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City of Dallas

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

2025 AUG 28 AM 9:45

CITY SECRETARY
DALLAS, TEXAS

July 29, 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=m49619b50cfc2d6cfbd94a8b4a8d7a5e5>

Keith Pomykal, DPFC President, PRESIDING

PRESENT: [8]

Keith Pomykal, District 14/President	Laurel Stone, District 13/ Director
Ken Montgomery, District 9/ Vice President	
Kevin Winters, District 12/Director	
Vacant, District 2	
Ronald Stinson, District 4/Director	
Prime Blankenship, District 5	
Victor Toledo, District 7/ Director	
Christian Marquez, District 6/ Director	

ABSENT: [5]

Stacy Marshall, District 3	Mark Holmes, District 10/ Director
Jason Brown, District 8	Alan Tallis, District 11/ Director
Scott Hounsel, District 1/ Director	

**Note: Members of the DPFC Board participated in this meeting by videoconference*

***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

Presenters Name	Project Name
Trey Kostohryz	The Humphreys

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 Stinson, seconded by Director Marquez, item passed.

MEETING ACTIONS

1. Call to Order - Keith Pomykal, Dallas Public Facility Corporation (DPFC) Board of Directors (Board) President
2. Roll Call - Sam McDaniel, Assistant General Manager
3. Public Testimony - public comment(s) on items 4 - 17
4. Discussion and approval of the minutes of June 24, 2025, DPFC Board Meeting - Keith Pomykal, DPFC Board President
5. Community Announcements

President Pomykal announced the formation of the lab report Dallas Co-founded by Sharon Grigsby and Matt Goodman and powered by the Child Poverty Action Lab (CPAL). The website is <https://labreportdallas.com/>

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 status of the development of The Park at Northpoint located at 9999 Technology Blvd, Dallas TX – Sam McDaniel, Assistant General Manager

8. Discussion and approval of a resolution approving the transaction for Oakhouse Phase 2 (Loma) located at 909 E Colorado Blvd., 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; Katy Slade, Mintwood Real Estate; Summer Greathouse, Bracewell LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

The item was moved by Director Montgomery, seconded by Director Winters. Item approved 8 to 0.

9. Discussion and approval of a resolution approving the transaction for The Humphreys located at 5339 Alpha Road, 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; Trey Kostohryz, Ethos Property Development; Summer Greathouse, Bracewell LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Item was moved by Director Stinson, seconded by Director Blankenship. Item approved 8 to 0.

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

DPFC Board went into closed session at 12:19 pm.

11. 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 meeting returned to the open session at 1:08 pm.

Executive Session Item was moved to approve by Director Marquez, seconded by Director Blakenship. Item approved 8 to 0.

12. Discussion and approval of the cost sharing proposal proposed by the Dallas Housing Finance Corporation to hire a General Manager – Keith Pomykal, DPFC Board President

President Pomykal deferred this item to the next Board meeting.

13. Discussion and approval of the formation of a Real Estate Committee to review projects before coming to the full DPFC Board for initial approval – Sam McDaniel, Assistant General Manager; Summer Greathouse, Bracewell LLP

Directors Blankenship, Montgomery, and Marquez, volunteered to be the initial members of the Real Estate Committee. The final spot is to be determined. Item motioned by Director Montgomery, seconded by Director Blakenship. Item passed 7-0, Director Stone was not present for vote.

14. 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
15. Briefing and discussion on the progress the DPFC Community Outreach Committee has made with the DPFC website and LinkedIn page - Sam McDaniel, Assistant General Manager; Kevin Winters, Community Outreach Committee Chair
16. Review and discussion of DPFC Treasurer's report – Sam McDaniel, Assistant General Manager; Shannon Andre, Brown Graham & Company
17. DPFC pipeline report briefing and discussion - Sam McDaniel, Assistant General Manager
18. Adjourn- Keith Pomykal, DPFC Board President

Item motioned to adjourn by Director Marquez, seconded by Director Montgomery.
Meeting adjourned at 1:57 pm.

**DPFC Board MEETING MINUTES
OF July 29, 2025**

ADJOURNMENT



Approved by:
Ronald Stinson, Secretary
DPFC



Date