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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

Public Notice

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

210115

**Tuesday, February 9, 2021 at 12:00 PM**

**Via Microsoft Teams**

**POSTED** CITY SECRETARY  
DALLAS, TX

Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTcwZThlMDgtZmI2My00ZGE1LTlmN2EtMGE3YjVjYjglZTA4%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTcwZThlMDgtZmI2My00ZGE1LTlmN2EtMGE3YjVjYjglZTA4%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: 381 839 455#

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  
Christopher Lewis, Director  
Vacant, Director  
Vacant, Director

- 
1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Aaron Eaquinto, HFC Liaison**
  3. Introduction of New Director, Christopher Lewis – **Marcy C. Helfand, President**
  4. Public Testimony - public comments on Items 5-7
  5. Approval of the Minutes for the January 12, 2021 Corporation Meeting – **Marcy C. Helfand, President**
  6. Consider and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for the Purpose of Making a Loan to The Standard at Royal Lane, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (The Standard at Royal Lane project) in an Aggregate Principal Amount Not to Exceed \$50,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager, George Rodriguez, Bracewell LLP, Bond Counsel, Jake Brown, LDG Development, Ross Doctoroff, Phase Engineering**
  7. Consider and Adopt the Corporation’s 2021 Annual Budget – **Kyle Hines, Assistant General Manager, Jessica Chen, Brown, Graham & Company, P.C.**
  8. Briefing on the 2017 and 2018 Audited Financial Statements of the Corporation - **Kyle Hines, Assistant General Manager, Jessica Chen, Brown, Graham & Company, P.C.**

9. Briefing on the Status of the Ridge at Lancaster, Midpark Towers Apartments, Westmoreland Station Apartments (Formerly Known as Art House Lofts), and Gateway Oak Cliff – **Aaron Eaquinto, HFC Liaison, Kyle Hines, Assistant General Manager, and Camisha Simmons, Corporation Counsel**
10. 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. Briefing on the Status of the Proposed Sale of the Property to Post Acquisitions, LLC, or its Affiliate - **Matthew Kot, CBRE, Kyle Hines, Assistant General Manager, Camisha Simmons, Corporation Counsel**
11. 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 – **March 2021**
  - b. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of the Ridge and Lancaster – **March 2021**
  - c. Discussion on Future Affordable Housing Investments of the Corporation – **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.”*