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City of Dallas

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

February 24, 2026, at 12:00 PM

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

Keith Pomykal, DPFC President, PRESIDING

PRESENT: [11]

Scott Hounsel, District 1/Director	Jason Brown, District 8/Director
VACANT , District 2	Ken Montgomery, District 9/ Vice President
Stacy Marshall, District 3/Director*	Mark Holmes, District 10/Director
Ronald Stinson, District 4/Secretary	Kevin Winters, District 12/Director
Prime Blankenship, District 5/Director	Keith Pomykal, District 14/President
Christian Marquez, District 6/Director**	Courtney Spellicy, District 15/Director

ABSENT: [3]

Victor Toledo, District 7/Director	Marc Lombardi, District 11/Director
Laurel Stone, District 13/Director	

**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 12:01 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 – 13

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

Presenters Name	Agenda Item
Christopher Lewis, Builders of Hope	7. Trinity West

4. **Discussion and Approval of the minutes of February 3, 2026, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Treasurer Mark Holmes moved to approve the minutes, and Director Stacy Marshall seconded the motion. The minutes were unanimously approved.

5. **Community Announcements**

There was no discussion on this item.

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

There was no discussion on this item.

7. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Trinity West, an Affordable Multifamily development project, in partnership with Builders of Hope to be located at 3457 and 3155 Normandy Brook Rd, Dallas, TX 75212 (District 6)** – Aaron Eaquinto, General Manager; Christopher Lewis, Builders of Hope; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Christopher Lewis, representing Builders of Hope, presented the project and

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answered questions from the Board. Vice President Ken Montgomery moved to defer this item until the developer can present letters of support from the appropriate Council Member and local neighborhood associations, as well as an advisory opinion from the City of Dallas Inspector General regarding section 12A-14 of the City of Dallas Code of Ethics. Director Prime Blankenship seconded the motion. Director Christian Marquez recused himself from this item. The motion passed, with ten (10) voting in favor.

8. **Executive Session pursuant to Tex. Govt. Code §551.074 (Personnel Matters), to deliberate a discretionary annual bonus for calendar year 2025 for the DPFC General Manager**

The board entered executive session at 12:52 pm.

9. **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 DPFC Board reconvened into open session at 1:55 PM. Vice President Ken Montgomery moved to approve a one-time discretionary bonus equal to 15% of the DPFC General Manager's base salary. Treasurer Mark Holmes seconded the motion. The motion passed unanimously, with eleven (11) voting in favor.

10. **Discuss and potentially authorize approval or rejection of proposal received in response to the DPFC's Request for Proposals for services related to state and local regulatory compliance - Keith Pomykal, DPFC Board President; Aaron Eaquinto, General Manager**

There was a brief discussion on the item. Treasurer Mark Holmes moved to authorize DPFC staff to negotiate term sheets with Auxano and MPS for code and income compliance monitoring services and to return to the Board with final contracts for approval. Director Jason Brown was absent during the vote. The motion passed unanimously with ten (10) votes in favor.

11. **Discussion regarding updates to the Dallas Housing Resource Catalog as presented to the HHS Committee on 10/21/2025 - Keith Pomykal, DPFC Board President**

There was a brief discussion on the item, and no action was taken.

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

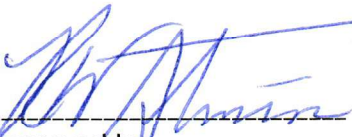
There was no discussion or action taken on this item.

13. **DPFC pipeline report briefing and discussion** – Sam McDaniel, Assistant General Manager

Assistant General Manager Sam McDaniel presented the pipeline and no action was taken.

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

Director Christian Marquez moved to adjourn, and Director Prime Blankenship seconded the motion. The DPFC meeting was adjourned at 2:30pm.


Approved by:
Ronald Stinson, Secretary


Date