

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, May 21, 2024

Immediately Following the Conclusion of the Research and Innovation Local Government Corporation Meeting, that Immediately Follows the Central City Local Government Corporation Meeting, that Immediately follows the Fort Worth Local Development Corporation Meeting, that Immediately Follows the Fort Worth Crime Control and Prevention District Board of Directors Meeting, that Immediately Follows the Fort Worth City Council Meeting Scheduled to Begin at 10:00 a.m.

**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 Zenon, Treasurer
Rhonda Hinz, Assistant Treasurer

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1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes**
 - a. Regular Meeting Held on April 23, 2024
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of April 30, 2024
 4. **Consider and Adopt a Resolution Endorsing a Contract in the Amount of \$37,500 with the Fort Worth Hispanic Chamber of Commerce for Certain Services that Promote Equitable Development On and Around Panther Island** – Anette Landeros, Fort Worth Hispanic Chamber of Commerce, and Fernando Costa, General Manager
 - a. Briefing on the proposed Panther Island Equitable Development Study
 - b. Resolution endorsing an agreement between the Housing Finance Corporation and the Fort Worth Hispanic Chamber of Commerce in an amount not to exceed \$37,500 to assist in the development of the Panther Island Equitable Development Study
 5. **Consider and Adopt Resolutions 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 and 5003 E.**

Lancaster Avenue, and 4900 and 4808 Norma Street, within the Central Meadowbrook Neighborhood – Chad LaRoque, Housing Development Manager

- a. Briefing on the proposed Palladium East Lancaster Development
- b. 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 and 5003 E. Lancaster Avenue, and 4900 and 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

6. Consider and Adopt a Resolution naming Kacey Bess as 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 relating to housing project owned by Riverside Seniors Development GP, LLC
 - (ii) 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 Thursday, May 16, 2024 at 3:00 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