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AGENDA

2019 SEP -6 PM 4:18

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

CITY SECRETARY
DALLAS, TEXAS

Tuesday, September 10, 2019 at 12:00 Noon

Public Notice

City Hall – Classroom, L1FN – C (Green Elevators)

1500 Marilla Street, Dallas, Texas 75201

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POSTED CITY SECRETARY
DALLAS, TX

Board of Directors

Marcy C. Helfand, President
Clint V. Nolen, Vice President
Ryan Garcia, Secretary
James Armstrong III, Treasurer

Trent Hughes, Director
Brad Nitschke, Director
Joe Carreon, Director

Jim Harp, Director
Eric Anderson, Director
Juan J. Garcia, Director

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1. Call to Order – **Marcy C. Helfand, President**
 2. Roll Call – **Avis F. Chaisson, Assistant General Manager**
 3. Public Testimony – Public Comments on Item Nos. 4, 5, 6, 7, 8, and 9 – **Marcy C. Helfand, President**
 4. Approval of the Minutes for the August 13, 2019, Meeting – **Marcy C. Helfand, President**
 5. Consider and Adopt a Resolution Authorizing the General Manager and Assistant General Manager to Act as Authorized Signatories for Developments where the Corporation has an Ownership Interest – **Avis F. Chaisson, Assistant General Manager**
 6. Consider and Adopt a Resolution Approving all Actions of DHFC Redbird Developer LLC Necessary for the Financing, Development and Operation of Palladium Redbird, a Mixed Income Multifamily Residential Development to be Located at 7202 South Westmoreland Road – **Avis Chaisson, Assistant General Manager, Joe Nathan Wright, Corporation Counsel, and Camisha Simmons, Corporation Co-Counsel**
 7. Consider and Adopt a Resolution Approving all Actions of DHFC Redbird Landowner LLC Necessary for the Acquisition of Approximately 8 Acres of Land Located at 7202 South Westmoreland Road for the Development of Palladium Redbird, Entering into a Long-Term Ground Lease with Palladium Redbird, Ltd., and Management of the Land as Owner – **Avis Chaisson, Assistant General Manager, Joe Nathan Wright, Corporation Counsel, and Camisha Simmons, Corporation Co-Counsel**
 8. Consider and Adopt Resolution Authorizing the Issuance, Sale, and Delivery of Multifamily Residential Revenue Bonds Series 2019 in an Aggregate Principal Amount not to Exceed **\$30,000,000.00** for Palladium Redbird, a Mixed Income Multifamily Residential Development to be Located at 7202 South Westmoreland Road; and Authorizing the Execution and Delivery of Documents and any Instruments Necessary to carry out the Financing of such Development – **Avis 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. Consider and Adopt Resolution Authorizing the General Manager or Assistant General Manager to Solicit Bids or Proposals for Professional Services for the Corporation including but not limited to Legal and Financial – **Avis F. Chaisson, Assistant General Manager**

10. Written Reports – **Marcy C. Helfand, President**

- a. Update on Improvements Scheduled for the Providence at Mockingbird Apartments Located at 1852 West Mockingbird Lane
- b. Update on Best Practices for Internal Control to Address Material Weakness in the Corporation's 2017 and 2018 Financial Audits

11. Special Recognition for Outgoing Corporation Board Members – **Marcy C. Helfand, President**

12. Public Comment – **Marcy C. Helfand, President**

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

- a. Opportunities for the Corporation to Acquire Housing Tax Credit Properties Ending Their Initial 15-Year Compliance Period – **TBD**
- b. Presentation by the City Attorney's Office on Robert's Rules of Order and Open Meetings Act – **TBD**

14. 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.”