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AGENDA

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CITY SECRETARY
DALLAS, TEXAS

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

Tuesday, July 14, 2020 at 12:00 PM

Via Microsoft Teams

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

Public Notice

200547

POSTED CITY SECRETARY
DALLAS, TX

Audio Only:

Phone Number: 469-217-7604 -- Conference ID: 272 185 409#

Board of Directors

Officers:

Marcy C. Helfand, President
Brad Nitschke, Vice President
Ryan Garcia, Secretary
Benard Miraglia, Treasurer

Shan Zaidi, Director
Robin L. O'Neal, Director
Matthew Marchant, Director
Joshua Vernon, Director
Beatrice Alba Martinez, Director

Jesseca E. Lightbourne, Director
Vacant, Director
Vacant, Director
Vacant, Director
Vacant, Director

-
1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Eric Ochel, HFC Liaison**
 3. Public Testimony - public comments on Items 4 and 7
 4. Approval of the Minutes for the June 9, 2020 Corporation Meeting – **Marcy C. Helfand, President**
 5. Briefing on Quarterly Operational Budget Report for Providence Mockingbird at 1853 West Mockingbird Lane – **Candice Harris, Regional Manager, CF Real Estate Services, LLC**
 6. Briefing on Quarterly Operational Budget Report for Sterlingshire Apartments at 9415 Bruton Road – **Theresa Oates, Senior Regional Property Manager, The NRP Group, LLC, Julie Zelasco, Property Management Accounting Manager, The NRP Group**
 7. Consider and Adopt Resolutions to Engage and Enter into Agreements in Amounts Not to Exceed \$75,000 with Brown, Graham & Company, P.C. to Provide Financial and Accounting Services to the Corporation and its Entities for the Years Ending December 31, 2019 and December 31, 2020 – **Kyle Hines, Assistant General Manager, Jessica Chen, Brown, Graham & Company, P.C., Camisha Simmons, Corporation Counsel, Tim Nelson, Managing Director, Hilltop Securities, Inc.**
 8. 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 Obligation 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**

- c. Executive Session Under Sec. 551.071 of the Texas Open Meetings Act to Receive Legal Advice Regarding Rights With Respect to Management of Project

9. 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**
- b. Consider and Adopt a Resolution Approving the Corporation’s 2020 Annual Budget – **To be prepared by Corporation accounting services provider**
- a. Update on the Solicitation of Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **August 2020**
- b. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**

10. 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

City of Dallas Housing Finance Corporation Board of Directors Meeting
Tuesday, July 14, 2020

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.”