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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

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

**Public Notice**

210409

**Tuesday, May 11, 2021 at 12:00 PM**

**Via Microsoft Teams**

**POSTED** CITY SECRETARY  
DALLAS, TX

Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NTgxZTY2MTctMjk0Mi00ZTI3LWI0MTktMmQ3MDc1NmRmNWUy%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_NTgxZTY2MTctMjk0Mi00ZTI3LWI0MTktMmQ3MDc1NmRmNWUy%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: 454 378 745#

**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, 5, 7, 8, 9, 10
  4. Approval of the Minutes for the April 13, 2021 Corporation Meeting – **Marcy C. Helfand, President**
  5. 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 Limited Partner and Special Limited Partner Equity Interests in Hines 68, LP to Post Acquisitions, LLC and/or Its Affiliate – **Kyle Hines, Assistant General Manager**
  6. Briefing and Discussion on the Updated Financials of Midpark Towers – **Marcy C. Helfand, President; Kyle Hines, Assistant General Manager; Tisha Vaidya and Moira Concannon, Elizbeth Property Group**
  7. Election of Corporation Treasurer - **Marcy C. Helfand, President**
  8. Discussion and Adoption of a Resolution Authorizing the Appointment of David Noguera, Director of the Department of Housing and Neighborhood Revitalization, as the Corporation’s General Manager – **Marcy C. Helfand, President**
  9. Discussion and Approval of the Creation of a Finance Committee for Matters Relating to the DHFC and Affiliate Entities Wholly Owned by DHFC– **Marcy C. Helfand, President**

10. Approval of a Date Change for the June DHFC Board Meeting from June 8<sup>th</sup> to June 15<sup>th</sup> - **Kyle Hines, Assistant General Manager**

11. Briefing on the Virtual NALHFA Conference – **Marcy C. Helfand, President**

12. 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 – **TBD**
- b. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of the Westmoreland Station – **June 2021**
- c. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of Gateway Oak Cliff – **June 2021**
- d. Resolutions Authorizing the Negotiation of Agreements and the Creation of Entities Related to The Standard at Royal Lane, a Multifamily Residential Development Located at 2737 Royal Lane – **June 2021**
- e. Resolutions Authorizing a Preliminary Bond Inducement for the Acquisition and Rehabilitation of Ash Creek Apartments Located at 2605 John West Road and Rosemont at Meadow Lane Located at 4722 Meadow Street – **June/July 2021**
- f. Briefing from Brown, Graham and Co., Corporation Accountants, on the Development of Financial Policies and Procedures of the Corporation – **July/August 2021**
- g. Discussion on Future Affordable Housing Investments of the Corporation – **TBD**

13. 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.”***