



City of Dallas

DALLAS PUBLIC FACILITY CORPORATION
BOARD OF DIRECTORS MEETING
Regular Meeting Minutes

December 2, 2025, 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: [14]

Scott Hounsel, District 1/Director	Ken Montgomery, District 9/ Vice President
VACANT , District 2	Mark Holmes, District 10/Director
Stacy Marshall, District 3/Director*	Kevin Winters, District 12/Director*
Ronald Stinson, District 4/Secretary	Marc Lombardi, District 11/Director
Prime Blankenship, District 5/Director***	Laurel Stone, District 13/Director*
Christian Marquez, District 6/Director*	Keith Pomykal, District 14/President
Victor Toledo, District 7/Director	Courtney Spellicy, District 15/Director
Jason Brown, District 8/Director***	

ABSENT: [0]

**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 12:02 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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2026 FEB -5 AM 8:47

**CITY SECRETARY
DALLAS, TEXAS**

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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 – 15

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
Hunt Neurohr, GHN Holdings	Item 7. Mockingbird Corner
Swede Hanson, Smart Living Residential	Item 8. The Finch
Cole Wade, Larkspur Capital	Item 9: Larkspur Fair Park

4. **Discussion and Approval of the minutes of October 28, 2025, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Secretary Ronald Stinson moved to approve the minutes, and Vice President Ken Montgomery seconded the motion. 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 and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Mockingbird Corner, an Affordable Multifamily development project, in partnership with GHN Holdings to be located at 1241 W Mockingbird Ln, Dallas, TX 75247 (District 2)** – Aaron Eaquinto, General Manager; Hunt Neurohr, GHN Holdings; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Hunt Neurohr presented the project and responded to questions from the board

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members. A brief discussion followed.

Director Christian Marquez moved to approve this item, and Vice President Ken Montgomery seconded the motion. The item passed unanimously.

8. **Discussion and approval of renegotiated terms for The Finch located at 1710 Morell Ave, Dallas, TX 75204 (District 4)** – Aaron Eaquinto, General Manager; Swede Hanson, Smart Living Residential; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter.

Swede Hanson presented the project and responded to questions from the board members. A brief discussion followed; no action was taken on this item.

9. **Discussion and approval of renegotiated terms for Larkspur Fair Park located at 3525 Ash Lane, Dallas, TX 75226 (District 7)** – Aaron Eaquinto, General Manager; Art Ferris, Larkspur Capital; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter.

Cole Wade presented the project and responded to questions from the board members. A brief discussion followed.

Director Mark Holmes moved to approve the item, and Director Victor Toledo seconded the motion. Director Marc Lombardi abstained from voting, and Director Prime Blankenship was absent during the vote. The item passed with one (1) abstention and twelve (12) votes in favor.

10. **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 this item.

11. **Discussion and approval of DPFC committee appointments – Sam McDaniel, Assistant General Manager.**

There was a brief discussion on this item. Director Courtney Spellicy was appointed to the Real Estate Committee.

12. **Discussion, nominations and election of DPFC Board Treasurer – Sam McDaniel, Assistant General Manager.**

There was a brief discussion on this item. Director Victor Toledo nominated Director Mark Holmes to be treasurer, and Vice President Ken Montgomery seconded the motion.

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Director Prime Blankenship was absent during the vote. The motion passed with thirteen (13) votes in favor.

13. Discussion and approval of the 2025/2026 DPFC board meeting dates – Sam McDaniel, Assistant General Manager.

There was a brief discussion on the item. The item passed unanimously.

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.

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

The Board reviewed the Corporation’s pipeline report.

16. Adjourn – Keith Pomykal, DPFC Board President

Adjournment was moved by Director Ken Montgomery and seconded by Director Laurel Stone. The meeting adjourned at 2:00 pm



Ronald Stinson (Feb 4, 2026 21:00:48 CST)

Approved by:
Ronald Stinson, Secretary

02/04/2026

Date