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**CITY SECRETARY
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City of Dallas

**DALLAS PUBLIC FACILITY CORPORATION
BOARD OF DIRECTORS MEETING
Regular Meeting Minutes**

June 24, 2025, at 12:00 PM

**Dallas City Hall, Auditorium L1FN and Videoconference
Dallas City Hall - 1500 Marilla Street, Dallas, TX 75201**

The public may listen to the meeting as an attendee at the following videoconference link:
<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m18b8acfa6eb75b2a53a058150be2ac95>

Keith Pomykal, DPFC President, PRESIDING

PRESENT: [12]

Scott Hounsel, District 1/Director**	Ken Montgomery, District 9/ Vice President
VACANT , District 2	Mark Holmes, District 10/Director*
Ronald Stinson, District 4/Secretary	Alan Tallis, District 11/Treasurer
Prime Blankenship, District 5/Director**	Kevin Winters, District 12/Director
Christian Marquez, District 6	Laurel Stone, District 13/Director*
Victor Toledo, District 7/Director	Keith Pomykal, District 14/President
Jason Brown, District 8	VACANT , District 15

ABSENT: [1]

Stacy Marshall, District 3

**Note: Members of the Board participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened*

The meeting was called to order at 12:00 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.

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MEETING ACTIONS

1. **Call to Order** – Keith Pomykal, Dallas Public Facility Corporation (DPFC) Board of Directors (Board) President
2. **Roll Call** – Samuel McDaniel, Assistant General Manager
3. **Public Testimony** - public comments on items 4 – 16

The Dallas Public Facility Corporation provided "public speaker" opportunities. There were no public speakers. However, the following individuals presented the corresponding projects:

Presenters Name	Project Name
Katy Slade, Mintwood Founder	Item 8. Oakhouse Phase 2 located at 909 E Colorado Blvd., Dallas, TX 75203
Leila & Adam Feldman, Good Homes Co.	Item 9. Partnership with Good Homes to be located at 6950 N Stemmons Freeway, Dallas TX 75247

4. **Discussion and Approval of the minutes of May 27, 2025, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Vice President Ken Montgomery motioned to approve the minutes as presented. Treasurer Alan Tallis seconded. The minutes were unanimously approved.

5. **Community Announcements**

6. **Ethics Disclosures: DPFC Board members should disclose any relationship a member may have with the projects to be considered on this agenda or with any developer, participant or financial beneficiary of the projects to be considered on this agenda, even if that relationship does not relate to a specific project the DPFC Board is considering** - Keith Pomykal, DPFC Board President

7. **Update and discussion regarding the Park at Northpoint project located at 9999 Technology Blvd, Dallas TX** – Sam McDaniel, Assistant General Manager

There was a brief discussion on this item.

8. **Discussion and approval of renegotiated terms for Oakhouse Phase 2 located at 909 E Colorado Blvd., Dallas, TX 75203** - Sam McDaniel, Assistant General Manager; Katy Slade, Mintwood Real Estate

Katy Slade presented the project outlines and answered board members questions.

There was a brief discussion on this item. Motioned by Treasurer Alan Tallis, seconded by Director Jason Brown. The item was approved unanimously.

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9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Good Homes Dallas in partnership with Good Homes to be located at 6950 N Stemmons Freeway, Dallas TX 75247** - Sam McDaniel, Assistant General Manager; Daniel Matian, Good Homes; Summer Greathouse, Bracewell LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Leila & Adam Feldman presented the project outlines and answered board members questions.

There was a brief discussion on this item. Motioned by Director Laurel Stone, seconded by Director Kevin Winters. President Keith Pomykal, Secretary Ronald Stinson and Director Prime Blankenship voted no; the item passed with a divided vote of 9 voting yes and 3 voting no.

10. **Briefing and discussion about the DPFC Governance Committee draft of a policy statement regarding administration, project requirements, governance and operations as proposed in the "Proposed Dallas Housing Finance Corporation and Dallas Public Facility Corporation Program Statements" memorandum at the April 22nd Housing and Homelessness Solutions Committee** – Ken Montgomery, DPFC Governance Committee Chair

There was a brief discussion on this item.

11. **Executive Session pursuant to Tex. Govt. Code §551.074 (Personnel Matters), to deliberate the employment and duties of candidates selected by the DPFC Staff Hiring Committee in a cost sharing proposal with the Dallas Housing Finance Corporation for consideration by the Board**

At 1:29 p.m. the Board went into Executive Session.

12. **The DPFC Board may reconvene in open session and act on any item listed on the Executive Session Agenda in accordance with Chapter 551, Texas Government Code**

The Board returned at 2:08 p.m. to Open Session.

President Keith Pomykal noted for the record that Directors Scott Hounsel and Prime Blankenship were no longer in attendance at the meeting.

13. **Discussion and approval of RFP responses for DPFC-owned properties**– Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair

Treasurer Alan Tallis deferred the item; no action was taken.

14. **Review and discussion of DPFC Treasurer's report** – Sam McDaniel, Assistant General Manager; Shannon Andre, Brown Graham & Company

The Board reviewed the DPFC Treasurer's Report.

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15. **DPFC website/LinkedIn briefing and discussion** – Sam McDaniel, Assistant General Manager; Kevin Winters, Community Outreach Committee Chair

There was a brief discussion on this item.

16. **DPFC pipeline report briefing and discussion** - Sam McDaniel, Assistant General Manager

The Board reviewed the Corporation's pipeline report.

17. **Adjourn** – Keith Pomykal, DPFC Board President

Adjournment was moved by Treasurer Alan Tallis, seconded by Director Christian Marquez, meeting adjourned at 2:20 pm



[Ronald W. Stinson \(Jul 30, 2025 12:07:37 CDT\)](#)

Approved by:
Ronald Stinson, Secretary
DPFC

Jul 30, 2025

Date