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AGENDA

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CITY SECRETARY
DALLAS, TEXAS

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

Tuesday, November 5, 2019 at 12:00 Noon

Public Notice

**City Hall – Hearing Room, 5ES
1500 Marilla Street, Dallas, Texas 75201**

191012

POSTED CITY SECRETARY
DALLAS, TX

Board of Directors

<u>Officers:</u>	Brad Nitschke, Director	Beatrice Alba Martinez, Director	Vacant, Director
Marcy C. Helfand, President	Jim Harp, Director	Vacant, Director	
Vacant, Vice President	Juan J. Garcia, Director	Vacant, Director	
Ryan Garcia, Secretary	Joshua Vernon, Director	Vacant, Director	
James Armstrong III, Treasurer	Matthew Marchant, Director	Vacant, Director	

1. Call to Order – **Marcy C. Helfand, President**
2. Introduction of New Board Members – **Marcy C. Helfand, President**
3. Roll Call – **Avis F. Chaisson, Assistant General Manager**
4. Public Testimony – Public Comments on Item Nos. 5, 6, 7 and 8 – **Marcy C. Helfand, President**
5. Approval of the Minutes for the August 13, 2019, September 10, 2019, and October 8, 2019, Meetings – **Marcy C. Helfand, President**
6. Consider and Adopt a Resolution Approving all Actions of DHFC Shiloh Landowner LLC Necessary for the Acquisition of Approximately 15 Acres of Land Located at 2649 Centerville Road, Dallas, Texas 75228 for the Development of Estates at Shiloh, Entering into a Long-Term Ground Lease with TX Casa View 2018, Ltd., and Management of the Land as Owner – **Avis F. Chaisson, Assistant General Manager, Joe Nathan Wright, Corporation Counsel, and Camisha Simmons, Corporation Co-Counsel**
7. Consider and Adopt Resolution Authorizing the Issuance, Sale, and Delivery of Multifamily Residential Revenue Notes (Estates at Shiloh) Series 2019 in an Aggregate Principal Amount not to Exceed **\$25,000,000.00** for Estates at Shiloh, a Mixed Income Multifamily Residential Development for Seniors to be Located at 2649 Centerville Road; and Authorizing the Execution and Delivery of Documents and any Instruments Necessary to carry out the Financing of such Development – **Avis F. Chaisson, Assistant General Manager, George Rodriguez, Corporation Bond Counsel, Bracewell LLP, Joe Nathan Wright, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.**
8. Consider and Adopt a Resolution Consenting to the Transfer of the Crawford Park Apartments (f/k/a The Masters Apartments) Located at 1180 North Masters Drive, Dallas, Texas 75217, a Residential Development Financed by the Corporation’s Variable Rate Demand Multifamily Housing Mortgage Revenue Bonds (The Masters Apartments) Series 2004 to Crawford Park Owner LLC; and Authorizing the Execution and Delivery of an Assignment, Assumption and Consent Agreement – **Avis F. Chaisson, Assistant General Manager, George Rodriguez, Corporation Bond Counsel,**

Bracewell LLP, Joe Nathan Wright, Corporation Counsel, and Tim Nelson, Managing Director, Hilltop Securities Inc.

9. Public Comment – Marcy C. Helfand, President

10. Future Agenda Items – Marcy C. Helfand, President

- a. Recommendations for Internal Control to Address Material Weakness in the Corporation’s 2017 and 2018 Financial Audits – **January 2020**
- b. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**
- c. Presentation by the City Attorney’s Office on Robert’s Rules of Order and Open Meetings Act – **TBD**

11. 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.”