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AGENDA

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2021 JAN 08 PM 12:01

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

CITY SECRETARY
DALLAS, TEXAS

POSTED CITY SECRETARY
DALLAS, TX

Tuesday, January 12, 2021 at 12:00 PM

Via Microsoft Teams

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDVjMzkxOTEtOTM3Yi00NWZhLWEwZDEtMDMxODc3YzhjNjZl%40thread.v2/0?context=%7b%22Tid%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: 197 984 533#

Board of Directors

Officers:

Marcy C. Helfand, President	Shan Zaidi, Director	Jessica E. Lightbourne, Director
Brad Nitschke, Vice President	Robin L. O’Neal, Director	Tatiana Farrow, Director
Ryan Garcia, Secretary	Matthew Marchant, Director	Vacant, Director
Benard Miraglia, Treasurer	Joshua Vernon, Director	Vacant, Director
	Beatrice Alba Martinez, Director	Vacant, Director
	David Ellis, 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 December 8, 2020 Corporation Meeting – **Marcy C. Helfand, President**
 5. Consider and Adopt a Resolution Consenting to the Transfer of Rosemont at Meadow Lane f/k/a Southern Terrace Apartments Authorizing the Execution and Delivery of an Assignment, Assumption and Consent Agreement; Authorizing the Execution and Delivery of an Escrow Agreement in Connection with Defeasance of Variable Rate Multifamily Housing Revenue Bonds (Southern Terrace Apartments) Series 2003 Issued by Corporation – **Kyle Hines, Assistant General Manager, George Rodriguez, 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 Rosemont Meadow Lane Apartments, LLC for the Potential Acquisition and Renovation of an Affordable Multifamily Residential Rental Development for Persons of Low and Moderate Income (Rosemont at Meadow Lane 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. Consider and Adopt a Resolution Approving the Sale and all Other Actions by the Corporation Necessary to Complete the Sale of the Property to Post Acquisitions, LLC, or its Affiliate, in a Purchase Price Amount not Less Than **\$20,250,000.00** - **Matthew Kot, CBRE, David Ellis, Director, Kyle Hines, Assistant General Manager, Aaron Eaquinto, HFC Liaison**

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

- a. Briefing on the Corporation’s Role in the Development and Approval of Affordable Housing Using Housing Tax Credits and Private Activity Bonds and Other Related Actions Related to the Corporation’s Operations - **TBD**
- 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**

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.”