

## AGENDA

### CITY OF DALLAS HOUSING FINANCE CORPORATION BOARD OF DIRECTORS SPECIAL CALLED MEETING

Public Notice

RECEIVED

Monday, October 19, 2020 at 12:00 PM

Via Microsoft Teams

2 0 0 805

2020 OCT 13 PM 3:33

Meeting Link: [Join Microsoft Teams Meeting](#)

CITY SECRETARY  
DALLAS, TEXAS

**Audio Only:**

POSTED CITY SECRETARY  
DALLAS, TX

Phone Number: 469-217-7604 -- Conference ID: 626 467143#

#### Board of Directors

##### Officers:

Marcy C. Helfand, President  
Brad Nitschke, Vice-President  
Ryan Garcia, Secretary  
Benard Miraglia, Treasurer

Shan Zaidi, Director  
Robin L. O'Neal, Director  
Matthew Marchant, Director  
Joshua Vernon, Director  
Beatrice Alba Martinez, Director

Jessica E. Lightbourne, Director  
David Ellis, Director  
Tatiana Farrow, Director  
Vacant, Director  
Vacant, Director

- 
1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Eric Ochel, HFC Liaison**
  3. Introduction of new Director, Tatiana Farrow – **Marcy C. Helfand, President**
  4. Public Testimony - public comments on Items 5-8.
  5. Approval of the Minutes for the September 15, 2020 Corporation Meeting – **Marcy C. Helfand, President**
  6. Resolutions for Midpark Towers Apartments, a Multifamily Residential Acquisition and Redevelopment Located at 8550 Midpark Road:
    - a. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to Midpark Towers, LP to Provide Financing for a Multifamily Residential Rental Redevelopment for Persons of Low and Moderate Income (Midpark Towers Apartments) in Aggregate Principal Amount Not to Exceed \$20,000,000.00; 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 - **George Rodriguez, Bracewell LLP, Bond Counsel**
    - b. Consider and Adopt Resolution Approving an Agreement with Elizabeth Property Group, LLC for the Acquisition and Redevelopment of Midpark Towers Apartments, a Multifamily Residential Development and Authorizing the Formation of Midpark Towers GP, LLC to Act as the General Partner of Midpark Towers, LP, the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager, Tisha Vaidya, Elizabeth Property Group, LLC and Moira Concannon, Elizabeth Property Group, LLC**
    - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of Midpark Towers GP, LLC, the General Partner of Midpark Towers, LP, Approving all Actions Necessary for the Admission of the General Partner into Midpark Towers, LP, and Approving all

Other Actions Necessary for the Acquisition, Financing, Development, and Operation of the Midpark Towers Apartments – **Kyle Hines, Assistant General Manager**

- 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 DHFC Midpark Developer LLC and all Actions of DHFC Midpark Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of the Midpark Towers Apartments – **Kyle Hines, Assistant General Manager**
  - 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 Midpark Landowner LLC and all Actions of DHFC Midpark Landowner LLC Necessary for the Acquisition of Approximately **3.47** Acres of Land and **202** Existing Multifamily Units Located at 8550 Midpark Road and Entering into a Long-Term Ground Lease with Midpark Towers, LP and Management of the Land – **Kyle Hines, Assistant General Manager**
  - f. 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 Midpark General Contractor LLC and all Actions of DHFC Midpark General Contractor LLC Necessary for the Financing, Construction, and Development of the Midpark Towers Apartments – **Kyle Hines, Assistant General Manager**
7. Resolutions for The Standard at Royal Lane, a Multifamily Residential Development Located at 2737 Royal Lane:
- a. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to LDG The Standard at Royal Lane, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Standard at Royal Lane) in Aggregate Principal Amount Not to Exceed \$50,000,000.00; 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 - **George Rodriguez, Bracewell LLP, Bond Counsel**
  - b. Consider and Adopt Resolution Approving an Agreement with LDG Multifamily, LLC for the Acquisition and Development of The Standard at Royal Lane a Multifamily Residential Development and Authorizing the Formation of LDG The Standard at Royal Lane GP, LLC to Act as the General Partner of LDG The Standard at Royal Lane, LP, the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager and Jake Brown, LDG Multifamily, LLC**
  - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of LDG The Standard at Royal Lane GP, LLC, the General Partner of LDG The Standard at Royal Lane, LP, Approving all Actions Necessary for the Admission of the General Partner into LDG The Standard at Royal Lane, LP, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of The Standard at Royal Lane – **Kyle Hines, Assistant General Manager**
  - 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 Standard Developer LLC and all Actions of DHFC The Standard Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of The Standard at Royal Lane Apartments – **Kyle Hines, Assistant General Manager**

- 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 Standard Landowner LLC and all Actions of DHFC The Standard Landowner LLC Necessary for the Acquisition of Approximately **12.17** Acres of Land Located at 2737 Royal Lane and Entering into a Long-Term Ground Lease with LDG The Standard at Royal Lane, LP and Management of the Land – **Kyle Hines, Assistant General Manager**
  - f. 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 Standard General Contractor LLC and all Actions of DHFC The Standard General Contractor LLC Necessary for the Financing, Construction, and Development of The Standard at Royal Lane – **Kyle Hines, Assistant General Manager**
8. Resolutions for the Art House Lofts, a Multifamily Residential Development Located at 2700 S. Westmoreland Road:
- a. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to TX Westmoreland 2020, Ltd., to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Art House Lofts at Westmoreland) in Aggregate Principal Amount Not to Exceed \$30,000,000.00; 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 - **George Rodriguez, Bracewell LLP, Bond Counsel**
  - b. Consider and Adopt Resolution Approving an Agreement with Generation Housing Partners, LLC and Hill Tide Partners, LLC for the Acquisition and Development of Art House Lofts at Westmoreland a Multifamily Residential Development and Authorizing the Formation of TX Westmoreland 2020 GP, LLC to Act as the General Partner of TX Westmoreland 2020, Ltd., the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager, Adrian Iglesias, President, Generation Housing Development, and Chris Applequist, Vice President and Partner, Generation Housing Development**
  - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of TX Westmoreland 2020 GP, LLC, the General Partner of TX Westmoreland 2020, Ltd., Approving all Actions Necessary for the Admission of the General Partner into TX Westmoreland 2020 Ltd., and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of Art House Lofts at Westmoreland – **Kyle Hines, Assistant General Manager**
  - 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 Art House Lofts Developer LLC and all Actions of DHFC Art House Lofts Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of the Art House Lofts at Westmoreland–**Kyle Hines, Assistant General Manager**
  - 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 Art House Lofts Landowner LLC and all Actions of DHFC Art House Lofts Landowner LLC Necessary for the Acquisition of Approximately **7.25** Acres of Land Located at 2700 S. Westmoreland Road and Entering into a Long-Term Ground Lease with TX Westmoreland 2020, Ltd., and Management of the Land – **Kyle Hines, Assistant General Manager**

- f. 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 Art House Lofts General Contractor LLC and all Actions of DHFC Art House Lofts General Contractor LLC Necessary for the Financing, Construction, and Development of the Art House Lofts at Westmoreland – **Kyle Hines, Assistant General Manager**

9. Future Agenda Items – **Marcy C. Helfand, President**

- a. Update on the Potential Sale of Providence at Mockingbird – **November 2020**
- b. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **TBD**
- c. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**
- d. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/ or Assistant General Manager – **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.”***