

RECEIVED

**Dallas Housing Finance Corporation Board of Directors Meeting**

2020 SEP 24 AM 9:18

CITY SECRETARY  
DALLAS, TEXAS

**Meeting Record  
Tuesday September 15, 2020  
Via Microsoft Teams**

Meeting Link: [Join Microsoft Teams Meeting](#)

**Audio Only:**

Phone Number: 469-217-7604 -- Conference ID: 566 719 358#

The Dallas Housing Finance Corporation Board of Directors meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Boards Coordinator at 214-670-1686.

**Meeting Date:** September 15, 2020

**Meeting Start time:** 12:08 PM

<b>Board Members Present:</b> President Marcy C. Helfand Vice-President Brad Nitschke Secretary Ryan Garcia Director Joshua Vernon Director Shan Zaidi Director Beatrice Alba Martinez Director Dr. Jesseca E. Lightbourne Director Mathew Marchant Director Robin L. O’Neal Director David Ellis <b>Board Members Absent:</b> Treasurer Benard Miraglia	<b>Staff Present:</b> Kyle Hines, Assistant General Manager Marichelle Samples, Sr. Assistant City Attorney II Eric Ochel, Housing & Neighborhood Revitalization  <b>Guest Present:</b> Jessica Chen, Brown, Graham & Company, P.C.
--	---

**AGENDA:**

- Dallas Housing Finance Corporation Board of Directors Meeting called to Order by - **President Marcy C. Helfand**
- Roll Call – **Eric Ochel, HFC Liaison**
- Introduction of new Director, David Ellis**  
Presenter(s): President Marcy C. Helfand

**Action Taken/Committee Recommendation(s)** No Action Taken

<b>Motion made by</b>	<b>Motion seconded by</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

- Approval of August 11, 2020 Dallas Housing Finance Corporation Board of Directors Meeting Minutes**

Presenter(s): President Marcy C. Helfand

**Action Taken/Boards Recommendation(s):** Motion made to approve the minutes

<b>Motion made by</b> Director Martinez	<b>Motion second by</b> Director Vernon
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):** Add motions/seconds to September 15 minutes

5. **Consider, Approve and Authorize Memberships and Corporation’s Payment and/or Reimbursement of Membership Dues and Related Fees to the Texas Association of Local Housing Finance Agencies (TALHFA) for Corporation Officers, Directors, Assistant General Manager, General Manager, and Liaison in an Amount not to Exceed \$4,830.00**

Presenter(s): Marcy C. Helfand, President, Eric Ochel, HFC Liaison

**Action Taken/Committee Recommendation(s)** Motion Made to Approve the Item

<b>Motion made by</b> Director Garcia	<b>Motion seconded by</b> Director Zaidi
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):** Resolution Authorizing Payment and/or Reimbursement of TALHFA Membership Dues and Related Fees for Corporation’s Officers, Directors, Assistant General Manager, General Manager, and Liaison in Aggregate Amount not to Exceed \$6,210.00 for the 2020 Budget Year

6. **Briefing on the Valuation of Gurley Place at Jubilee Park at 4538 Gurley Avenue**

Presenter(s): Eric Ochel, HFC Liaison

**Action Taken/Committee Recommendation(s)** No Action Taken

<b>Motion made by</b> _____	<b>Motion seconded by</b> _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):**

7. **Consider and Adopt the Corporation’s Annual 2020 Budget**

Presenter (s): Kyle Hines, Assistant General Manager, Jessica Chen, Brown, Graham & Company, P.C.

**Action Taken/Committee Recommendation(s)** Motion Made to Approve the Item

<b>Motion made by</b> Director Garcia	<b>Motion seconded by</b> Director Vernon
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Follow-up (if necessary):** Resolution Adopting the Corporation’s 2020 Annual Budget

8. **Consider, Approve and Authorize Providence at Mockingbird Staff Retention Bonuses During the Marketing and Possible Sale of Providence at Mockingbird at 1853 West Mockingbird in an amount not to Exceed \$22,968.00**

Presenter(s): Eric Ochel, HFC Liaison

**Action Taken/Committee Recommendation(s)** Motion Made to Approve the Item

<b>Motion made by</b> Director Garcia	<b>Motion seconded by</b> Director Zaidi
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: <b>X</b>

**Follow-up (if necessary):** Reconsider Item at Future Corporation Board Meeting

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

a. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **October 2020**

- b. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-year Compliance Period – **TBD**
- c. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/or Assistant General Manager – **TBD**

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

These minutes were approved by the City of Dallas Housing Finance Corporation Board of Directors on the 13 day of October 2020.

**APPROVE:**

*Marcy Helfand*

Marcy Helfand (Sep 23, 2020 14:38 CDT)

\_\_\_\_\_  
Marcy C. Helfand  
President

**ATTEST:**

*Ryan Garcia*

Ryan Garcia (Sep 23, 2020 17:08 CDT)

\_\_\_\_\_  
Ryan Garcia  
Secretary