



City of Dallas

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, July 16, 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

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 – X**
- IV. **Approval of the minutes for the June 11, 2024, City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **Public Hearing** pursuant to Section 394.9025(a) of the Texas Local Government Code on possible issuance of bonds by the Corporation to finance the acquisition and rehabilitation of The Mondello, a 150-unit multifamily residential development located at 2000 Highland Road, Dallas, Texas 75228, to be owned and operated by Mondello Apartments, LLC, with

DHFC The Mondello Managing Member, LLC, a wholly-owned affiliate of the Corporation, to be admitted as the managing member.

- VI. **Public Hearing** pursuant to Section 394.9025(a) of the Texas Local Government Code on possible issuance of bonds by the Corporation to finance the acquisition and rehabilitation of West Virginia Apartments, a 202-unit multifamily residential development located at 8004 West Virginia Drive, Dallas, Texas 75237, to be owned and operated by 8004 West Virginia Drive (TX) Owner LP, with DHFC West Virginia GP, LLC, a wholly-owned affiliate of the Corporation, to be admitted as the general partner.

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

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 operation of Axis Kessler Park (the “Development”) and containing other provisions relating to such Development, including resolutions approving the ground lease between Axis Kessler Park Holdco LP (the “Borrower”) and DHFC Axis Kessler Park Landowner, LLC, approving the regulatory agreement with respect to the Development, authorizing financing for the Development to include: an equity investment by Axis Partners JV LLC to the Borrower and loan financing from Walker & Dunlop, LLC to the 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-described transactions.

- VIII. **Action Item: Resolution for 555 Ross, a multifamily residential development located at 1777 N Record St in the City of Dallas, Dallas County, Texas** – *Aaron Eaquinto, General Manager; 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 (“MOU”) with Opportunity Housing Group, Inc. for the acquisition of 555 Ross, a multifamily residential development located at 1777 N Record St in the City of Dallas, Dallas County, Texas and the creation with the Secretary of State of a limited liability company to own the development with the Corporation as the sole member, to be named DHFC 555 Ross Apartments, LLC and approving the form and substance of a limited liability company agreement.

- IX. **Review and discussion of DHFC Treasurer’s report for the five-month period ending on May 31, 2024** – *Aaron Eaquinto, General Manager*

- X. **Review and discussion of the Corporation's pipeline report as of July 8, 2024** – *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 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]