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AGENDA

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CITY OF DALLAS HOUSING FINANCE CORPORATION 210239

CITY SECRETARY
DALLAS, TEXAS

BOARD OF DIRECTORS MEETING

POSTED CITY SECRETARY
DALLAS, TX

Tuesday, March 9, 2021 at 12:00 PM

Via Microsoft Teams

Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTAwYzc0NjMtMDZhYi00OGFjLTgxZTA0MTFhOGQwNjc2OTU3%40thread.v2/0?context=%7b%22Tid%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22Oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d

Audio Only:

Phone Number: +1 469-217-7604 -- Conference ID: 348 589 505#

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
David Ellis, Director

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

-
1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Aaron Equinto, HFC Liaison**
 3. Public Testimony - public comments on Items 4-6
 4. Approval of the Minutes for the February 9, 2021 Corporation Meeting – **Marcy C. Helfand, President**
 5. 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. Consider and Adopt a Resolution Approving the Purchase and Sale Agreement Relating to the Sale of the Limited Partner Interest and Special Limited Partner Interest of Hines 68, LP to Post Acquisitions LLC– **Kyle Hines, Assistant General Manager, Matthew Kot, CBRE, Camisha Simmons, Corporation Counsel**
 6. Consider and Adopt the Corporation's 2021 Annual Budget – **Aaron Equinto, HFC Liaison, Jessica Chen, Brown, Graham & Company, P.C.**
 7. Briefing on the Issuance of Requests for Proposals for Third-Party Services - Corporation Counsel, Bond Counsel, and Financial Advisor - **Kyle Hines, Assistant General Manager, Marcy C. Helfand, President**
 8. Briefing on the Corporation's Role in the Development and Approval of Affordable Housing Using Housing Tax Credits and Multifamily Bonds and Other Related Actions Related to the Corporation's Operations – **Tim Nelson, Hilltop Securities, Claire Merritt, Hilltop Securities**

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

- a. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of the Ridge and Lancaster – **April 2021**
- b. Final Approval Authorizing the Execution and Delivery of Documents and Any Instruments Necessary to carry out the Financing and Development of the Midpark Towers – **April 2021**
- c. Discussion on Future Affordable Housing Investments of the Corporation – **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 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.”