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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, April 8, 2025 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: 2484 216 7527

Meeting Password: 3ySmpNBxj22

Public Notice

250366

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 – XI**
- IV. **Approval of the minutes for the March 11, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **Action Item: Resolution for HiLine Illinois, a multifamily residential development 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 resolution approving a Memorandum of Understanding with Generation Housing Partners, LLC and GHT Development II, LLC or a designated affiliate for the acquisition, financing, development and operation of HiLine Illinois, 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 HiLine Illinois GP, LLC and approving the form of a 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 HiLine Illinois Landowner, 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 HiLine Illinois Developer, 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 HiLine Illinois Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VI. **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.*

- 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 Legacy on Kiest, a multifamily residential development;
- b. Consider and adopt a resolution approving the transfer and assignment of DHFC The Legacy on Kiest GP, LLC, a Texas limited liability company (the “Company”), to the Corporation; authorizing the Corporation as the Sole Member of the Company; 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 Legacy on Kiest 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 Legacy on Kiest 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 Legacy on Kiest Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VII. **Action Item: Resolution for Palladium Buckner Station, a multifamily residential development to be located at 8008 Elam Road, 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 resolution approving a Memorandum of Understanding with Palladium USA International, Inc. or a designated affiliate for the acquisition, financing, development and operation of Palladium Buckner Station, 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 Buckner Station GP, LLC and approving the form of a 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 Buckner Station Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- 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 Buckner Station

Developer, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

- VIII. **Action Item: Resolution for The Ridge at Loop 12, a multifamily residential development to be located at 1100 North Walton Walker Boulevard, Dallas, Dallas County, Texas 75211 - Aaron Eaquinto, General Manager; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior 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 subordinate loan financing for “The Ridge at Loop 12,” a multifamily residential development to be located at 1100 North Walton Walker Boulevard in the form of a loan to LDG The Ridge at Loop 12, LP, as Borrower, from Rickhaus Design, LLC.

- IX. **Discussion of the DHFC policy recommendations and timeline proposed by the City of Dallas Department of Housing and Community Development – Marcy Helfand, President**
- X. **Review and discussion of DHFC Treasurer’s report for the two-month period ending on February 28, 2025 – Aaron Eaquinto, General Manager**
- XI. **Review and discussion of the Corporation’s pipeline report as of April 8, 2025 – Aaron Eaquinto, General Manager**
- 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 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]