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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

**DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, October 8, 2024 at 11:30 AM
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: 2492 126 7570

Public Notice

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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 & 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 & 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 & 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 & 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 – XVI**
- IV. **Approval of the minutes for the September 10, 2024 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **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.*

- VI. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$40,000,000, for a loan to AMTEX CF Hawn Fund, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “CF Hawn Apartments” and to be located at 10600 CF Hawn Freeway, 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.*
- VII. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$35,000,000, 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.*
- VIII. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$35,000,000, for a loan to LDG The Legacy on Belt Line, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Legacy on Belt Line” and to be located at 1275 S. Belt Line Road, Dallas, Texas 75253; 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.*
- IX. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$40,000,000, for a loan to LDG The Heights at Country Creek, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Heights at Country Creek” and to be located at the Northwest Corner of E. Kiest Blvd. and Southerland Avenue, Dallas, Texas 75216; 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.*

- X. **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 LDG The Gateway at Trinity Forest, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Gateway at Trinity Forest” and to be located at 2070 Dowdy Ferry 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.*

- 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 SL Wheatland Partners, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Enclave on Wheatland” and to be located at 2100 E. Wheatland Road, Dallas, Texas 75241; 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. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$32,000,000, for a loan to 13731 Goldmark Drive (TX) Owner LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Tuscany at Goldmark” and to be located at 13731 Goldmark Drive, Dallas, Texas 75250; 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.*

- XIII. **Action Item: Resolution for Waterford at Goldmark, a multifamily residential development located at 13695 Goldmark Drive in the City of Dallas, Dallas County, Texas 75240** – *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 13695 Goldmark Drive (TX) Developer LLC for the financing, acquisition and rehabilitation of Waterford at Goldmark, a multifamily residential development;

- b.** Consider and adopt a resolution approving the transfer and assignment of DHFC Waterford at Goldmark GP, LLC, a Texas limited liability company (the “Company”), to the Corporation; authorizing the designation of 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 Waterford at Goldmark Developer, LLC and approving the form of a limited liability company agreement; 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 Waterford at Goldmark Landowner, LLC and approving the form of a limited liability company agreement.
- XIV. **Action Item: Consider and Adopt a Resolution** approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary for TX Westmoreland 2020, LTD. (the “Borrower”) to obtain (i) permanent phase loan financing and (ii) supplemental loan financing to carry out the refinancing and operation of Westmoreland Station, a multifamily residential development located at 6600 S. Westmoreland Road, Dallas, Texas 75237; and containing other related provisions – *Aaron Eaquinto, General Manager, George Rodriguez, Bond Counsel, Bracewell LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.*
- XV. **Review and discussion of DHFC Treasurer’s report for the eight-month period ending on August 31, 2024** – *Aaron Eaquinto, General Manager*
- XVI. **Review and discussion of the Corporation’s pipeline report as of October 1, 2024** – *Aaron Eaquinto, General Manager*
- XVII. **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]