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CITY SECRETARY
DALLAS, TEXAS



Public Notice

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**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

**Tuesday, April 11, 2023 at 12:00 PM
Dallas City Hall – Council Briefing Room 6ES
Video Conference:**

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m6e5639be9e4d358775d87f5df91f0f5e>

Telephone: (408) 418-9388, Access Code: 2489 719 4298

The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Department by calling (214) 670-4557 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

Individuals and interested parties wishing to speak must register with the Department by email to jaclyn.schroeder@dallas.gov or call (214) 670-3077, twenty-four (24) hours prior to the meeting date and time.

AGENDA

- I. **Call to Order** - Marcy Helfand, President
- II. **Roll Call** – Aaron Eaquinto, Assistant General Manager
- III. **Public Comments on items IV-IX**
- IV. **Approval of the Minutes for the March 14, 2023 City of Dallas Housing Finance Corporation (“the Corporation”) Meeting** – Marcy Helfand, President
- V. **Consider and Adopt a Resolution Approving a Memorandum of Understanding (“MOU”) with Waterford Property Company, LLC (“Waterford”) for the Acquisition of Axis Kessler Park, a Multifamily Residential Development Located at 2400 Fort Worth Avenue and the Creation with the Texas Secretary of State of a Limited Liability Company to Own the Development with the Corporation as the Sole Member to be Named DHFC Axis Kessler Park, LLC and Approving the Form of a Limited Liability Company Agreement** – Aaron Eaquinto, Assistant General Manager, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc
- VI. **Resolutions for Rosemont at Meadow Lane, a Multifamily Residential Development Located at 4722 Meadow Street:**

- a. Consider and Adopt Resolution Approving an MOU with Devco Preservation, LLC for the Acquisition and Rehabilitation of Rosemont at Meadow Lane, a Multifamily Residential Development – **Aaron Eaquinto, Assistant General Manager**
 - b. 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 Rosemont Meadow Lane Developer, LLC and Approving the Form of a Limited Liability Company Agreement– **Aaron Eaquinto, 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 Rosemont Meadow Lane Landowner, LLC and Approving the Form of a Limited Liability Company Agreement– **Aaron Eaquinto, Assistant General Manager**
- VII. **Resolutions for the Positano, a Multifamily Residential Development Located at 2519 John West Road:**
- a. Consider and Adopt Resolution Approving an MOU with Devco Preservation, LLC for the Acquisition and Rehabilitation of The Positano, a Multifamily Residential Development
 - b. 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 Positano Developer, LLC and Approving the Form of a Limited Liability Company Agreement – **Aaron Eaquinto, 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 Positano Landowner, LLC, and Approving the Form of a Limited Liability Company Agreement– **Aaron Eaquinto, Assistant General Manager**
- VIII. **Consider and Adopt a Resolution Approving an Amended and Restated MOU with Devco Preservation, LLC for the Acquisition and Rehabilitation of Rosemont at Ash Creek Apartments, a Multifamily Residential Development located at 2605 John West Road – Aaron Eaquinto, Assistant General Manager**
- IX. **Update on the status of the Texas Department of Housing and Community Affairs (TDHCA) mortgage program – Aaron Eaquinto, Assistant General Manager**
- X. **Adjourn – Marcy Helfand, President**

Handgun Prohibition Notice for Meetings 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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating 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. [Tex Govt. Code §551.089]