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CITY SECRETARY
DALLAS, TEXAS



Public Notice

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DALLAS, TX

REVISED

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, July 15, 2025 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference
Video Conference Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m8cdfb5a2313427d51dfed6acdb6a3ece>

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

Access Code: 2497 042 4822

Meeting Password: 3qjVryw3Pc6

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 & Community Development 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 & Community Development Department call (214) 670-3677 or email jaclyn@dallashfc.com, 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 & Community Development 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 & Community Development 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 – X.**
- IV. **Approval of the minutes for the June 10, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**

- V. **Action Item:** **Approval of revision to the Corporation's Multifamily Financing Application Procedures and Regulations to increase the preparation fee for the Bond Review Board application** – *Marcy Helfand, President; George Rodriguez, Bond Counsel, Bracewell LLP*

Consider and approve a revision to the Corporation's Multifamily Financing Application Procedures and Regulations to increase the preparation fee for the Bond Review Board application from \$2,500 to \$7,500, with \$5,000 being refundable in the event no inducement is issued.

- VI. **Action Item:** **Resolution for The Hartford Living located at 400 North St. Paul Street in the City of Dallas, Dallas County, Texas 75201 and to get converted to a multifamily residential development** – *Aaron Eaquinto, General Manager; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.*

Consider and adopt a resolution approving a Memorandum of Understanding with Blue Lofts, Inc. or a designated affiliate for the acquisition, financing, development and operation of The Hartford Living, which will be converted to a multifamily residential development.

- VII. **Action Item:** **Resolution for The Heights at UNT Station, a multifamily residential development to be located at 1021 East Wheatland Road, Dallas, Dallas County, Texas 75241** - *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

- a. Consider and adopt a resolution approving a Memorandum of Understanding with LDG Multifamily, LLC or a designated affiliate for the acquisition, financing, development and operation of The Heights at UNT Station, a multifamily residential development;
- b. Consider and adopt a resolution approving the transfer and assignment of DHFC The Heights at UNT Station GP, LLC, a Texas limited liability company (the "UNT Station GP"), to the Corporation; authorizing the Corporation as the Sole Member of the UNT Station GP; and approving the form and substance of an amended and restated limited liability company agreement and the execution thereof;
- 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 Heights at UNT Station Developer, LLC and approving the form and substance of a limited liability company agreement and the execution thereof;
- 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 Heights at UNT

Station Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and

- 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 Heights at UNT Station Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VIII. **Action Item: Resolution for The Gateway at Trinity Forest, a multifamily residential development to be located at 2200 Dowdy Ferry Road, Dallas, Dallas County, Texas 75217** - *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

- a. Consider and adopt a resolution approving a Memorandum of Understanding with LDG Multifamily, LLC or a designated affiliate for the acquisition, financing, development and operation of The Gateway at Trinity Forest, a multifamily residential development;
- b. Consider and adopt a resolution approving the transfer and assignment of DHFC The Gateway at Trinity Forest GP, LLC, a Texas limited liability company (the "Gateway GP"), to the Corporation; authorizing the Corporation as the Sole Member of the Gateway GP; and approving the form and substance of an amended and restated limited liability company agreement and the execution thereof;
- 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 Gateway at Trinity Forest Developer, LLC and approving the form and substance of a limited liability company agreement and the execution thereof;
- 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 Gateway at Trinity Forest Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- 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 Gateway at Trinity Forest Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

IX. **Review and discussion of DHFC Treasurer's report for the three-month period ending on March 30, 2025** – *Aaron Eaquinto, General Manager*

- X. **Review and discussion of the Corporation's pipeline report as of July 15, 2025** – *Aaron Eaquinto, General Manager*
- XI. **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]