

RECEIVED

AGENDA

2020 FEB 14 PM 2:27

CITY SECRETARY
DALLAS, TEXAS

**CITY OF DALLAS HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS MEETING**

**Tuesday, February 18, 2020 at 11:00 AM
City Hall – Conference Room L1EN, Classroom E
1500 Marilla Street, Dallas, Texas 75201**

Board of Directors

Officers:

Marcy C. Helfand, President
Vacant, Vice President
Ryan Garcia, Secretary
Vacant, Treasurer

Brad Nitschke, Director
Robin L. O’Neal, Director
Benard Miraglia, Director
Joshua Vernon, Director
Matthew Marchant, Director

Shan Zaidi, Director
Beatrice Alba Martinez, Director
Vacant, Director
Vacant, Director
Vacant, Director

-
1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Kyle Hines, Assistant General Manager**
 3. Introduction of New Board Member Shan Zaidi – **Marcy C. Helfand, President**
 4. Special Recognition for Joe Nathan Wright, Retiring Corporation General Counsel – **Marcy C. Helfand, President**
 5. Public Testimony – Public Comments on Item Nos. 6, 8, and 9 – **Marcy C. Helfand, President**
 6. Approval of the Minutes for the January 28, 2020, Corporation Meeting – **Marcy C. Helfand, President**
 7. Presentation by City Attorney’s Office on Robert’s Rules of Order and the Texas Open Meetings Act – **Bert Vandenberg, Assistant City Attorney**
 8. Election of the Vacant Officer’s Positions for the Corporation – **Marcy C. Helfand, President**
 9. Resolutions for Dallas Stemmons Apartments a Multifamily Residential Development to be Located at 11070 N. Stemmons Freeway:
 - a. Consider and Adopt Resolution Approving an Agreement with Palladium USA International, Inc. for the Development of Dallas Stemmons Apartments a Multifamily Residential Development and Authorizing the Formation of Dallas Stemmons GP, LLC to Act as the General Partner of Dallas Stemmons, Ltd., the Partnership Developing, Owning, and Managing the Project – **Kyle Hines, Assistant General Manager**
 - b. Consider and Adopt Resolution Approving the Actions of the Corporation as at Least **65%** Owner Along With a to be Determined Historically Underutilized Business (“**HUB**”) as at Most **35%** Owner of Dallas Stemmons GP, LLC, the General Partner of Dallas Stemmons, Ltd., Approving all Actions Necessary for the Admission of the General Partner into Dallas Stemmons, Ltd., and Approving all Other Actions Necessary for the Financing, Development, and Operation of the Dallas Stemmons Apartments – **Kyle Hines, Assistant General Manager**

- c. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Stemmons Developer, LLC and all Actions of DHFC Stemmons Developer, LLC Necessary for the Financing, Development, and Operation of the Dallas Stemmons Apartments – **Kyle Hines, Assistant General Manager**
- d. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Stemmons Landowner, LLC and all Actions of DHFC Stemmons Landowner, LLC Necessary for the Acquisition of Approximately 4.9 Land Located at 11070 N. Stemmons Freeway, Entering into a Long-Term Ground Lease with Dallas Stemmons, Ltd. and Management of the Land – **Kyle Hines, Assistant General Manager**
- e. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Stemmons General Contractor, LLC and all Actions of DHFC Stemmons General Contractor, LLC Necessary for the Financing, Construction, and Development of the Dallas Stemmons Apartments – **Kyle Hines, Assistant General Manager**

10. Public Comment – **Marcy C. Helfand, President**

11. Future Agenda Items – **Marcy C. Helfand, President**

- a. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/ or Assistant General Manager – **March 2020**
- b. Consider and Adopt a Resolution Approving the Corporation’s 2020 Annual Budget – **March 2020**
- c. Meeting of DHFC Providence at Mockingbird, LLC to Seek Legal Advice regarding Interest of the Withdrawing General Partner of Hines 68, LP – **March 2020**
- d. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **March 2020**
- e. Quarterly Operational Budget Reports from Property Managers of Properties the Corporation has an Ownership Interest – **April 14, 2020**
- f. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**

12. Adjourn – **Marcy Helfand, President**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

- 1) Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meeting Act.
- 2) The purchase, exchange, lease or value of real property, if the deliberation in any open meeting would have a detrimental effect on the position of the city in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
- 3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
- 4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

- 5) The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
- 6) Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
- 7) Deliberations of security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. Section 551.089 of the Texas Open Meetings Act.

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

“Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.”

“De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.”

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.”

“De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.”