

A Resolution

NO. _____

APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, THE MULTIFAMILY HOUSING REVENUE BONDS TO BE ISSUED BY CINCO PUBLIC FACILITY CORPORATION FOR THE LIFE AT WESTLAND ESTATES

WHEREAS, Cinco Public Facility Corporation (the “Issuer”) is a Texas non-profit corporation created in accordance with the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, exclusively for the purpose of assisting the Housing Authority of the City of Fort Worth, d/b/a Fort Worth Housing Solutions, in financing or providing public facilities and in particular affordable mixed income multifamily housing units in the State of Texas; and

WHEREAS, The Life at Westland Estates LP (the “Borrower”), a Texas limited partnership, is seeking to borrow funds from the Issuer to finance a portion of the cost of the acquisition and rehabilitation of a multifamily housing residential rental project to be known as The Life at Westland Estates, to contain approximately 192 units and to be located at approximately 2950 Alameda Street in the City of Fort Worth, Texas (the “Project”), the approximate location of which is reflected in the attached exhibit; and

WHEREAS, Issuer has expressed its official intent to issue tax exempt multifamily housing revenue bonds or other obligations in an aggregate principal amount not to exceed \$26,500,000 (the “Bonds”) to finance a portion of the costs of acquisition and rehabilitation; and

WHEREAS, pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, the City Council of the City of Fort Worth, after the required public hearing following reasonable notice (the “TEFRA Hearing”), must approve issuance of obligations by the Issuer in order for the obligations to qualify as tax-exempt obligations under the Code; and

WHEREAS, the TEFRA Hearing regarding the Bonds and the Project was conducted telephonically on September 29, 2023, by a designated hearing officer of the Issuer, evidence of which is attached hereto as an exhibit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

1. The City Council, solely for the purposes of Section 147(f) of the Internal Revenue Code, as the elected legislative body having jurisdiction over an area in which the facilities to be financed with the proceeds of the Bonds are to be located, hereby approves the proposed issuance of the Bonds in an amount not to exceed \$26,500,000.00 to finance development of the Project and authorizes Mayor Mattie Parker to execute an Approval Certificate evidencing such approval.

2. The foregoing approval is given in accordance with the provisions of Section 147(f) of the Internal Revenue Code and for no other purposes and is not to be construed as an undertaking by the City of Fort Worth. THE BONDS SHALL NOT CONSTITUTE A LIABILITY, INDEBTEDNESS, OR OBLIGATION OF THE CITY OF FORT WORTH, NOR SHALL ANY OF THE ASSETS OF THE CITY OF FORT WORTH BE PLEDGED TO THE REPAYMENT OF THE BONDS.

3. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Fort Worth, and it is accordingly so resolved.

PASSED AND APPROVED, this _____.

