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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

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

**Tuesday, June 9, 2020 at 12:00 PM**

2 0 0 4 6 8

**Via Microsoft Teams**

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

**POSTED** CITY SECRETARY  
DALLAS, TX

**Audio Only:**

Phone Number: 469-217-7604 -- Conference ID: 938 986 555#

Board of Directors

Officers:

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

Brad Nitschke, Director  
Robin L. O'Neal, Director  
Benard Miraglia, Director  
Joshua Vernon, Director  
Matthew Marchant, Director

Shan Zaidi, Director  
Beatrice Alba Martinez, Director  
Jesseca E. Lightbourne, Director  
Vacant, Director  
Vacant, Director

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1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Kyle Hines, Assistant General Manager**
  3. Public Testimony - public comments on Items 4, 5, 6, 9
  4. Approval of the Minutes for the May 12, 2020 Corporation Meeting – **Marcy C. Helfand, President**
  5. Election of Corporation Vice President and Treasurer – **Marcy C. Helfand, President**
  6. Approval of a Corporation Emergency Expenditure Policy for the Purchase of Goods or Services Related to the Safety and Security of Corporation-owned Properties in an Amount not to Exceed \$10,000.00 – **Kyle Hines, Assistant General Manager**
  7. Briefing on Quarterly Operational Budget Report for Park at Cliff Creek Apartments Located at 7300 Marvin D. Love Parkway – **Alfredo Izmajtovich, Executive Vice President, and Charles Kim, Director of Asset Management, Cesar Chavez Foundation**
  8. Briefing on Quarterly Operational Budget Report for DAC Martha's Vineyard Located at 3110 Cedar Plaza Lane – **Heather Hughes, Executive Director, Deaf Action Center and Christie Quinn, Senior Regional Manager, Alpha Barnes**
  9. Approval to Solicit a Third-Party Valuation for the Potential Sale of DHFC Jubilee Seniors, LLC and Update on the 2017 and 2018 Internal Audit – **Marcy C. Helfand, President and Kyle Hines, Assistant General Manager**
  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. Executive Session Under Sec. 551.071 of the Texas Open Meetings Act to Receive Legal Advice Regarding Legal and Financial Issues Associated With Developer Fee Payment Obligations and Potential Courses of Action – **Camisha L. Simmons, Corporation General Counsel**

- b. Executive Session Under Sec. 551.071 of the Texas Open Meetings Act to Receive Legal Advice Regarding a Wrongful Eviction Lawsuit Styled *\_Sopuruchi Okeke-Ewo v. Hines 68, L.P., et al - Camisha L. Simmons, Corporation General Counsel, Marcy Helfand, President, and Kyle Hines, Assistant General Manager*

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

- a. Memorandum on Documents Approved by the Corporation’s President for Signature by the Corporation’s General Manager and/ or Assistant General Manager – **TBD**
- a. Quarterly Operational Budget Reports from Property Managers of Providence and Mockingbird and Sterlingshire Apartment – **July 2020**
- b. Consider and Adopt a Resolution Approving the Corporation’s 2020 Annual Budget – **July 2020**
- c. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **July 2020**
- d. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **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.”***