

REVISED

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, June 27, 2023

**Immediately Following the Conclusion of the Lone Star Local Government Corporation Meeting
and Other Corporation Meetings that Immediately Follow the Fort Worth City Council Meeting
that is 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 Michael D. Crain, Director
Charlie Lauersdorf, Director Jared Williams, Director
Macy Hill, Director Chris Nettles, Director
Alan Blaylock, 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
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 May 23, 2023
 - 3. Written Reports:**
 - a. Unaudited Financial Statement as of May 31, 2023
 - 4. Consider and Adopt Resolution Authorizing the Purchase of Six (6) Tax-foreclosed, Single-family Lots for Affordable Housing for a Total Cost Not to Exceed \$190,000, including Constable Deed Amount, Post-judgement Taxes, and Administrative fees in Council Districts 2 and 5 - Amy Connolly**
 - 5. Consider and Adopt Resolution for the Proposed Partnership with Think Housing Development, LLC or an Affiliate to Rehabilitate, Own, and Operate Marine Park, an Existing, Affordable Multiple Family Housing Development proposed to be Tax-Exempt, Located at 3144 NW 33rd Street in the Far Greater Northside Historical Neighborhood – Chad LaRoque**
 - a. Briefing on the proposed Marine Park Rehabilitation Project

- b. Resolution Hiring Shackelford, Bowen, McKinley, & Norton LLP as Legal Counsel for the Corporation and a Managing Member Entity (Marine Park 34 MM, LLC) to be owned by the Corporation, for the negotiation of terms for the partnership, to advise regarding the formation of the partnership, and other deal-related matters for the rehabilitation of Marine Park located at 3144 NW 33rd Street, Fort Worth
- c. Resolution approving an agreement with Marine Park 34 SM, LLC (or an affiliate of Think Housing Development, LLC) for the rehabilitation of Marine Park and confirming and ratifying the formation of Marine Park 34 MM, LLC the managing member of the Marine Park 34, LLC, the company rehabilitating, owning, and managing Marine Park, and approving all related required actions
- d. Resolution authorizing the Corporation or an affiliate to acquire land located at 3144 NW. 33rd Street for the rehabilitation of Marine Park and enter into a long-term ground lease with Marine Park 34, LLC or an affiliate
- e. Resolution approving the action of the Corporation as majority owner of Marine Park 34 MM, LLC, the managing member of Marine Park 34, LLC, and approving all actions necessary for the financing, rehabilitation, and operation of Marine Park

6. Consider and Adopt a Resolution Approving and Authorizing a Loan in an Amount Not to Exceed \$650,000 to be Made Utilizing Previously Generated Cash Flow from the Terrell Homes Project to Ensure the Continuing Operations and Financial Strength of Terrell Homes, a 54-unit Scattered-site, Single Family Affordable Housing Development within the Historic Southside Neighborhood -- Amy Connolly

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 Thursday, June 22, 2023 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