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AGENDA

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CITY SECRETARY
DALLAS, TEXAS

**CITY OF DALLAS HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS MEETING**

POSTED CITY SECRETARY
DALLAS, TX

**Thursday, October 13, 2022 at 12:00 PM
City Hall – L1 FN Auditorium
1500 Marilla Street, Dallas, Texas 75201
and Videoconference**

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me63c31053e5a812ed1494bc9a99cc0fd>

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2483 733 4652

Board of Directors

Officers:

Marcy C. Helfand, President
Ryan Garcia, Vice President
Anthony Page, Secretary
Beatrice Alba Martinez, Treasurer

Vacant, Director
Jessica M. De Paz, Director
Joshua M. Vernon, Director
David B. Ellis, Director
Prisma Y. Garcia, Director

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

1. Call to Order – **Marcy Helfand, President**
2. Roll Call – **Aaron Eaquinto, Assistant General Manager**
3. Public Testimony - Public Comments on Items 4-10
4. Approval of the Minutes for the September 13, 2022 City of Dallas Housing Finance Corporation Meeting – **Marcy Helfand, President**
5. Public Hearing Pursuant to Section 394.9025(a) of the Texas Local Government Code on Possible Issuance of Bonds by the City of Dallas Housing Finance Corporation to Finance the Acquisition of The Briscoe, a 322-unit Multifamily Residential Development Located at 12639 Coit Road, Dallas, Texas 75251, by DHFC The Briscoe Apartments, LLC, a Texas Limited Liability Company of Which the City of Dallas Housing Finance Corporation is the Sole Member - **Aaron Eaquinto, Assistant General Manager**
6. Consider and Adopt Resolutions Authorizing the Execution and Delivery of Documents and any Instruments Necessary to Carry Out the Financing of The Briscoe Apartments, a Mixed Income Multifamily Residential Development Located at 12639 Coit Road – **Aaron Eaquinto, Assistant General Manager, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Co-Financial Advisor, Hilltop Securities Inc.**

7. Consider and Adopt a Resolution Approving a Memorandum of Understanding with AMCAL Equities, LLC for the Acquisition of The Dylan, a Multifamily Residential Development Located at 4533 Cedar Springs Road and the Creation with the Texas Secretary of State of a Limited Liability Company to Own the Development with the Corporation as the Sole Member to be Named DHFC The Dylan LLC and All Actions of DHFC The Dylan LLC Necessary for the Acquisition, Financing, and Operation of The Dylan – **Aaron Eaquinto, DHFC Administrator, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
8. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Rosemont Meadow Lane Apartments, LLC to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Rosemont at Meadow Lane) Located at 4722 Meadow Street in an Aggregate Principal Amount Not to Exceed \$45,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Aaron Eaquinto, Assistant General Manager**
9. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Mondello Apartments, LLC to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Mondello) Located at 2000 Highland Road in an Aggregate Principal Amount Not to Exceed \$35,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Aaron Eaquinto, Assistant General Manager**
10. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Positano Apartments, LLC to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Positano) Located at 2519 John West Road in an Aggregate Principal Amount Not to Exceed \$35,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Aaron Eaquinto, Assistant General Manager**
11. 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.”