Mattie Parker, Mayor

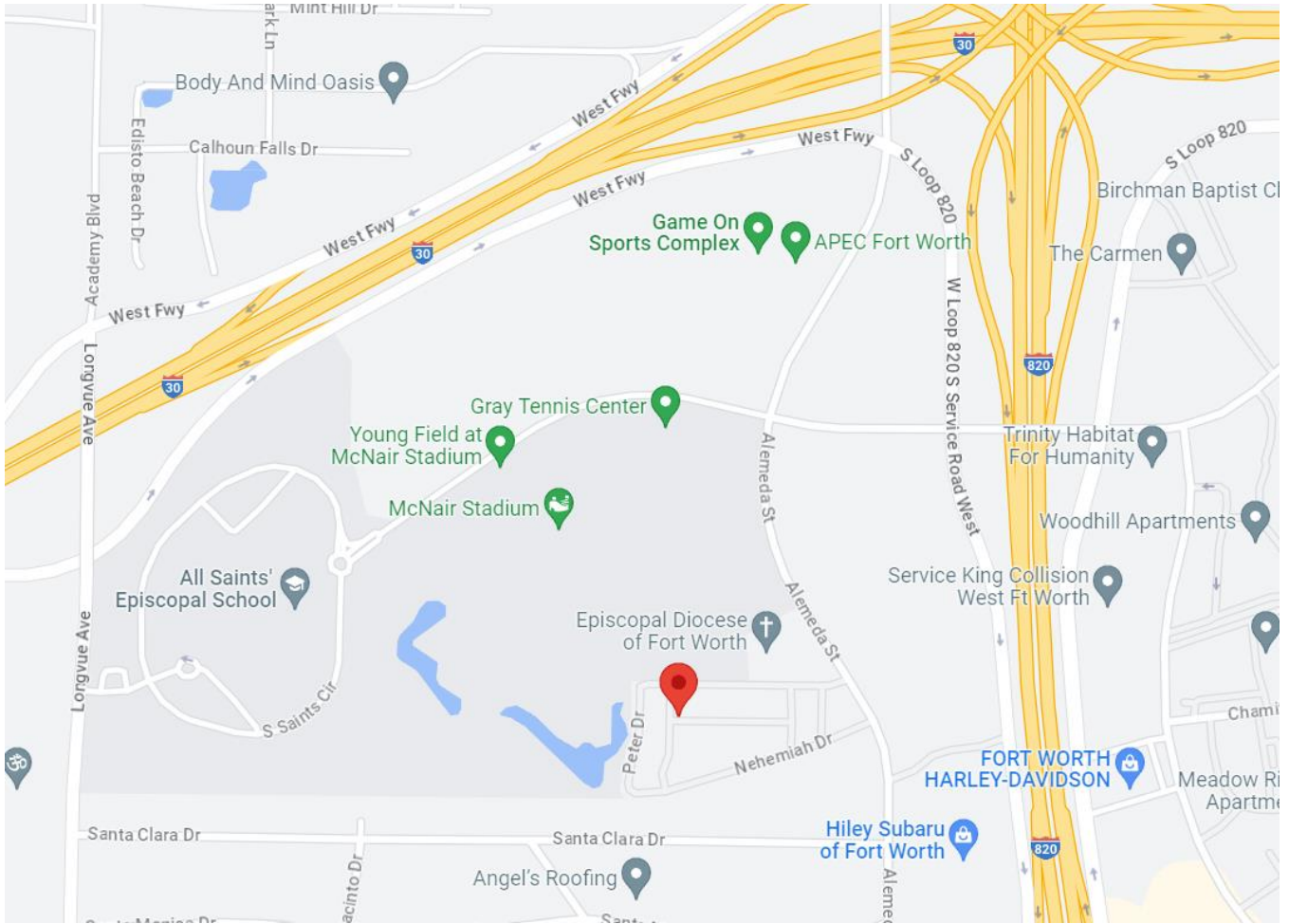
APPROVED AS TO FORM AND LEGALITY:

By: _____
Leann Guzman, City Attorney

ATTEST:

By: _____
Jannette S. Goodall, City Secretary

Project Location



MINUTES OF PUBLIC HEARING

Re: Cinco Public Facility Corporation
Multifamily Housing Revenue Bonds
(The Life at Westland Estates)

The undersigned hearing officer of the Cinco Public Facility Corporation (the “Issuer”) had the public hearing called to order at 10:02 a.m. on September 29, 2023, and the hearing was conducted telephonically on behalf of the Issuer pursuant to Section 147(f) of the Internal Revenue Code and Revenue Procedure 2020-21.


The public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was declared open for purposes of discussing the Bonds, the proceeds of which will be loaned to The Life at Westland Estates LP to acquire, rehabilitate and maintain a multifamily residential rental facility to be known as The Life at Westland Estates (the “Project”) located at approximately 2950 Alameda St., Fort Worth, Texas 76108.

The required notice of the public hearing for the Project was published in the Fort Worth Star Telegram, being a newspaper of general circulation in the area of operation of the Issuer and the Project, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the public hearing was declared closed.

