

**AGENDA**

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

**Tuesday, December 8, 2020 at 12:00 PM**

**Via Microsoft Teams**

Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MGM1MzdhZTAtYTFmMS00Y2U0LWEeXNWQtMzQzMTYzZGVjNjYx%40thread.v2/0?context=%7b%22id%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGM1MzdhZTAtYTFmMS00Y2U0LWEeXNWQtMzQzMTYzZGVjNjYx%40thread.v2/0?context=%7b%22id%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d)

**Audio Only:**

Phone Number: +1 469-217-7604 -- Conference ID: 349 245 354#

**Board of Directors**

**Officers:**

Marcy C. Helfand, President  
Brad Nitschke, Vice President  
Ryan Garcia, Secretary  
Benard Miraglia, Treasurer

Shan Zaidi, Director  
Robin L. O’Neal, Director  
Matthew Marchant, Director  
Joshua Vernon, Director  
Beatrice Alba Martinez, Director  
David Ellis, Director

Jessica E. Lightbourne, Director  
Tatiana Farrow, Director  
Vacant, Director  
Vacant, Director  
Vacant, Director

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1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Aaron Eaquinto, HFC Liaison**
  3. Public Testimony - public comments on Items 4, 5, 6
  4. Approval of the Minutes for the October 19, 2020 Corporation Meeting – **Marcy C. Helfand, President**
  5. Consider and Adopt a Resolution Authorizing the Issuance, Sale, and Delivery of Multifamily Residential Revenue Bonds Series 2020 in an Aggregate Principal Amount not to Exceed **\$40,000,000.00** for Ridgecrest Terrace Apartments, an Affordable Multifamily Residential Acquisition and Renovation Located at 526 South Walton Walker Boulevard; and Authorizing the Execution and Delivery of Documents and any Instruments Necessary to carry out the Financing of such Development – **Kyle Hines, Assistant General Manager, George Rodriguez, Corporation Bond Counsel, Bracewell LLP, Camisha Simmons, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
  6. Consider and Adopt a Resolution Expressing Intent to Finance Expenditures to be Incurred by Ash Creek Preservation Apartments, LLC for the Potential Acquisition and Renovation of an Affordable Multifamily Residential Rental Development for Persons of Low and Moderate Income (Ash Creek Apartments) in Aggregate Principal Amount Not to Exceed **\$35,000,000.00** - **Kyle Hines, Assistant General Manager, George Rodriguez, Bracewell LLP, Bond Counsel, and Michael Volz, DevCo, LLC**
  7. Meeting of DHFC Providence at Mockingbird, LLC, the General Partner of Hines 68, LP, the Owner of Providence Mockingbird Apartments Located at 1853 West Mockingbird Lane (**Property**):

- a. Executive Session Under Sec. 551.072 of the Texas Open Meetings Act to Receive and Discuss Letters of Intent to Purchase the Property – **Matthew Kot, CBRE and Kyle Hines, Assistant General Manager**

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

- a. Update and/or Approval of the Potential Sale of Providence at Mockingbird – **January 2021**
- b. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **TBD**
- c. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**
- d. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/or Assistant General Manager – **TBD**

9. 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.”*