



Dallas Housing Finance Corporation

Board of Directors Meeting

Regular Meeting Minutes

May 9, 2023 at 12:00 PM

RECEIVED

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CITY SECRETARY
DALLAS, TEXAS

LOCATION: Dallas City Hall, City Council Briefing Room 6ES and Videoconference

CISCO WEBEX LINK: Call-In (408) 418-9388, Access code: 2489 719 4298

Video Conference Link: [HERE](#)

Marcy Helfand, DHFC President, PRESIDING

PRESENT: [9]

VACANT, District 3	David Ellis, District 10/Director
Christopher Lewis, District 4/Director	Marcy Helfand, District 11/President
Tatiana Farrow, District 6/Director	Joshua Vernon, District 12/Director
Patty Collins, District 7/Director	VACANT, District 13
VACANT, District 8	Anthony Page, District 14/Secretary
Ryan Garcia, District 9/Vice President	Beatrice Martinez, District 15/Treasurer

ABSENT: [3]

Sean Allen, District 1/Director	Prisma Garcia, District 5/Director
Jessica De Paz, District 2/Director	

The meeting was called to order at 12:02 p.m. with a quorum of the Board present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

NO PUBLIC SPEAKERS

There were no public speakers.

APPROVAL OF MINUTES (April 11, 2023)

The April 2023 DPFC Board Meeting minutes: President Helfand noted an edit to the minutes and called for a motion to adopt the minutes with the changes. Director Vernon moved to adopt the minutes with changes. The motion was seconded by Director Lewis and unanimously approved.

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MEETING ACTIONS

- I. Discussion and Adoption of a Resolution Authorizing the Appointment of Aaron Eaquinto, Assistant General Manager of the Dallas Housing Finance Corporation (DHFC), as the Corporation's General Manager - Aaron Eaquinto, Assistant General Manager**

Director Ellis moved to vote on the item. The motion was seconded by Secretary Page and unanimously approved.

- II. Consider and Adopt a Resolution Approving a Memorandum of Understanding ("MOU") with Opportunity Housing Group, Inc. ("OHG") for the Acquisition of Jefferson Innova Apartments, a Multifamily Residential Development Located at 2781 N. Carroll Avenue and the Creation with the Texas Secretary of State of a Limited Liability Company to Own the Development with the Corporation as the Sole Member to be Named DHFC Innova Apartments, LLC and Approving the Form of a Limited Liability Company Agreement - Aaron Eaquinto, Assistant General Manager, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.**

Brad Griggs presented an overview of the project on behalf of OHG. Housing Director David Noguera asked for clarification on the unit mix and the possibilities for deeper affordability. Director Lewis questioned where the closest affordable housing is located. Director Helfand questioned the zoning of the location for schools. Director Page questioned the cap rate, pricing, and deal structure.

Vice President Garcia moved to vote on the item. The motion was seconded by Secretary Page.

Voting Yes: [8]

Farrow, R. Garcia, Helfand, Vernon, Page, Martinez, Lewis, Collins

Director Ellis recused himself from the vote.

- III. Consider and Adopt a Resolution Authorizing the Issuance, Sale and Delivery of Residential Development Revenue Bonds, Series 2023 (Fitzhugh Urban Flats); Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Financing of the Multifamily Rental Residential Development of Fitzhugh Urban Flats; and Containing Other Provisions Relating to Fitzhugh Urban Flats, a Multifamily Residential Development Located at 2707 N. Fitzhugh Avenue - Aaron Eaquinto, Assistant General Manager, George Rodriguez, Bond Counsel, Bracewell LLP, Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Managing Director, Hilltop Securities Inc.**

Director Helfand pointed out that the packet only included financing documents and that the motion needs to include that all other documents need to be approved

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by attorneys. Mr. Rodriguez pointed out a specific in regards to the bond cap. Secretary Page made a motion to vote on the item. The item was seconded by Director Vernon.

Voting Yes: [8]

Farrow, R. Garcia, Ellis, Helfand, Vernon, Page, Martinez, Lewis, Collins

Director Ellis recused himself from the vote.

IV. Consider and Adopt a Resolution Authorizing the Issuance, Sale and Delivery of Residential Development Revenue Bonds, Series 2023 (Domain at Midtown Park); Approving the Form and Substance of and Authorizing the Execution and Delivery of Documents and Instruments Necessary to Carry Out the Financing of the Multifamily Rental Residential Development of Domain at Midtown Park; and Containing Other Provisions Relating to Domain at Midtown Park, a Multifamily Residential Development Located at 8169 Midtown Boulevard

Director Lewis made a motion to vote on the item. The item was seconded by Treasurer Martinez.

Voting Yes: [9]

Farrow, R. Garcia, Ellis, Helfand, Vernon, Page, Martinez, Lewis, Collins

V. Staff Briefings – Aaron Equinto, Assistant General Manager

ADJOURNMENT

The DHFC meeting was adjourned by President Helfand at 12:52 p.m.

Marcy

Digitally signed by Marcy
Date: 2023.06.13
17:37:34 -05'00'

Approved by:

Marcy Helfand, President

DHFC

Date