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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

**DALLAS PUBLIC FACILITY CORPORATION
BOARD OF DIRECTORS MEETING**

February 25, 2025, at 12:00 PM

**Dallas City Hall, L1FN Auditorium 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=m49619b50cfc2d6cfd94a8b4a8d7a5e5>

Keith Pomykal, DPFC President, PRESIDING

PRESENT: [11]

Keith Pomykal, District 14/President	Mark Holmes, District 10/ Director
Scott Housel, District 1/ Director	Alan Tallis, District 11/ Director
Stacy Marshall, District 3	Kevin Winters, District 12/Director
Vacant, District 2	Vacant, District 6/ Director
Ronald Stinson, District 4/Director	Laurel Stone, District 13/ Director
Prime Blankenship, District 5	
Victor Toledo, District 7/ Director	
Jason Brown, District 8	

ABSENT: [1]

Ken Montgomery, District 9/ Vice President	

**Note: Members of the DPFC 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 12:01 p.m. with a quorum of the DPFC Board Members present.

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

PUBLIC SPEAKERS

No Public Speakers

**DPFC Board MEETING MINUTES
OF February 25, 2025**

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

APPROVAL OF MINUTES

Item moved by Director Tallis, seconded by Director Marshall, item passed.

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 comment(s) on items 4-16

No Public Testimony
4. Discussion and approval of the minutes of January 28, 2025, DPFC Board Meeting - Keith Pomykal, DPFC Board President

Item was moved by Director Tallis, seconded by Director Marshall. Item approved.
5. Community Announcements

The grand opening of Mountain Creek Apartments on March 26, 2025, at 11am.
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. Discussion regarding the fencing and security for 9999 Technology Blvd, Dallas TX – Sam McDaniel, Assistant General Manager; Jake Brown, LDG Development
8. Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for HSR LBJ in partnership with Trammell Crow to be located at 5550 Lyndon B Johnson Fwy, Dallas TX 75240 – Sam McDaniel, Assistant General Manager; Kevin Hickman & Gio Lincon, Trammell Crow; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Item was moved to approve by Director Tallis, seconded by Director Toledo. Item was approved.

**DPFC Board MEETING MINUTES
OF February 25, 2025**

9. Discussion and approval of a resolution approving the transaction for Burnett Lofts located at 512 N Ewing Ave, Dallas TX 75203 and 801 N Lancaster Ave, Dallas, TX 75203; including the execution of all documentation necessary to carry out the transactions; authorizing the purchase of the land for the projects and authorizing the DPFC to serve as the general contractor; and other matters in connection therewith – Sam McDaniel, Assistant General Manager; Hunt Neurohr, Savoy Equity Partners; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Item was moved to approve by Director Hounsel, seconded by Director Winters. This item was unanimously approved.

10. Discussion and Approval of renegotiated terms for The Cedars - Power and Light located at 2220 S Ervay St, Dallas, TX 75215: Sam McDaniel, Assistant General Manager; Hunt Neurohr, Savoy Equity Partners

There was a discussion regarding concerns with the storm water pipe located under the project. Director Talis moved to make an amendment on the term sheet. The approval of item 10 as amended was seconded by Director Housel, item approved.

11. Discussion on providing feedback in connection with proposed changes to Policy, Operations, and Bylaws for the Dallas Public Facility Corporation as presented by Housing and Community Development staff at the Housing and Homelessness Solutions Committee special called meeting held on January 28, 2025 – Keith Pomykal, DPFC Board President

12. Monthly report of the DPFC Staff Hiring Committee – Victor Toledo, Board Staff Hiring Committee Chair

Director Toledo requested that this item be put on next Board Meeting in a closed session.


13. DPFC-owned property annual reporting – Sam McDaniel, Assistant General Manager
14. DPFC-owned property monitoring procedures briefing and discussion – Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
15. Discussion of the use of DPFC excess funds - Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
16. Discussion of the 2025 DPFC budget - Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
17. DPFC Website briefing and discussion – Sam McDaniel, Assistant General Manager; Kevin Winters, Board Community Outreach Committee Chair

**DPFC Board MEETING MINUTES
OF February 25, 2025**

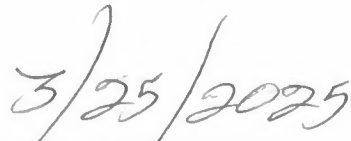
18. DPFC pipeline report briefing and discussion - Sam McDaniel, Assistant General Manager
19. Adjourn – Keith Pomykal, DPFC Board President

Adjournment was moved by Director Stinson, seconded by Director Tallis, meeting adjourned at 2:18 pm

ADJOURNMENT



Approved by:
Ronald Stinson, Secretary
DPFC



Date