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CITY SECRETARY
DALLAS, TEXAS

AGENDA

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

**Tuesday, December 14, 2021 at 12:00 PM
City Hall – Room 6ES
1500 Marilla Street, Dallas, Texas 75201
and Videoconference**

Public Notice

211079

REVISED

POSTED CITY SECRETARY
DALLAS, TX

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf76cf952a1c7bc741f51b1372d9ea36a>

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2496 383 1682

Board of Directors

Officers:

Marcy C. Helfand, President
Brad Nitschke, Vice President
Ryan Garcia, Secretary
Beatrice Alba Martinez, Treasurer

Anthony Page, Director
Matthew Marchant, Director
Joshua Vernon, Director
David Ellis, Director
Vacant, Director

Jessica E. Lightbourne, Director
Tatiana Farrow, Director
Christopher Lewis, Director
Beverlyn Banks, Director
Vacant, Director
Vacant, Director

1. Call to Order – **Marcy C. Helfand, President**
2. Roll Call – **Aaron Equinto, DHFC Liaison**
3. Public Testimony - public comments on Items 4-7
4. Approval of the Minutes for the November 9, 2021 Corporation Meeting – **Marcy C. Helfand, President**
5. Consider and Adopt the Corporation’s 2022 Annual Budget– **Aaron Equinto, DHFC Liaison, Jessica Chen, Brown, Graham & Company, P.C.**
6. Consider and Adopt Resolutions to Engage and Enter into Agreements in Amounts Not to Exceed \$150,000 with Brown, Graham & Company, P.C. to Provide Financial and Accounting Services to the Corporation and its Entities for the Years Ending December 31, 2022 – **Aaron Equinto, DHFC Liaison Jessica Chen, Brown, Graham & Company, P.C.**
7. Resolutions for Ash Creek Apartments, a Multifamily Residential Development Located at 2605 John West Road:
 - a. Consider and Adopt Resolution Approving an Agreement with DevCo Preservation, LLC for the Acquisition and Development of Ash Creek, a Multifamily Residential Development and Authorizing the Formation of Ash Creek GP, LLC to Act as the Managing Member of Rosemont

at Ash Creek Preservation Apartments, LLC, the Partnership Developing, Owning, and Managing the Project – **Aaron Equinto, DHFC Liaison**

- b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of Ash Creek GP, LLC, the Managing Member of Rosemont at Ash Creek Preservation Apartments, LLC, Approving all Actions Necessary for the Admission of the General Partner into Rosemont at Ash Creek Preservation Apartments, LLC, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of Ash Creek – **Aaron Equinto, DHFC Liaison**
- c. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Ash Creek Developer LLC and all Actions of DHFC Ash Creek Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of Ash Creek – **Aaron Equinto, DHFC Liaison**
- d. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Ash Creek Landowner LLC and all Actions of DHFC Ash Creek Landowner LLC Necessary for the Acquisition of Approximately 17.034 Acres of Land Located at 2605 John West Road and Entering into a Long-Term Ground Lease with Rosemont at Ash Creek Preservation Apartments, LLC and Management of the Land – **Aaron Equinto, DHFC Liaison**
- e. Consider and Adopt a Resolution Approving the Creation of a Limited Liability Company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Ash Creek General Contractor LLC and all Actions of DHFC Ash Creek General Contractor LLC Necessary for the Financing, Construction, and Development of Ash Creek – **Aaron Equinto, DHFC Liaison**

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

- a. Discussion on Future Affordable Housing Investments of the Corporation – **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.”