

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, April 23, 2024

Immediately following the 10:00AM City Council meeting

City Council Conference Room, City Hall, Room 2020

200 Texas Street

Fort Worth, Texas 76102

Viewing Only

To watch online or find information for other viewing options visit: [Watch Live Online](#)

Board of Directors

Carlos Flores, President

Elizabeth M. Beck, Vice President

Gyna M. Bivens, Secretary

Mattie Parker, Director

Charlie Lauersdorf, Director

Macy Hill, Director

Alan Blaylock, Director

Michael D. Crain, Director

Jared Williams, Director

Chris Nettles, Director

Jeanette Martinez, Director

City Staff

Fernando Costa, Assistant City Manager

Denis McElroy, Senior Assistant City Attorney

Leslie L. Hunt, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager

Amy Connolly, Acting Assistant General Manager

Reginald Zeno, Treasurer

Rhonda Hinz, Assistant Treasurer

1. **Call to Order** – Carlos Flores, President

2. **Approval of Minutes**

- a. Regular Meeting Held on March 26, 2024

3. **Written Reports:**

- a. Quarterly Investment Report as of March 31, 2024
- b. Unaudited Financial Statement as of March 31, 2024

4. **Consider and Adopt Resolution for the Proposed Partnership with Palladium USA (or an affiliate of Palladium USA) for Development of Palladium East Lancaster Apartments, a Proposed 243-unit Tax-Exempt Affordable Housing Development Located at 4909 & 5003 E. Lancaster Avenue and 4900 & 4808 Norma Street within the Central Meadowbrook Neighborhood** – Chad LaRoque, Housing Development Manager

- a. Briefing on the proposed Palladium East Lancaster Development
- b. Resolution hiring Shackelford, Bowen, McKinley, & Norton LLP as legal counsel for the Corporation and for a general partner entity (PFW E Lancaster Avenue GP, LLC) to be owned and/or controlled by the Corporation, for the negotiation of terms for the partnership, to advise regarding the formation of the partnership, and other deal-specific matters
- c. Resolution approving an agreement with Palladium USA, Inc. (or an affiliate) for the development of Palladium East Lancaster Apartments and confirming and ratifying the formation of PFW E Lancaster Avenue GP, LLC to serve as general partner of

Palladium E Lancaster Avenue, Ltd., a Texas Limited Partnership, and the entity developing, owning, and managing Palladium East Lancaster Apartments, and approving all related actions required for this development

- d. Resolution authorizing the Corporation or an affiliate to acquire land located at 4909 & 5003 E. Lancaster Avenue and 4900 & 4808 Norma Street for the development of Palladium East Lancaster Apartments and to enter into a long-term ground lease with Palladium E Lancaster Avenue, Ltd., a Texas Limited Partnership
 - e. Resolution approving the actions of the Corporation as owner of PFW E Lancaster Avenue GP, LLC, the general partner of Palladium E Lancaster Avenue, Ltd., and all other actions necessary for the financing, development, and operation of the Palladium East Lancaster Apartments
 - f. Resolution authorizing the Corporation or an affiliate to act as general contractor or participate in a joint venture relating to the development
- 5. Consider and Adopt Resolution Approving a Forgivable Loan to Fort Worth Affordability Inc. in the amount of \$100,000.00 for the Development of Babers Manor Apartments as Part of the Multi-Year Choice Neighborhoods Implementation Grant in the Cavile Place/Historic Stop Six Area and Authorize Related Actions – Chad LaRoque, Housing Development Manager**
- 6. Consider and Adopt Resolution naming Amy Connolly as the Acting Assistant General Manager of the Fort Worth Housing Finance Corporation - Fernando Costa, General Manager**
- 7. Executive Session: The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:**
- a. Seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]:
 - (i) legal issues concerning any current agenda item;
 - b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
 - c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

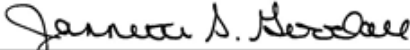
8. Requests for Future Agenda Items

9. Adjourn

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Fort Worth Housing Finance Corporation may be attending remotely in compliance with the Texas Open Meetings Act.

City Hall and City Council Conference Room 2020 are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, April 16, 2024 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas