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Public Notice

AGENDA

CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS HOUSING FINANCE CORPORATION 220857
BOARD OF DIRECTORS MEETING

POSTED CITY SECRETARY
DALLAS, TX

Tuesday, September 13, 2022 at 12:00 PM
City Hall – Room 6 ES
1500 Marilla Street, Dallas, Texas 75201
and Videoconference

Meeting Link:

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

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2489 719 4298

Board of Directors

Officers:

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

Anthony Page, Director
Jessica M. De Paz, Director
Joshua M. Vernon, Director
David B. Ellis, Director
Prisma Y. Garcia, Director

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

1. Call to Order – **Marcy Helfand, President**
2. Roll Call – **Aaron Eaquinto, Assistant General Manager**
3. Public Testimony - public comments on Items 4-13
4. Approval of the Minutes for the August 9, 2022 City of Dallas Housing Finance Corporation Meeting – **Marcy Helfand, President**
5. Election of Vacant Board Officer Position – **Marcy Helfand, President**
6. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to LDG The Crossing at Clear Creek, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Crossing at Clear Creek) Located at the Northeast Corner of US Hwy 175 and Woody Road in an Aggregate Principal Amount Not to Exceed \$60,000,000.00; 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, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
7. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to LDG The Terrace at Highland Hills, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Terrace at Highland Hills) Located at 3100 Persimmon Road in an Aggregate Principal Amount Not to Exceed \$60,000,000.00; 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, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**

8. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Rock Island Riverfront, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Rock Island Riverfront) Located at 1027 South Riverfront Boulevard in an Aggregate Principal Amount Not to Exceed \$45,000,000.00; 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, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
9. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to AMTEX Bluebird Fund, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Bluebird Apartments) Located at 4139 W. Red Bird Lane in an Aggregate Principal Amount Not to Exceed \$45,000,000.00; 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, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
10. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to TX Ferguson 2022, Ltd. to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Estates at Ferguson) Located at 9220 Ferguson Road in an Aggregate Principal Amount Not to Exceed \$25,000,000.00; 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, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
11. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as Sole Member with the Texas Secretary of State to be Named DHFC The Briscoe Apartments, LLC, for Purposes of Financing, Developing, Owning and Operating The Briscoe, and Approving all Necessary Actions in Connection Therewith - **Aaron Eaquinto, Assistant General Manager, Ryan Bowen, Chapman and Cutler, DHFC Corporation Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
12. Discussion and Possible Approval of an Amendment to the Funding Loan Agreement relating to City of Dallas Housing Finance Corporation Multifamily Housing Revenue Note (Gateway Oak Cliff) Series 2021A and Series 2021B - **Aaron Eaquinto, Assistant General Manager, George Rodriguez, Bracewell, DHFC Bond Counsel, and Tim Nelson, Hilltop Securities, DHFC Co-Financial Advisor**
13. Briefing and Possible Approval of a Notice of Funding Availability for the Development of For-Sale Housing – **Aaron Eaquinto, Assistant General Manager**
14. 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.”