

RECEIVED

AGENDA

CITY OF DALLAS HOUSING FINANCE CORPORATION

2019 JAN 22 AM 11:13 **BOARD OF DIRECTORS MEETING**

CITY SECRETARY
DALLAS, TEXAS

(SPECIAL CALLED)

Public Notice

Friday, January 25, 2019 at 12:00 Noon

19 00 87

City Hall – Briefing Room, 5ES

1500 Marilla, Dallas, Texas 75201

POSTED CITY SECRETARY
DALLAS, TX

Board of Directors

Sherman Roberts, President
Clint V. Nolen, Vice President
Marcy Helfand, Secretary
James Armstrong III, Treasurer

Trent Hughes, Director
Ryan Garcia, Director
Brad Nitschke, Director
Joe Carreon, Director

Jim Harp, Director
Eric Anderson, Director
Juan J. Garcia, Director

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1. Call to Order – **Sherman Roberts, President**
 2. Roll Call – **Avis F. Chaisson, Assistant General Manager**
 3. Approval of the Minutes for the November 13, 2018 Meeting – **Sherman Roberts, President**
 4. Resolutions for Estates at Shiloh a Multifamily Residential Development to be Located at 2649 Centerville Road:
 - a. Consider and Adopt an Inducement Resolution Declaring Intent to Issue Multifamily Revenue Bonds in Aggregate Principal Amount Not to Exceed \$20,000,000.00 for the Estates at Shiloh Multifamily Residential Development and Providing for Other Matters Relating to the Subject – **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**
 - b. Consider and Adopt Resolution Approving an Agreement with Generation Housing Development, LLC for the Development of the Estates at Shiloh Multifamily Residential Development and Confirming and Ratifying the Formation of TX Casa View 2018 GP, LLC to Act as the General Partner of TX Casa View 2018, Ltd., the Partnership Developing, Owning and Managing the Project – **Avis F. Chaisson, Assistant General Manager**
 - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of TX Casa View 2018 GP, LLC, the General Partner of TX Casa View 2018, Ltd., Approving all Actions Necessary for the Admission of the General Partner into TX Casa View 2018, Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of the Estates at Shiloh – **Avis F. Chaisson, Assistant General Manager**
 - d. Consider and Adopt Resolution Authorizing the Acquisition of Land Located at 2649 Centerville Road for the Development of the Estates at Shiloh and Entering into a Long-Term Ground Lease with TX Casa View 2018, Ltd. for the Land – **Avis F. Chaisson, Assistant General Manager**
 5. Resolutions for Palladium Redbird a Mixed Income Multifamily Residential Development on Approximately 8 acres of Land Located East of South Westmoreland Road and Red Bird Mall Ring Road:

- a. Consider and Adopt an Inducement Resolution Declaring Intent to Issue Multifamily Revenue Bonds in an Aggregate Principal Amount not to Exceed \$22,000,000.00 for the Palladium Redbird Multifamily Residential Development and Providing for Other Matters Relating to the Subject – **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**
 - b. Consider and Adopt Resolution Approving an Agreement with Palladium USA International, Inc. for the Development of the Palladium Redbird Multifamily Residential Development and the Formation of Palladium Redbird GP, LLC to Act as the General Partner of Palladium Redbird, Ltd., the Partnership Developing, Owning and Managing the Project – **Avis F. Chaisson, Assistant General Manager**
 - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of Palladium Redbird GP, LLC, the General Partner of Palladium Redbird, Ltd., Approving all Actions Necessary for the Admission of the General Partner into Palladium Redbird, Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of the Palladium Redbird – **Avis F. Chaisson, Assistant General Manager**
 - d. Consider and Adopt Resolution Authorizing the Acquisition of Approximately 8 acres of Land Located East of South Westmoreland Road and Red Bird Mall Ring Road for the Development of the Palladium Redbird and Entering into a Long-Term Ground Lease with Palladium Redbird, Ltd. for the Land – **Avis F. Chaisson, Assistant General Manager**
6. Resolutions for 2400 Bryan Street a Multifamily Residential Development to be Located at 2400 Bryan Street:
- a. Consider and Adopt Resolution Approving an Agreement with RMGM Developers, LLC for the Development of 2400 Bryan Street a Multifamily Residential Development and Confirming and Ratifying the Formation of 2400 Bryan Street GP, LLC to Act as the Managing Member of 2400 Bryan Street, LLC, the Partnership Developing, Owning and Managing the Project – **Avis F. Chaisson, Assistant General Manager**
 - b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of 2400 Bryan Street GP, LLC, the Managing Member of 2400 Bryan Street, LLC, Approving all Actions Necessary for the Admission of the Managing Member into 2400 Bryan Street, LLC, and Approving all Other Actions Necessary for the Financing, Development and Operation of 2400 Bryan Street – **Avis F. Chaisson, Assistant General Manager**
 - c. Consider and Adopt Resolution Authorizing the Acquisition of Land Located at 2400 Bryan Street for the Development of 2400 Bryan Street and Entering into a Long-Term Ground Lease with 2400 Bryan Street, LLC for the Land – **Avis F. Chaisson, Assistant General Manager**
7. Written Reports – **Sherman Roberts, President**
- a. Update on Flora Street Lofts Development
8. Public Comment – **Sherman Roberts, President**
9. Future Agenda Items – **Sherman Roberts, President**
- a. Consideration and Adoption of the Corporation’s 2019 Annual Budget – **February 2019**

- b. Meeting of DHFC ProvidenceatMockingbird, LLC to consider adoption of the 2019 Property Management Operational Budget for the Providence at Mockingbird Apartments Located at 1852 West Mockingbird Lane – **February 2019**
- c. Presentation by the City Attorney’s Office on Robert’s Rules of Order and Open Meetings Act – **February 2019**
- d. Quarterly Operational Budget Reports from Property Managers of Properties the Corporation has an Ownership Interest – **March 2019**
- e. Update on the Single-Family Mortgage Revenue Bonds (GNMA and Fannie Mae Mortgage-Backed Securities Program) Series 2018 – **March 2019**
- f. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **March 2019**

10. Adjourn – **Sherman Roberts, 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.”