

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

CITY SECRETARY  
DALLAS, TEXAS

**Meeting Record**  
**February 9, 2020**  
**Via Microsoft Teams**

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

**Audio Only:**

Phone Number: 469-217-7604 -- Conference ID: 626 467143#

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:** February 9, 2021

**Meeting Start time:** 12:02 PM

<p><b>Board Members Present:</b>                  President Marcy C. Helfand                  Director Brad Nitschke                  Treasurer Benard Miraglia                  Director Beatrice Alba Martinez                  Director Joshua Vernon                  Director Matthew Marchant                  Director Shan Zaidi                  Director Jesseca E. Lightbourne                  Director David Ellis                  Director Christopher Lewis</p> <p><b><u>Board Members Absent:</u></b>                  Director Tatiana Farrow                  Director Robin L. O’Neal                  Secretary Ryan Garcia                  Director Eric Anderson</p>	<p><b>Staff Present:</b>                  Kyle Hines, Assistant General Manager                  Aaron Eaquinto, Board Liaison                  Marichelle Samples, Sr. Assistant City Attorney II</p> <p><b><u>Guest Present:</u></b>                  Jake Brown, LDG Development                  Camisha Simmons, Simmons Legal PLLC                  Jessica Chen, Brown, Graham, &amp; Company, P.C.                  Ross Doctoroff, Phase Engineering                  George Rodriguez, Bracewell                  Matthew Kot, CBRE</p>
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**AGENDA:**

1. Dallas Housing Finance Corporation Board of Directors Meeting called to Order by – 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.**  
 Two speakers:  
 Tim Dickey, in support of item 6  
 Michael Cintron, in support of item 6
5. Approval of the Minutes for the January 12, 2021 Corporation Meeting – **Marcy C. Helfand, President**

**Action Taken/Committee Recommendation(s)**

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

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**

**Action Taken/Committee Recommendation(s)**

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

**Passed with objections by Director Lightbourne and Director Marchant**

**Board had concerns about prostitution and crime in the area immediately surrounding the site.**

7. Consider and Adopt the Corporation’s 2021 Annual Budget – **Kyle Hines, Assistant General Manager, Jessica Chen, Brown, Graham & Company, P.C.**

**Action Taken/Committee Recommendation(s)**

<b>Motion to table until next meeting made by Director Lightbourne</b>	<b>Motion seconded by Director Nitschke</b>
Item passed unanimously: <b>X</b>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

**Item was moved until the March meeting due to a request for additional information on actual cash availability in the budget.**

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.**

**Action Taken/Committee Recommendation(s)**

<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: _____

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 Equinto, HFC Liaison, Kyle Hines, Assistant General Manager, and Camisha Simmons, Corporation Counsel**

**Action Taken/Committee Recommendation(s)**

<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: _____

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**

**Action Taken/Committee Recommendation(s)**

<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: _____

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

- b. 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**
- c. 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**
- d. Discussion on Future Affordable Housing Investments of the Corporation – **TBD**

**Action Taken/Committee Recommendation(s)**

<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: _____

12. Adjourn – **Marcy Helfand, President 2:04 PM**

These minutes were approved by the City of Dallas Housing Finance Corporation Board of Directors on the 9th day of March 2021.

**APPROVE:**

Marcy Helfand  
Marcy Helfand (Mar 25, 2021 10:28 CDT)

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 Marcy C. Helfand  
 President

**ATTEST:**

Ryan Garcia  
Ryan Garcia (Mar 10, 2021 15:01 CST)

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 Ryan Garcia  
 Secretary