

# MINUTES

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## CITY OF DALLAS HOUSING FINANCE CORPORATION

### 2018 FEB 23 PM BOARD OF DIRECTORS MEETING

Tuesday, January 9, 2018 at 12:00 Noon

CITY SECRETARY  
DALLAS, TEXAS

City Hall (Red Elevators) – 6ES, Conference Room  
1500 Marilla St., Dallas, Texas 75201

**Present:** Ryan Garcia, Brad Nitschke, Marcy Helfand, Secretary and Trent Hughes, Joe Carreon, Andrew Moore, Sherman Roberts, Vice President and James Armstrong, Eric Anderson, Jim Harp, Treasurer and Clint Nolen

**OTHERS ATTENDING:** Robin Bentley, Assistant Director, Office of Economic Development, Courtney Pogue, Director, Office of Economic Development, Joe Nathan Wright, Attorney, Camisha Simmons, Simmons Legal PLLC, Cyndy Lutz, Dallas Area Habitat for Humanity, Etoria Anderson, Coordinator, Housing and Neighborhood Revitalization, Cal Estee, City Attorney's Office, George Rodriguez, Bracewell LLP, Marichelle Samples, City Attorney's Office, Julianne Nguyen, City Attorney's Office, Sireesha Chirala, City Attorney's Office, Robert Estrada, Estrada Hinojosa & Co., Stephen McPherson, Wilmington Trust, Pamela Cornett, CF Real Estate, Holly Siems, Providence at Mockingbird

**Sherman Roberts, Vice President, presided over the meeting.**

1. Approval of the Minutes for the November 14, 2017 Meeting. Move: Brad Nitschke to approve the minutes subject to corrections; Second: Jim Harp; Board approved unanimously, with Ryan Garcia abstaining. Item 4 to include more information on the role and cost of having dual municipal advisors and Item 9 to explain what changes were agreed upon regarding DHFC donation, which includes an amended disbursement plan to (1) assist 15-20 HMK homeowners with major repairs that range from \$3,000-\$15,000 per home (2) change eligibility criteria for verifying HMK homeowners by showing proof of sale and their need for repairs that exceed funding perimeters (3) assist with covering labor for home repairs and supplies/materials for home repairs (3) allow for the amount of assistance to be based on home size, which will include for 1 bedroom up to \$2,500, 2 bedroom up to \$3,500, 3 bedroom up to \$5,500 and (4) process payment requests.
2. Introduction of new DHFC board member(s). Sherman Roberts, DHFC Vice Chair, introduced the new board member, Ryan Garcia.
3. Election of officers. Sherman Roberts as President: Move: Brad Nitschke; Second: James Armstrong; Abstain: Ryan Garcia. Clint Nolen as Vice President: Move: Sherman Roberts; Second: Brad Nitschke; Abstain: Ryan Garcia. Marcy Helfand as Secretary: Move: Brad Nitschke; Second: Eric Anderson; Abstain: Ryan Garcia. As for Treasurer; (1st) Andrew Moore was nominated: Move: Brad Nitschke; Second: Eric Anderson; Abstain: Ryan Garcia, (2nd) Jim Harp was nominated: Move: James Armstrong; Second: Sherman Roberts; Abstain: Ryan Garcia. There were 6 votes for Andrew Moore and 4 votes for Jim Harp. The 1<sup>st</sup> motion passed voting in Andrew Moore as Treasurer.
4. Update on progress of maintenance issues and budgets for Providence at Mockingbird. Pamela Cornett, CF Real Estate and Holly Siems, Providence at Mockingbird were in attendance. Jim Harp voiced concern about cash flow problems, making constant repairs and replacements to the building, and the need to replace the old air conditioning system because they are inoperable. Board decided that an Ad Hoc Committee should be established to address the Providence at Mockingbird maintenance issues and determine what's in the best interest of DHFC, whether to continue pouring money in the building for rehab or demolish and rebuild. Board decided that an appraisal needed to be done to find out how the value transcends to the public. The board decided to proceed with

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*Trent Hughes*

soliciting bid and ordering the appraisal, approved cost up to \$5,000 for Providence at Mockingbird. Move: Eric Anderson; Second: Clint Nolen; Board approved unanimously. The Providence at Mockingbird Ad Hoc consist of Marcy Helfand, Ryan Garcia, Eric Anderson, and Clint Nolen as subcommittee chair. Also, the DHFC Organization - Ad Hoc Committee was established and consist of Brad Nitschke, James Armstrong, Jim Harp, Trent Hughes, and Clint Nolen as subcommittee chair.

5. Update and possible approval on the audited financial statements for the DHFC for the period ending December 31, 2016. Matt Stille and Mike Celkis, of CohnReznick were not present at the meeting. Board members asked that a representative from CohnReznick be present at the next board meeting to answer audit questions. Board decided to issue a Request for Proposal (RFP) for new auditor. Motion: Brad Nitschke; Second: James Armstrong; Board approved unanimously.

6. Adjourn.

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.



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