Dated as of September 29, 2023.


Brian Dennison (Oct 12, 2023 10:51 CDT)

Mr. Brian Dennison
Hearing Officer

EXHIBIT A
AFFIDAVIT OF PUBLICATION
(SEE ATTACHED)



Deseret Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
45688	468766	Print Legal Ad-IPL01402270 - IPL0140227		\$1,055.18	1	56 L

Attention: How do I publish a legal notice?

Coats Rose - PALISADE
4704 Palisade Dr
Suite 350
Austin, TX 78731-4512

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by Cinco Public Facility Corporation (the "Issuer"), on September 29, 2023, at 10:00 a.m., by teleconference with respect to an issue of multifamily housing revenue bonds (the "Bonds"), to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$26,500,000. The proceeds of the Bonds will be loaned to The Life at Westland Estates LP (or a related person or affiliate thereof, the "Borrower"), to finance a portion of the costs of acquisition and rehabilitation of a multifamily residential rental development to be known as The Life at Westland Estates (the "Development"), containing approximately 192 units and to be located at approximately 2950 Alameda St., Fort Worth, Texas 76108. The Development will be initially owned by the Borrower.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(l)(7) and (j) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a lesseehold interest in the Development, if any) will be the Borrower identified above.

All interested persons are invited to participate in the public hearing to express their views with respect to the Development and the issuance of the Bonds. To join the teleconference, call in toll-free at (877) 746-4263, Passcode: 0235201#. Questions or requests for additional information may be directed to Mr. Brian Dennison, Fort Worth Housing Solutions, 1407 Texas Street, Fort Worth, Texas 76102 or (817) 333-3442. #PL0140227
Sep 20 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

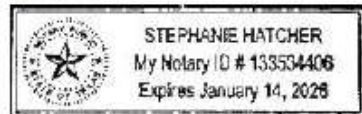
1 insertion(s) published on:
09/20/23

Stefani Beard

Sworn to and subscribed before me this 20th day of September in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**CERTIFICATE OF MAYOR OF CITY OF FORT WORTH, TEXAS
REGARDING ISSUANCE OF
CINCO PUBLIC FACILITY CORPORATION
MULTIFAMILY HOUSING REVENUE BONDS
(THE LIFE AT WESTLAND ESTATES)**

WHEREAS, a public hearing was held telephonically on September 29, 2023, in the City of Fort Worth, Texas by Cinco Public Facility Corporation (the “Issuer”) with respect to the proposed issuance of one or more series of bonds (the “Bonds”) to be issued by the Issuer, at one or more times, in an aggregate principal amount not to exceed \$26,500,000 (the “Bonds”), to finance a portion of the costs of acquiring, rehabilitating, and maintaining a multifamily housing residential rental development to be located at approximately 2950 Alameda Street in the City of Fort Worth, Texas, and no comments were made by the general public at such public hearing; and

WHEREAS, it is necessary for the undersigned, as the highest elected official of the City of Fort Worth, Texas, to approve the Bonds to satisfy the requirements of section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, on October 31, 2023, the City Council of the City of Fort Worth, Texas adopted a resolution approving the Bonds to satisfy the requirements of section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”) and authorizing the highest elected official of the City of Fort Worth, Texas, to execute this Certificate evidencing such approval; and

NOW, THEREFORE, the undersigned Mayor of the City of Fort Worth, Texas, hereby attests to the City Council’s approval of the issuance of Cinco Public Facility Corporation Multifamily Housing Revenue Bonds (The Life at Westland Estates) in one or more series, at one or more times, in an aggregate principal amount not to exceed \$26,500,000, and such approval shall be solely for the purposes of section 147(f) of the Code, and the City of Fort Worth, Texas shall have no liabilities for the payment of the Bonds nor shall any of its assets be pledged to the payment of the Bonds.

In Witness Whereof, I have set my hand this _____, 2023.

City of Fort Worth, Texas

By: _____
Mattie Parker, Mayor