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**CITY SECRETARY
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City of Dallas

Public Notice

DALLAS PUBLIC FACILITY CORPORATION

BOARD OF DIRECTORS MEETING

250672

POSTED CITY SECRETARY
DALLAS, TX

July 29, 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=m00af6f365587802ed307e0c77c15b4ec>

Members of the public who wish to listen to the meeting by telephone may call: 1-408-418-9388; Access Code: 2491 482 8032

On behalf of the Dallas Public Facility Corporation, the City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Dallas Public Facility Corporation via the Department of Housing and Community Development by calling (214) 670-3077 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>. Individuals and interested parties wishing to speak must register with the Dallas Public Facility Corporation via the Department of Housing and Community Development by calling (214) 670-3077, twenty-four (24) hours prior to the meeting date and time.

AGENDA

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
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
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
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
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
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
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
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

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the DPFC Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the DPFC in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the DPFC if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the DPFC has received from a business prospect that the DPFC seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."