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CITY SECRETARY
DALLAS, TEXAS

Public Notice

AGENDA

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

200405

POSTED CITY SECRETARY
DALLAS, TX

Tuesday, May 12, 2020 at 12:00 PM

Via Microsoft Teams

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

Audio Only:

Phone Number: 469-217-7604 -- Conference ID: 265 186 437#

Board of Directors

Officers:

Marcy C. Helfand, President
Vacant, Vice President
Ryan Garcia, Secretary
Vacant, Treasurer

Brad Nitschke, Director
Robin L. O'Neal, Director
Benard Miraglia, Director
Joshua Vernon, Director
Matthew Marchant, Director

Shan Zaidi, Director
Beatrice Alba Martinez, Director
Jesseca E. Lightbourne, Director
Vacant, Director
Vacant, Director

-
1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Kyle Hines, Assistant General Manager**
 3. Meeting Instructions – **Kyle Hines, Assistant General Manager**
 4. Introduction of New Board Member Jesseca Elizabeth Lightbourne – **Marcy C. Helfand, President**
 5. Public Testimony - public comments on Items 7-11.
 6. Briefing on the approved purchase and installation of fire protection equipment from Mustang Fire Systems at Providence at Mockingbird in an amount not to exceed \$6,325.00 – **Kyle Hines, Assistant General Manager**
 7. Approval of the Minutes for the February 18, 2020 Corporation Meeting – **Marcy C. Helfand, President**
 8. Consider and Possible Adoption of a Resolution Declaring Intent to Issue Bonds to Flora Street Lofts, Ltd. to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Flora Street Lofts project) in Aggregate Principal Amount Not to Exceed \$15,000,000.00; 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**
 9. Consider and Possible Adoption of a Resolution Declaring Intent to Issue Bonds to Gateway Oak Cliff, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Gateway Oak Cliff project) in Aggregate Principal Amount Not to Exceed \$33,000,000.00; 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**

10. Resolutions for Ridgecrest Terrace Apartments a Multifamily Residential Acquisition and Redevelopment Located at 526 South Walton Walker Boulevard:
 - a. Consider and Possible Adoption of a Resolution Declaring Intent to Issue Bonds to Ridgecrest Terrace, LP to Provide Financing for a Multifamily Residential Rental Redevelopment for Persons of Low and Moderate Income (Ridgecrest Terrace Apartments) in Aggregate Principal Amount Not to Exceed \$40,000,000.00; 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 Steele Properties III, LLC for the Acquisition and Redevelopment of Ridgecrest Terrace Apartment a Multifamily Residential Development and Authorizing the Formation of Ridgecrest Terrace GP, LLC to Act as the General Partner of Ridgecrest Terrace, LP, the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager and Paul Moore, Steele Properties III, LLC**
 - c. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Owner of Ridgecrest Terrace GP, LLC, the General Partner of Ridgecrest Terrace, LP, Approving all Actions Necessary for the Admission of the General Partner into Ridgecrest Terrace, LP, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of the Ridgecrest Terrace 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 named DHFC Ridgecrest Developer LLC and all Actions of Ridgecrest Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of the Ridgecrest Terrace 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 Ridgecrest Landowner LLC and all Actions of DHFC Ridgecrest Landowner LLC Necessary for the Acquisition of Approximately **16.3** Acres of Land and **250** Existing Multifamily Units Located at 526 South Walton Walker Boulevard and Entering into a Long-Term Ground Lease with Ridgecrest Terrace, 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 Ridgecrest General Contractor LLC and all Actions of DHFC Ridgecrest General Contractor LLC Necessary for the Financing, Construction, and Development of the Ridgecrest Terrace Apartments – **Kyle Hines, Assistant General Manager**
11. Resolutions for the Ridge at Lancaster a Multifamily Residential Development Located at 5995 Crouch Road:
 - a. Consider and Possible Adoption of a Resolution Declaring Intent to Issue Bonds to LDG The Ridge at Lancaster, LP to Provide Financing for a Multifamily Residential Rental Redevelopment for Persons of Low and Moderate Income (the Ridge at Lancaster) 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 Redevelopment of Ridge at Lancaster a Multifamily Residential Development and Authorizing the Formation of LDG The Ridge at Lancaster GP, LLC to Act as the General Partner of LDG The Ridge at Lancaster, 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 Owner of LDG The Ridge at Lancaster GP, LLC, the General Partner of LDG The Ridge at Lancaster, LP, Approving all Actions Necessary for the Admission of the General Partner into LDG The Ridge at Lancaster, LP, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of the Ridge at Lancaster – **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 Ridge at Lancaster Developer LLC and all Actions of DHFC The Ridge at Lancaster Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of the Ridgecrest Terrace 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 Ridge at Lancaster Landowner LLC and all Actions of DHFC The Ridge at Lancaster Landowner LLC Necessary for the Acquisition of Approximately **20.49** Acres of Land Located at 5995 Crouch Road and Entering into a Long-Term Ground Lease with LDG The Ridge at Lancaster, 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 Ridge at Lancaster Contractor LLC and all Actions of DHFC The Ridge at Lancaster Contractor LLC Necessary for the Financing, Construction, and Development of the Ridge at Lancaster – **Kyle Hines, Assistant General Manager**
12. Briefing on the 2017 and 2018 Internal Audit of DHFC Jubilee Seniors, LLC and Potential Third-Party Valuation and Sale of Property – **Marcy C. Helfand, President and Kyle Hines, Assistant General Manager**
13. Meeting of DHFC Providence at Mockingbird, LLC, the General Partner of Hines 68, LP, the Owner of Providence Mockingbird Apartments Located at 1853 West Mockingbird Lane (**Property**):
- a. Briefing and Executive Session Under Sec. 551.071 of the Texas Open Meetings Act to Receive Legal Advice Regarding Legal and Financial Issues Associated With Developer Fee Payment Obligations and Potential Courses of Action – **Camisha L. Simmons, Corporation General Counsel**
 - b. Briefing and Executive Session Under Sec. 551.071 of the Texas Open Meetings Act to Receive Legal Advice Regarding a Wrongful Eviction Lawsuit Styled *_Sopuruchi Okeke-Ewo v. Hines 68, L.P., et al - Camisha L. Simmons, Corporation General Counsel, Marcy Helfand, President, and Kyle Hines, Assistant General Manager*
14. Future Agenda Items – **Marcy C. Helfand, President**
- a. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/ or Assistant General Manager – **TBD**
 - b. Election of the Vacant Officer’s Positions for the Corporation – **June 2020**

- c. Consider and Adopt a Resolution Approving the Corporation's 2020 Annual Budget – **June 2020**
- d. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **June 2020**
- e. Quarterly Operational Budget Reports from Property Managers of Properties the Corporation has an Ownership Interest – **June 2020**
- f. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**

15. 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.”