

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, February 28, 2023

Immediately Following the Conclusion of the Fort Worth Local Development Corporation Meeting that 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	Mattie Parker, Director	Jared Williams, Director
Elizabeth M. Beck, Vice President	Michael D. Crain, Director	Leonard Firestone, Director
Gyna M. Bivens, Secretary	Alan Blaylock, Director	Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager
Denis McElroy, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager
Victor Turner, Assistant General Manager
Reginald Zeno, 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 November 29, 2022
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of December 31, 2022
 - b. Quarterly Investment Report as of December 31, 2022
 - c. Annual Independent Auditors Report for Fiscal Year 2022-CohnReznick
 4. **Consider and Adopt a Resolution approving the Las Vegas Trail Neighborhood Transformation Plan** – Amy Connolly, Assistant Neighborhood Services Director
 5. **Consider and Adopt a Resolution approving amendments to the Corporation’s Investment Strategy** – John R. Samford, Assistant Finance Director & City Treasurer, Financial Management Services
 6. **Consider and Adopt a Resolution authorizing the Corporation to participate in the Texas Cooperative Liquid Assets Securities System Trust** – John R. Samford, Assistant Finance Director & City Treasurer, Financial Management Services
 7. **Consider and Adopt a Resolution authorizing the sale of 5240 Wooten Drive and 5250 Wonder Drive to Fort Worth Area Habitat for Humanity, Inc. for a total sales price of**

\$250,000.00 for the construction of affordable housing in the Wedgwood Square Neighborhood - Leah Brown, Neighborhood Development Coordinator, Neighborhood Services

8. **Consider and Adopt Resolutions for the Proposed Partnership with Worthington Point Preservation LLC, an Affiliate of Lincoln Avenue Capital LLC, to Rehabilitate, Own, and Operate the Worthington Point Apartments, an Affordable 4% Multi-Family Housing Development, located at 12301 South Hemphill Street, Fort Worth** – Chad LaRoque, Housing Development Manager
 - a. Briefing on the proposed Worthington Point project
 - b. Consider and Adopt Resolution hiring Shackleford, Bowen, McKinley & Norton, LLP as legal counsel for the Corporation and a General Partner Entity, to be Owned by the Corporation, to advise regarding formation of the partnership and other deal-related matters for the rehabilitation of the Worthington Point Apartments located at 12301 South Hemphill Street, Fort Worth
 - c. Consider and Adopt Resolution approving an agreement with Worthington Point Preservation LLC or an affiliate for the rehabilitation of Worthington Point Apartments and confirming the formation of Worthington Point FWHFC Partner LLC, the general partner of Worthington Point Apartments LP, the partnership rehabilitating, owning and managing the development, and approving all related required actions
 - d. Consider and Adopt Resolution authorizing the Corporation or an affiliate to acquire land located at 12301 South Hemphill Street for the rehabilitation of Worthington Point Apartments and enter into a long-term ground lease with Worthington Point Apartments LP or an affiliate
 - e. Consider and a Adopt Resolution approving actions of the Corporation as sole member of Worthington Point FWHFC Partner LLC, the general partner of the Worthington Point Apartments LP, approving and ratifying all actions necessary for the financing, rehabilitation, and operation of Worthington Point Apartments
 - f. Consider and Adopt a Resolution authorizing the Corporation or an affiliate to act as general contractor or participate in a joint venture for the development of the Worthington Point Apartments
9. **Consider and Adopt a Resolution authorizing receipt, on behalf of Tobias Place, LP, of a \$2,000,000 grant of an American Rescue Plan Act (ARPA) Funds from Tarrant County to support the Tobias Place development located at 505 West Biddison Street and 3500 South Jennings Avenue** – Amy Connolly, Assistant Director
10. **Consider and Adopt a Resolution Ratifying Letter of Intent for the Seminary Families Housing Project at and around 4048 McCart** – Tara Perez, Directions Home
11. **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.

12. Requests for Future Agenda Items

13. 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, February 23, 2023 at 2:25 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