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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

**Tuesday, June 10, 2025 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference
Video Conference Link:**

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf5e3ce8d634a44b4fb8c63963824266b>

Telephone: +1-469-210-7159 United States Toll (Dallas), +1-408-418-9388 United States Toll

Access Code: 2486 903 5018

Meeting Password: ytEpbieQ226

Public Notice

250584

POSTED CITY SECRETARY
DALLAS, TX

The City of Dallas will make Reasonable Accommodations/Modifications 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 Housing & Neighborhood Revitalization Department by calling (214) 670-3677, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register with the Housing & Neighborhood Revitalization Department call (214) 670-3677 or email jaclyn.schroeder@dallas.gov, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Housing & Neighborhood Revitalization Department llamando al (214) 670-3677, tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en Housing & Neighborhood Revitalization Department llamando al (214) 670-3677, veinticuatro (24) horas antes de la fecha y horario de la reunión.

- I. **Call to Order** – *Marcy Helfand, President*
- II. **Roll Call** – *Jaclyn Schroeder, Housing Project Manager*
- III. **Public Comments on items IV – XII**
- IV. **Approval of the minutes for the April 8, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting** – *Marcy Helfand, President*
- V. **Action Item: Resolution for The Legacy on Kiest, a multifamily residential development to be located at 2621 Southerland Avenue, Dallas, Dallas**

County, Texas 75203 - *Aaron Eaquinto, General Manager; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.*

Consider and adopt resolutions approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and construction of “The Legacy on Kiest,” a multifamily residential development to be located at 2621 Southerland Avenue (the “Kiest Development”) and containing other provisions relating to such development, including a resolution approving the ground lease between LDG The Legacy on Kiest, LP (the “Kiest Borrower”) and DHFC The Legacy on Kiest Landowner, LLC; and partnership resolutions authorizing the admission of DHFC The Legacy on Kiest GP, LLC (the “Kiest General Partner”) to the Kiest Borrower and financing for the Kiest Development to include: (i) governmental notes issued by the Texas Department of Housing and Community Affairs (“TDHCA”) the proceeds of which will be loaned to the Kiest Borrower, (ii) equity financing by R4 LKTX Acquisition, LLC, (iii) subordinate loan financing by Rickhaus Design, LLC, and (iv) subordinate loan financing by the Corporation; and authorizing and ratifying actions and the execution of documents by the Corporation’s President, other officers, General Manager and Assistant General Manager in connection with the above-referenced transactions.

VI. **Action Item: Resolution for Palladium Buckner Station, a multifamily residential development to be located at 401 S. Buckner Blvd., Dallas, Dallas County, Texas 75217** – *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.*

- a. Consider and adopt a financing resolution authorizing the issuance, sale and delivery of the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Palladium Buckner Station) Series 2025 in a principal amount not to exceed \$50,000,000, with the proceeds of such bonds (the “Buckner Station Bond Financing”) to be loaned to Palladium Buckner Station, Ltd. (the “Buckner Station Borrower”) to finance a portion of the cost of the acquisition, construction and equipping of “Palladium Buckner Station,” a multifamily residential development to be located at 401 S. Buckner Blvd., Dallas, Dallas County, Texas 75217 (the “Bucker Station Development”); and
- b. Consider and adopt resolutions approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and operation of the Buckner Station Development and containing other provisions relating to such development, including resolutions approving the ground lease between the Buckner Station Borrower and DHFC Buckner Station

Landowner, LLC (the “Buckner Station Ground Lessor”), and partnership resolutions authorizing the admission of DHFC Buckner Station GP, LLC (the “Buckner Station General Partner”) to the Buckner Station Borrower; financing for the Buckner Station Development to include: (i) an equity investment by RAH Investor 469 LLC to the Buckner Station Borrower, (ii) the Buckner Station Bond Financing, (iii) the mortgage financing and bridge financing by Regions Bank to the Buckner Station Borrower and (iv) the City of Dallas loan to OCC Living and assignment of such loan to the Buckner Station Borrower; and authorizing and ratifying actions and the execution of documents by the Corporation’s President, other officers, General Manager and Assistant General Manager in connection with the above-referenced transactions.

