

RECEIVED

2024 SEP -6 PM 4: 46

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, September 10, 2024 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference
Video Conference Link: Click [HERE](#)

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

Public Notice

2 4 0 8 3 7

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 – XIII**
- IV. **Approval of the minutes for the August 27, 2024 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **Executive Session – 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 Equinto for the position of General Manager.

- VI. **Action Item: Consider and approve of (1) qualifications and appointment of Aaron Equinto to the position of General Manager; (2) adopting a resolution appointing Aaron Equinto as General Manager; (3) approving the terms of the Employment Agreement; (4) authorizing the President to execute the Employment Agreement of the General Manager – Marcy Helfand, President**
- VII. **Action Item: Resolutions for Tenison Lofts, a multifamily residential development to be located at 3500-3632 Samuell Blvd. in the City of Dallas, Dallas County, Texas 75223 – Aaron Equinto, General Manager:**
- a. Consider and adopt a resolution approving a Memorandum of Understanding with Generation Housing Partners, LLC and GHT Development II, LLC for the financing, acquisition and construction of Tenison Lofts, 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 Tenison Lofts GP, LLC and approving the form of a limited liability company agreement;
- 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 Tenison Lofts Developer, LLC and approving the form of a limited liability company agreement;
- 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 Tenison Lofts Landowner, LLC and approving the form of a limited liability company agreement; 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 Tenison Lofts Contractor, LLC and approving the form of a limited liability company agreement.
- VIII. **Action Item: Resolution for Jefferson Innova, a multifamily residential development located at 2781 N Carroll Avenue in the City of Dallas, Dallas County, Texas 75204 – Aaron Equinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.**

Consider and adopt a resolution approving a Memorandum of Understanding with Jefferson at the Central, LLC for the acquisition, financing and operation of Jefferson Innova, a multifamily residential development located at 2781 N Carroll Avenue in the City of Dallas, 75204, Dallas County, Texas.

IX. **Action Item: Resolution for Oak & Ellum, a multifamily residential development located at 2627 Live Oak Street in the City of Dallas, Dallas County, Texas 75204 – Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.**

a. Consider and adopt a resolution approving a Memorandum of Understanding with Waterford Property Company, LLC for the acquisition, financing and operation of Oak & Ellum, a multifamily residential development located at 2627 Live Oak Street in the City of Dallas, 75204, Dallas County, Texas; and.

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 name DHFC Oak & Ellum GP, LLC and approving the form of a limited liability company agreement and the execution thereof; and

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 Oak & Ellum Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

X. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$30,000,000, for a loan to LDG The Legacy on Kiest, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Legacy on Kiest” and to be located at 2621 Southerland Ave., Dallas, Texas 75203; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions – *Aaron Eaquinto, General Manager, George Rodriguez, Bond Counsel, Bracewell LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.*

XI. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$50,000,000, for a loan to Palladium Buckner Station, Ltd. to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Palladium Buckner Station” and to be located at 8008 Elam Road, Dallas, Texas 75217; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions – *Aaron Eaquinto, General Manager,*

George Rodriguez, Bond Counsel, Bracewell LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.

- XII. **Review and discussion of DHFC Treasurer’s report for the seven-month period ending on July 31, 2024 – Aaron Eaquinto, General Manager**
- XIII. **Review and discussion of the Corporation’s pipeline report as of September 3, 2024 – Aaron Eaquinto, General Manager**
- XIV. **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]