland Road in Aggregate Principal Amount Not to Exceed \$35,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Aaron Eaquinto, HFC Liaison and George Rodriguez, Bracewell LLP, Bond Counsel**
11. Consider and Adopt a Resolution Approving the Refinancing of the 1st Lien Mortgage for the Park at Cliff Creek, a Multifamily Residential Development Located at 7310 Marvin D. Love Freeway - **Aaron Eaquinto, HFC Liaison and Charles Kim, Cesar Chavez Foundation**
12. Future Agenda Items – **Marcy C. Helfand, President**
 - a. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **July 2021**
 - b. Briefing from Brown, Graham and Co., Corporation Accountants, on the Development of Financial Policies and Procedures of the Corporation – **July/August 2021**
 - c. Discussion on Future Affordable Housing Investments of the Corporation – **TBD**
13. Adjourn – **Marcy Helfand, President**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

- 1) Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meeting Act.
- 2) The purchase, exchange, lease or value of real property, if the deliberation in any open meeting would have a detrimental effect on the position of the city in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
- 3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
- 4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
- 5) The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
- 6) Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
- 7) Deliberations of security assessments or deployments relating to information resources technology,

network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. Section 551.089 of the Texas Open Meetings Act.

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

“Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.”

“De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.”

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.”

“De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.”