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**CITY SECRETARY
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City of Dallas

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

May 27, 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: [8]

Scott Hounsel, District 1/Director	Jason Brown, District 8
VACANT , District 2	Ken Montgomery, District 9/ Vice President
Ronald Stinson, District 4/Director	Alan Tallis, District 11/Director
Prime Blankenship, District 5/Director**	Keith Pomykal, District 14/President
VACANT , District 6	VACANT , District 15
Victor Toledo, District 7/Director	

ABSENT: [4]

Stacy Marshall, District 3
Mark Holmes, District 10/Director
Kevin Winters, District 12/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 12:00 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.

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 – 14

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
Karsten Lowe, JPI Companies	Presentation on Jefferson Wheatland, Multifamily Development
Richie Butler, Friendship-West Baptist Church	Multifamily Development on Jefferson Wheatland

4. **Discussion and Approval of the minutes of April 22, 2025, DPFC Board Meeting, and May 9, 2025, Special Called Meeting** – Keith Pomykal, DPFC Board President

Director Ronald Stinson indicated corrections to the April 22 regular meeting minutes. Vice President Ken Montgomery motioned to approve the regular meeting minutes of April 22 with corrections as presented and the special called Meeting of May 9. 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. **Discussion regarding the fencing and security for 9999 Technology Blvd, Dallas TX** – Sam McDaniel, Assistant General Manager

There was a brief discussion on this item.

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8. **Discussion and approval of a resolution approving the transaction for 5550 LBJ located at 5550 Lyndon B. Johnson Freeway, Dallas TX 75240; 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; Kevin Hickman, Trammel Crow; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

This item was removed from today's agenda and will be presented at the next scheduled board meeting.

9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Jefferson Wheatland in partnership with JPI to be located at 1150 W Wheatland Rd, Dallas TX 75232 and 1200 W Wheatland Rd, Dallas TX 75232** - Sam McDaniel, Assistant General Manager; Karsten Lowe, JPI; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Vice President Ken Montgomery recused himself and left the room while the discussion took place.

Karsten Lowe presented the project outlines and answered board members questions.

The Board reviewed several key aspects of the project.

There was a brief discussion on this item.

Treasurer Alan Tallis proposed an amendment establishing that 90% physical occupancy must be achieved within three (3) years of the issuance of the Certificate of Occupancy. If this occupancy threshold is not met within that timeframe, ground rent will become due and payable. However, the amount due will be prorated based on the actual occupancy achieved at the end of the three-year period.

Director Scott Hounsel motioned to approve the proposed amendment. Director Jason Brown seconded. The amendment was unanimously approved.

Approval of item 9, motioned by Treasurer Alan Tallis, seconded by Director Jason Brown. The item was approved unanimously.

10. **Discussion of drafting 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** – Keith Pomykal, DPFC Board President

There was a brief discussion on this item.

11. **DPFC-owned property monitoring procedures briefing and discussion** – Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair

There was a brief discussion on this item.

12. **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

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

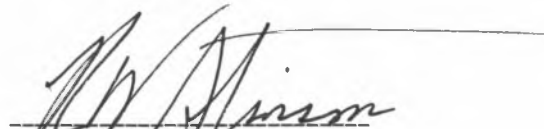
There was a brief discussion on this item.

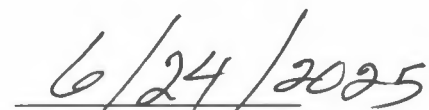
14. **DPFC pipeline report briefing and discussion** - Sam McDaniel, Assistant General Manager

The Board reviewed the Corporation's pipeline report.

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

Adjournment was moved by Treasurer Alan Tallis, seconded by Director Scott Hounsel, meeting adjourned at 1:20 pm


Approved by:
Ronald Stinson, Secretary
DPFC


Date