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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

Public Notice

CITY OF DALLAS HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS MEETING

210338

Tuesday, April 13, 2021 at 12:00 PM

POSTED CITY SECRETARY  
DALLAS, TX

Via Microsoft Teams

Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OTZmYmJhOWItZDg3OS00MjA3LThiODctZTRINTVhMDg5M2Q0%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_OTZmYmJhOWItZDg3OS00MjA3LThiODctZTRINTVhMDg5M2Q0%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: 573 526 810#

Board of Directors

Officers:

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

Shan Zaidi, 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  
Vacant, Director

- 
1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Aaron Eaquinto, HFC Liaison**
  3. Public Testimony - public comments on Items 4-7
  4. Approval of the Minutes for the March 9, 2021 Corporation Meeting – **Marcy C. Helfand, President**
  5. Consider and Adopt a Resolution Authorizing the Issuance, Sale, and Delivery of City of Dallas Housing Finance Corporation Multifamily Housing Revenue Note (The Ridge at Lancaster) Series 2021A and Series 2021B in an Aggregate Principal Amount not to Exceed **\$50,000,000.00** for The Ridge at Lancaster Apartments, a Mixed Income Multifamily Residential Development Located at 2101 Crouch Road; 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. Resolutions for Midpark Towers, an Existing Mixed Income Multifamily Residential Development Located 8550 Midpark Road:
    - a. Consider and Adopt a Resolution Authorizing the Issuance, Sale, and Delivery of City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Midpark Towers) Series 2021in an Aggregate Principal Amount not to Exceed **\$20,000,000.00** for Midpark Towers; 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, Co-Financial Advisor, Hilltop Securities Inc.**

- b. Consider and Adopt Resolution Approving a Development Loan Agreement with the City of Dallas in an amount not to exceed **\$2,500,000.00** in Community Development Block Grant (“CDBG”) Funds for the Acquisition of the Land and Improvements for the Renovation of Midpark Towers – **Kyle Hines, Assistant General Manager**
  - c. Consider and Adopt Resolution Approving an Agreement with Midpark Towers Apts. LP to Assume the Obligations and Requirements of the City of Dallas Development Loan Agreement for CDBG Funds for the Acquisition of the Land and Improvements Required for the Renovation of Midpark Towers – **Kyle Hines, Assistant General Manager**
  - d. Consider and Adopt Resolution Approving a Loan Agreement for a Forgivable Loan with the Texas State Affordable Housing Corporation in an Amount not to Exceed **\$375,000.00** for the Acquisition and Development of the Land and Improvements for the Renovation of Midpark Towers – **Kyle Hines, Assistant General Manager**
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. Authorize all Documents and Instruments Necessary to Complete the Sale of Partnership Equity Interests in Hines 68, LP to Post Acquisitions, LLC – **Kyle Hines, Assistant General Manager**
8. 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 – **May 2021**
  - b. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of Westmoreland Station F/K/A Art House Lofts – **May 2021**
  - c. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **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.”*