



**HOUSING FINANCE CORPORATION MEETING
MOUNTAIN CREEK RETIREMENT LIVING, 3RD FLOOR
COMMUNITY ROOM, 2305 CORN VALLEY ROAD
FRIDAY, OCTOBER 27, 2023 AT 11:30 AM**

AGENDA

The meeting will be held at Mountain Creek Retirement Living, 3rd Floor Community Room, 2305 Corn Valley Road, Grand Prairie, Texas. Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

CALL TO ORDER

EXECUTIVE SESSION

The Housing Finance Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

AGENDA ITEMS

1. Derby Park

Consideration and Approval of Resolution Authorizing the Grand Prairie Housing Finance Corporation to Work Cooperatively with CAF Capital Partners, LLC, or Its Affiliate, to Develop Derby Park Apartments, located at 606 Palace Parkway, Grand Prairie, Texas, by Negotiating and Entering into a Memorandum of Understanding Regarding the Project and Taking Other Actions as Necessary or Convenient Related to the Project

CITIZEN COMMENTS

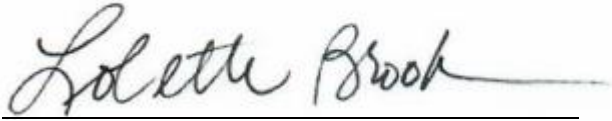
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The Housing Finance Corporation meeting is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8040 or email (lrbooks@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Housing Finance Corporation meeting agenda was prepared and posted on October 24, 2023.

A handwritten signature in cursive script that reads "Lorette Brooks". The signature is written in black ink and has a long, horizontal flourish extending to the right.

Lorette Brooks, Executive Assistant



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/17/2023

REQUESTER: Doug Jackson

PRESENTER: Doug Jackson, CPM® of Jackson Consulting Company

TITLE: Derby Park

Consideration and Approval of Resolution Authorizing the Grand Prairie Housing Finance Corporation to Work Cooperatively with CAF Capital Partners, LLC, or Its Affiliate, to Develop Derby Park Apartments, located at 606 Palace Parkway, Grand Prairie, Texas, by Negotiating and Entering into a Memorandum of Understanding Regarding the Project and Taking Other Actions as Necessary or Convenient Related to the Project

RECOMMENDED ACTION:

GRAND PRAIRIE HOUSING FINANCE CORPORATION

RESOLUTION # _____

RESOLUTION AUTHORIZING THE GRAND PRAIRIE HOUSING FINANCE CORPORATION (THE "CORPORATION") TO (A) WORK COOPERATIVELY WITH CAF CAPITAL PARTNERS, LLC OR ITS AFFILIATE TO DEVELOP DERBY PARK APARTMENTS (THE "PROJECT") BY NEGOTIATING AND ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH REGARD TO THE PROJECT; AND (B) SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, the Corporation and CAF Capital Partners, LLC, a Texas limited liability company (“Developer”) desire to enter into a Memorandum of Understanding (the “MOU”), pursuant to which the Corporation and Developer will agree to work cooperatively to develop a 360-unit multifamily housing development for low-income persons located at 606 Palace Parkway in the City of Grand Prairie, Texas known as Derby Park Apartments (the “Project”);

WHEREAS, the Corporation has determined that the actions herein authorized are in furtherance of the purposes of the Corporation;

Now, therefore, the Board hereby adopts the following resolutions:

BE IT FURTHER RESOLVED, that the President of the Corporation and/or his/her designee (each an Executing Officer) is hereby authorized to do the following:

Negotiate, review, approve and execute the MOU and any and all documents the Executing Officer of the Corporation shall deem appropriate or necessary, and the approval of the MOU and any and all other documents herein described by the Executing Officer of the Corporation shall be conclusively evidenced by his/her execution and delivery thereof; and

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Corporation or his/her designee, in connection with the foregoing matters, are hereby ratified and confirmed as the valid actions of the Corporation, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer or his/her designee, is hereby authorized and directed for and on behalf of, and as the act and deed of the Corporation, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the designee of the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation.

This resolution shall be in full force and effect from and upon its adoption.

PASSED this ____ day of _____, 2023.

, CHAIR

ATTEST:

, Secretary