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CITY SECRETARY
DALLAS, TEXAS

AGENDA

POSTED CITY SECRETARY
DALLAS, TX

CITY OF DALLAS HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS MEETING

Tuesday, April 12, 2022 at 12:00 PM
City Hall – Room 6 ES
1500 Marilla Street, Dallas, Texas 75201
and Videoconference

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m82d564991ed2f0693473d0b9f268dc77>

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2492 549 3580

Board of Directors

Officers:

Marcy C. Helfand, President
Brad Nitschke, Vice President
Ryan Garcia, Secretary
Beatrice Alba Martinez, Treasurer

Anthony Page, Director
Vacant, Director
Joshua Vernon, Director
David Ellis, Director
Prisma Garcia, Director

Jessica E. Lightbourne, Director
Tatiana Farrow, Director
Christopher Lewis, Director
Beverlyn Banks, Director
Claire Dewar, Director
Patty Collins, Director

1. Call to Order – **Marcy Helfand, President**
2. Roll Call – **Aaron Eaquinto, DHFC Administrator**
3. Public Testimony - public comments on Items 4-8
4. Approval of the Minutes for the March 8, 2022 City of Dallas Housing Finance Corporation (“DHFC” or “the Corporation”) Meeting – **Marcy Helfand, President**
5. Consider and Adopt a Resolution Approving an Agreement with the Texas Department of Housing and Community Affairs (TDHCA) to Issue Bonds for the Purpose of Obtaining Funds to Finance Home Mortgage Loans for Persons of Low and Moderate Income – **Aaron Eaquinto, DHFC Administrator, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
6. Consider and Adopt a Resolution Approving an Application to the Texas Bond Review Board for a Single Family Private Activity Bond Allocation in an Amount up to \$55,217,249.67 and Approving All Other Matters in Connection Therewith – **Aaron Eaquinto, DHFC Administrator, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
7. Consider and Adopt a Resolution Approving the Allocation of \$5,000,000.00 for the Purpose of the Development and Construction of For-Sale Housing – **Aaron Eaquinto, DHFC Administrator, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**

8. Resolutions for Cypress Creek Apartment Homes at Forest Lane, a Multifamily Residential Development Located at 11520 North Central Expressway:
 - a. Consider and Adopt Resolution Approving an Agreement with Cypress Creek Forest SLP LLC for the Acquisition and Development of Cypress Creek Apartment Homes at Forest Lane, a Multifamily Residential Development and Authorizing the Assignment of Ownership to the Corporation of Cypress Creek Forest Lane GP, LLC, the General Partner of Cypress Creek Forest Lane LP, the Partnership Developing, Owning, and Managing the Project – **Aaron Eaquinto, DHFC Administrator**
 - b. Consider and Adopt Resolution Approving the Assignment to the Corporation of Ownership of Cypress Creek Forest Lane GP, LLC, the General Partner of Cypress Creek Forest Lane LP, Approving all Actions Necessary for the Assignment of Ownership of the General Partner to the Corporation, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of Cypress Creek Apartment Homes at Forest Lane – **Aaron Eaquinto, DHFC Administrator**
 - 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 Cypress Creek at Forest Lane Developer LLC and all Actions of DHFC Cypress Creek at Forest Lane Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of Cypress Creek Apartment Homes at Forest Lane – **Aaron Eaquinto, DHFC Administrator**
 - 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 Cypress Creek at Forest Lane Landowner LLC and all Actions of DHFC Cypress Creek at Forest Lane Landowner LLC Necessary for the Acquisition of Approximately 2.85 Acres of Land Located at 11520 North Central Expressway and Entering into a Long-Term Ground Lease with Cypress Creek Forest Lane LP and Management of the Land – **Aaron Eaquinto, DHFC Administrator**
9. Future Agenda Items – **Marcy Helfand, President**
 - a. Final Approval of Ash Creek Apartments – **TBD**
 - b. Final Approval of Terrace at Southern Oaks – **TBD**
 - c. Final Approval of Cypress Creek Apartment Homes at Forest Lane - **TBD**

10. Adjourn – **Marcy Helfand, President**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

- 1) Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meeting Act.
- 2) The purchase, exchange, lease or value of real property, if the deliberation in any open meeting would have a detrimental effect on the position of the city in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
- 3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
- 4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline

or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

- 5) The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
- 6) Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
- 7) Deliberations of 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. Section 551.089 of the Texas Open Meetings Act.

HANDGUN PROHIBITION NOTICE FOR MEETING 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.”