

RECEIVED

AGENDA

CITY OF DALLAS HOUSING FINANCE CORPORATION  
2019 JUN -7 PM 1:19 BOARD OF DIRECTORS MEETING

CITY SECRETARY  
DALLAS, TEXAS

Tuesday, June 11, 2019 at 12:00 Noon

Public Notice

City Hall – City Council Briefing Room, 6ES  
1500 Marilla Street, Dallas, Texas 75201

190607

POSTED CITY SECRETARY  
DALLAS, TX

Board of Directors

Vacant, 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

- 
1. Call to Order – **Marcy Helfand, Secretary**
  2. Roll Call – **Avis F. Chaisson, Assistant General Manager**
  3. Vote to Elect Chair to Preside over the Corporation’s June 11, 2019, Meeting – **Avis F. Chaisson, Assistant General Manager**
  4. Approval of the Minutes for the January 25, 2019, and May 7, 2019, Meetings – **Appointed Chair**
  5. Election of Officers for the Corporation – **Appointed Chair**
  6. Items Related to Sterlingshire Apartments Located at 9415 Bruton Road:
    - a. Update on the June 4, 2019, Incident – **Leah Finley, Regional Property Manager, NRP Property Management, LLC**
    - b. Executive Session: Possible Motion to Undertake Legal Action – **Joe Nathan Wright, Corporation General Counsel**
  7. Briefing on Quarterly Operational Budget Report for Park at Cliff Creek Apartments Located at 7300 Marvin D. Love Parkway – **Alfredo Izmajtovich, Executive Vice President, Cesar Chavez Foundation**
  8. Briefing on Quarterly Operational Budget Report for Martha’s Vineyard Place Apartments Located at 3110 Cedar Plaza Lane – **Heather M. Hughes, Executive Director, Deaf Action Center and Christie Quinn, Regional Supervisor, Alpha-Barnes Real Estate Services, LLC**
  9. Consider and Adopt a Resolution Authorizing an Agreement with Hilltop Securities Inc. for Managing Compliance with the U.S. Securities and Exchange Commission (SEC) Rule 15c2-12 Covering Continuing Disclosure Obligations for Public and Nonprofit Issuers of Debt in Amount to Be Negotiated by the General Manager or Assistant General Manager – **Avis F. Chaisson, Assistant General Manager, Tim Nelson, Managing Director, Hilltop Securities Inc., and Lou Ann Heath, Director, Continuing Disclosure, Hilltop Securities Inc.**

10. Resolutions for 2400 Bryan Street, a Multifamily Residential Development to be Located at 2400 Bryan Street:

- a. Consider and Adopt Resolution Approving a Development Loan Agreement with the City of Dallas in an amount not to exceed \$7,026,943.00 in Community Development Block Grant (“CDBG”) Funds for the Acquisition of the Land and Construction of Required Improvements for the 2400 Bryan Street Development – **Avis F. Chaisson, Assistant General Manager**
- b. Consider and Adopt Resolution Approving an Agreement with 2400 Bryan Street, LLC to Assume the Obligations and Requirements of the City of Dallas Development Loan Agreement for CDBG Funds for the Acquisition of the Land and Construction of the Required Improvements for the 2400 Bryan Street Development – **Avis F. Chaisson, Assistant General Manager**
- c. Consider and Adopt Resolution Authorizing the Corporation to Acquire the Land Located at 2400 Bryan Street for the Development of 2400 Bryan Street in an amount not to exceed \$9,675,000.00 in Advance of Closing on all Financing for the Development – **Avis F. Chaisson, Assistant General Manager**

11. Resolutions for Estates at Shiloh, a Multifamily Residential Development to be Located at 2649 Centerville Road:

- a. Consider and Possible Adoption of a Supplemental Inducement Resolution: (1) Declaring Intent to Issue Bonds to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Estates at Shiloh) in Aggregate Principal Amount Not to Exceed \$23,000,000.00; (2) Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and (3) Containing Other Provisions Relating to the Subject – **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**

12. 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 Possible Adoption of a Supplemental Inducement Resolution: (1) Declaring Intent to Issue Bonds to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Palladium Redbird) in Aggregate Principal Amount Not to Exceed \$30,000,000.00; (2) Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and (3) Containing Other Provisions Relating to the Subject – **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**
- b. Consider and Adopt Resolution Approving a Development Loan Agreement with the City of Dallas in an amount not to exceed \$1,271,576.00 in Community Development Block Grant (“CDBG”) Funds for the Acquisition of the Land and Construction of Required Improvements for the Palladium Redbird Development a Multifamily Residential Development – **Avis F. Chaisson, Assistant General Manager**
- c. Consider and Adopt Resolution Approving an Agreement with Palladium Redbird, Ltd. to Assume the Obligations and Requirements of the City of Dallas Development Loan Agreement for CDBG Funds for the Acquisition of the Land and Construction of the Required Improvements for the

Palladium Redbird Development a Multifamily Residential Development – **Avis F. Chaisson, Assistant General Manager**

- d. Consider and Adopt Resolution Authorizing the Corporation to Acquire 8 Acres of Land Located East of South Westmoreland Road and Red Bird Mall Ring Road for the Development of Palladium Redbird in an amount not to exceed \$1,300,000.00 in Advance of Closing on all Financing for the Development – **Avis F. Chaisson, Assistant General Manager**
13. Consider and Adopt a Resolution Authorizing the General Manager and Assistant General Manager to Act as Authorized Signatories for Developments where the Corporation has an Ownership Interest – **Avis F. Chaisson, Assistant General Manager**
14. Written Reports – **Appointed Chair**
  - a. Update on the 2017 and 2018 Financial Audits for the Corporation
15. Public Comment – **Appointed Chair**
16. Future Agenda Items – **Appointed Chair**
  - a. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **August 2019**
  - b. Briefing on 2017 and 2018 Financial Audits for the Corporation and Hines 68, LP – **August 2019**
  - c. Presentation by the City Attorney’s Office on Robert’s Rules of Order and Open Meetings Act – **TBD**
17. Adjourn – **Appointed Chair**

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.”*