VII. **Action Item: Resolution for HiLine Illinois, a multifamily residential development to be located at 4710 West Illinois Avenue, Dallas, Dallas County, Texas 75211 – Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.**

- a. Consider and adopt a financing resolution authorizing the issuance, sale and delivery of the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Fannie Mae MBS Secured) (HiLine Illinois) Series 2025A and the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (HiLine Illinois) Series 2025B in an aggregate principal amount not to exceed \$35,000,000, with the proceeds of such bonds (together, the “HiLine Illinois Bond Financing”) to be loaned to TX Illinois 2024, Ltd. (the “HiLine Illinois Borrower”) to finance a portion of the cost of the acquisition, construction and equipping of “HiLine Illinois,” a multifamily residential development to be located at 4710 West Illinois Avenue, Dallas, Dallas County, Texas 75211 (the “HiLine Illinois Development”); and
- b. Consider and adopt resolutions approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and operation of the HiLine Illinois Development and containing other provisions relating to such development, including resolutions approving the ground lease between the HiLine Illinois Borrower and DHFC HiLine Illinois Landowner, LLC (the “HiLine Illinois Ground Lessor”), and partnership resolutions authorizing the admission of DHFC HiLine Illinois GP, LLC (the “HiLine Illinois General Partner”) to the HiLine Illinois Borrower; financing for the HiLine Illinois Development to include: (i) an equity investment by CREA HiLine Illinois, LLC to the HiLine Illinois Borrower, (ii) the HiLine Illinois Bond Financing, (iii) the construction loan financing by Citibank, N.A. to the HiLine Illinois Borrower, (v) the City of Dallas HOME loan to the HiLine Illinois Borrower, and (vi) the City of Dallas

CDBG loan to the HiLine Illinois Ground Lessor and assignment of such loan to the HiLine Illinois Borrower; and authorizing and ratifying actions and the execution of documents by the Corporation's President, other officers, General Manager and Assistant General Manager in connection with the above-referenced transactions.

- VIII. **Action Item: Resolutions relating to renewal of the Corporation's participation in the single-family home mortgage program** – *Aaron Eaquinto, General Manager, George Rodriguez, Bond Counsel, Bracewell LLP, and Tim Nelson, Managing Director, Hilltop Securities Inc.*
- a. Consider and adopt a resolution approving an assignment agreement with the TDHCA authorizing TDHCA to issue bonds for the purpose of obtaining funds to finance home mortgage loans for persons of low and moderate income; and
 - b. Consider and adopt a resolution approving an application to the Texas Bond Review Board for a single-family private activity bond allocation in an amount up to \$61,000,000 and approving all other matters in connection therewith.
- IX. **Discussion of potential single family mortgage bond program** – *Mike Airhart, Managing Director, Stifel, Nicolas & Company, Incorporated*
- X. **Review and discussion of the Corporation's pipeline report as of June 10, 2025** – *Aaron Eaquinto, General Manager*
- XI. **Discussion of the Corporation policy recommendations proposed by the City of Dallas Department of Housing and Community Development and Texas House Bill 21** – *Marcy Helfand, President*
- XII. **Introductory Executive Session discussion of an employment cost-sharing proposal between the Corporation and the Dallas Public Facility Corporation** – *Marcy Helfand, President*
- a. **Pursuant to Tex. Govt. Code §551.071, Consultation with attorney**, for the Corporation to seek the advice of its attorney about a matter on which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code; and
 - b. **Pursuant to Tex. Govt. Code §551.074, Personnel matters**, to deliberate the employment and duties of Aaron Eaquinto for the position of General Manager.
- XIII. **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 pistol 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 Corporation 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]