

AGENDA

CITY OF DALLAS HOUSING FINANCE CORPORATION BOARD OF DIRECTORS MEETING

Tuesday, February 8, 2022 at 12:00 PM
City Hall – Room L1 FN Auditorium
1500 Marilla Street, Dallas, Texas 75201
and Videoconference

Public Notice

2 2 0150

POSTED CITY SECRETARY
DALLAS, TX

RECEIVED

2022 FEB-4 PM 12:48

CITY SECRETARY
DALLAS, TEXAS

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0b884bb97ee2a5309ad47cbdde11360a>

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2486 622 2984

Board of Directors

Officers:

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

Anthony Page, Director
Vacant, Director
Joshua Vernon, Director
David Ellis, Director
Prisma Garcia, Director

Jessica E. Lightbourne, Director
Tatiana Farrow, Director
Christopher Lewis, Director
Beverlyn Banks, Director
Claire Dewar, Director
Patty Collins, Director

1. Call to Order – **Marcy C. Helfand, President**
2. Roll Call – **Aaron Eaquinto, DHFC Liaison**
3. Public Testimony - public comments on Items 5 - 9
4. New Director Welcome and Introduction - **Marcy C. Helfand, President**
5. Approval of the Minutes for the December 14, 2021 City of Dallas Housing Finance Corporation (“Corporation”) Meeting – **Marcy C. Helfand, President**
6. Consider and Adopt a Resolution Consenting to the Transfer of Rosemont at Mission Trails f/k/a Rosemont at Laureland Apartments; Authorizing the Execution and Delivery of an Assignment, Assumption and Consent Agreement; and Authorizing the Execution and Delivery of an Escrow Agreement in Connection with Defeasance of Multifamily Housing Revenue Bonds (Rosemont at Laureland Apartments) Series 2005 Issued by the Corporation – **Aaron Eaquinto, DHFC Liaison, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**

7. Consider and Adopt a Resolution Consenting to the Transfer of Rosemont at Sierra Vista f/k/a Rosemont at Scyene Apartments; Authorizing the Execution and Delivery of an Assignment, Assumption and Consent Agreement; and Authorizing the Execution and Delivery of an Escrow Agreement in Connection with Defeasance of Multifamily Housing Revenue Bonds (Rosemont at Scyene Apartments) Series 2005 Issued by the Corporation – **Aaron Eaquinto, DHFC Liaison, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
8. Resolutions for Highpoint at Wynnewood, a Multifamily Residential Development Located at 1911 Pratt Street:
 - a. Consider and Adopt Resolution Approving an Agreement with MVAH Development, LLC for the Acquisition and Development of Highpoint at Wynnewood, a Multifamily Residential Development and Authorizing the Assignment of Ownership to the Corporation of S Zang GP, LLC, the General Partner of S Zang, LP, the Partnership Developing, Owning, and Managing the Project – **Aaron Eaquinto, DHFC Liaison**
 - b. Consider and Adopt Resolution Approving the Assignment to the Corporation of Ownership of S Zang GP, LLC, the General Partner of S Zang, LP, Approving all Actions Necessary for the Assignment of Ownership of the General Partner to the Corporation, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of Highpoint at Wynnewood – **Aaron Eaquinto, DHFC Liaison**
 - 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 Highpoint at Wynnewood Developer LLC and all Actions of DHFC Highpoint at Wynnewood Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of Highpoint at Wynnewood – **Aaron Eaquinto, DHFC Liaison**
 - 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 Highpoint at Wynnewood Landowner LLC and all Actions of DHFC Highpoint at Wynnewood Landowner LLC Necessary for the Acquisition of Approximately 8.885 Acres of Land Located at 1911 Pratt Street and Entering into a Long-Term Ground Lease with S Zang, LP and Management of the Land – **Aaron Eaquinto, DHFC Liaison**
 - 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 Highpoint at Wynnewood General Contractor LLC and all Actions of DHFC Highpoint at Wynnewood General Contractor LLC Necessary for the Financing, Construction, and Development of Highpoint at Wynnewood – **Aaron Eaquinto, DHFC Liaison**
9. Briefing on Potential Single-Family Development and Homeownership Program Options to Be Offered by the Corporation to Support Homeownership in Dallas – **Kyle Hines, Assistant General Manager**
10. Future Agenda Items – **Marcy C. Helfand, President**
 - a. Approval of a Revised Memorandum of Understanding for Terrace at Southern Oaks – **TBD**
11. 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.”