

RECEIVED

AGENDA

2019 AUG -9 PM 1:23

CITY OF DALLAS HOUSING FINANCE CORPORATION

BOARD OF DIRECTORS MEETING

CITY SECRETARY
DALLAS, TEXAS

Tuesday, August 13, 2019 at 12:00 Noon

Public Notice

City Hall – Hearing Room, 5ES

1 9 0 7 5 5

1500 Marilla Street, Dallas, Texas 75201

POSTED CITY SECRETARY
DALLAS, TX

Board of Directors

Marcy Helfand, President
Clint V. Nolen, Vice President
Ryan Garcia, Secretary
James Armstrong III, Treasurer

Trent Hughes, Director
Brad Nitschke, Director
Joe Carreon, Director

Jim Harp, Director
Eric Anderson, Director
Juan J. Garcia, Director

-
1. Call to Order – **Marcy Helfand, President**
 2. Roll Call – **Avis F. Chaisson, Assistant General Manager**
 3. Approval of the Minutes for the June 11, 2019, Meeting – **Marcy Helfand, President**
 4. Meeting of DHFC Providence at Mockingbird, LLC to Consider Adoption of the 2019 Property Management Operational Budget and Briefing on Quarterly Operational Budget Report for the Providence at Mockingbird Apartments Located at 1852 West Mockingbird Lane – **Candice Harris, Regional Manager, CF Real Estate Services LLC and Hope Jones, Property Manager**
 5. Briefing on 2017 and 2018 Financial Audits for the Corporation and Hines 68, LP, Owner of the Providence at Mockingbird Apartments Located at 1852 West Mockingbird Lane – **Matt Stille, Office Managing Partner, CohnReznick LLP**
 6. Consider and Adopt a Resolution Approving the Consent and all Other Actions by the Corporation Necessary to Complete the Transfer of the Potter’s House at Primrose (f/k/a The Oaks III Apartments) Located at 2515 South Hampton Road a Residential Development Financed by the Corporation’s Multifamily Housing Mortgage Revenue Bonds (The Oaks III Project) Series 2003 – **Avis Chaisson, Assistant General Manager, George Rodriguez, Corporation Bond Counsel, Bracewell LLP, Joe Nathan Wright, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
 7. Consider and Adopt a Resolution Approving the Consent and all Other Actions by the Corporation Necessary to Complete the Transfer of Providence on the Park (f/k/a Rose Court at Thorntree) Located at 8501 Old Hickory Trail a Residential Development Financed by the Corporation’s Multifamily Housing Mortgage Revenue Bonds (Rose Court at Thorntree Project) Series 2003A – **Avis Chaisson, Assistant General Manager, George Rodriguez, Corporation Bond Counsel, Bracewell LLP, Joe Nathan Wright, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
 8. Consider and Possible Adoption of a Supplemental Inducement Resolution: (1) Declaring Intent to

Issue Bonds to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Estates at Shiloh) in Aggregate Principal Amount Not to Exceed \$25,000,000.00; (2) Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and (3) Containing Other Provisions Relating to the Subject – **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**

9. Consider and Adopt a Resolution Authorizing the General Manager and Assistant General Manager to Act as Authorized Signatories for Developments where the Corporation has an Ownership Interest – **Avis F. Chaisson, Assistant General Manager**
10. Consider and Adopt Resolution Authorizing the General Manager or Assistant General Manager to Solicit Bids or Proposals for Professional Services for the Corporation including Legal and Financial – **Avis F. Chaisson, Assistant General Manager**
11. Written Reports – **Marcy Helfand, President**
12. Public Comment – **Marcy Helfand, President**
13. Future Agenda Items – **Marcy Helfand, President**
 - a. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**
 - b. Presentation by the City Attorney’s Office on Robert’s Rules of Order and Open Meetings Act – **TBD**
14. 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

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.”