

RECEIVED  
2024 MAY 10 PM 4: 45  
CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

DALLAS HOUSING FINANCE CORPORATION  
REGULAR MEETING

Tuesday, May 14, 2024 at 12:00 PM  
Dallas City Hall, Council Chambers 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

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](mailto: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 – XI**
- IV. **Approval of the minutes for the April 16, 2024 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **Action Item: Resolutions for The Mondello, an approximately 150-unit multifamily residential development to be located at 2000 Highland Road in the City of Dallas, Dallas County, Texas 75228 – 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.**

Public Notice

2 4 0 4 9 5

POSTED CITY SECRETARY  
DALLAS, TX

- 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 (The Mondello) Series 2024 in the aggregate principal amount of up to \$22,500,000.00, with the proceeds of such bonds (the “Bond Financing”) to be loaned to Mondello Apartments, LLC (the “Borrower”) to finance a portion of the cost of the rehabilitation of “The Mondello,” a multifamily residential development located at 2000 Highland Road, Dallas, Texas (the “Development”); and
- b. Consider and adopt partnership 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 Development and containing other provisions relating to such Development, including a resolution approving the ground lease between the Borrower and DHFC The Mondello Landowner, LLC; and resolutions authorizing the admission of DHFC The Mondello Managing Member, LLC (the “Managing Member”) to the Borrower and financing for the Development to include: equity financing by RAH Investor 428, LLC, the Bond Financing, a mortgage loan insured by the United States Department of Housing and Urban Development from Regions Bank, a bridge loan from Regions Bank and subordinate loans from Mondello Acquisition, LLC and Mondello Manager, LLC in the aggregate amount not to exceed \$9,000,000.00.

VI. **Action Item: Resolutions for Axis Kessler Park, a multifamily residential development located at 2400 Fort Worth Avenue in the City of Dallas, Dallas County, Texas 75211 – Aaron Eaquinto, General Manager:**

- a. Consider and adopt a resolution approving an amended and restated memorandum of understanding (MOU) with Waterford Property Company, LLC for the financing, acquisition, and development of Axis Kessler Park, an approximately 299-unit multifamily residential development; and
- b. Consider and adopt a resolution authorizing DHFC Axis Kessler Park, LLC, which is wholly owned by the Corporation, to serve as general partner of a to-be-formed partnership in connection with the acquisition, financing, and operation of Axis Kessler Park and approving the form and substance of an amended and restated 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 Axis Kessler Park Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VII. **Action Item: Resolutions regarding the appointment of an Assistant Investment Officer for the Corporation and establishment of a TexPool account – Aaron Eaquinto, General Manager; Ryan Bowen, Corporation**

*Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.*

- a. Consider and adopt a resolution appointing Director David Ellis as Assistant Investment Officer of the Corporation – *Aaron Eaquinto, General Manager*
  - b. Consider and adopt a resolution authorizing the Corporation to enter into a Participation Agreement to establish a TexPool account for the purpose of transmitting funds for investment and authorizing representatives for account access – *Aaron Eaquinto, General Manager*
- VIII. **Review and discussion of DHFC Treasurer’s report for the three-month period ending on March 31, 2024** – *Aaron Eaquinto, General Manager*
  - IX. **Review and discussion of the Corporation’s pipeline report as of May 10, 2024** – *Aaron Eaquinto, General Manager*
  - X. **Discussion about the Corporation making charitable contributions** – *Aaron Eaquinto, General Manager*
  - XI. **Discussion of take-aways from the National Association of Local Housing Finance Agencies conference, May 1-May 4, 2024, attended by Corporation staff and Board Members**– *Tatiana Farrow, Treasurer*
  - XII. **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]