



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

**February 25, 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>

Members of the public who wish to listen to the meeting by telephone may call: 1-408-418-9388; Access Code: 24891836840

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 - Samuel McDaniel, Assistant General Manager
3. Public Testimony - public comment(s) on items 4-16
4. Discussion and approval of the minutes of January 28, 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. Discussion regarding the fencing and security for 9999 Technology Blvd, Dallas TX – Sam McDaniel, Assistant General Manager; Jake Brown, LDG Development

8. Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for HSR LBJ in partnership with Trammell Crow to be located at 5550 Lyndon B Johnson Fwy, Dallas TX 75240 – Sam McDaniel, Assistant General Manager; Kevin Hickman & Gio Lincon, Trammell Crow; 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 Burnett Lofts located at 512 N Ewing Ave, Dallas TX 75203 and 801 N Lancaster Ave, 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; Hunt Neurohr, Savoy Equity Partners; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter
10. Discussion and Approval of renegotiated terms for The Cedars - Power and Light located at 2220 S Ervay St, Dallas, TX 75215: Sam McDaniel, Assistant General Manager; Hunt Neurohr, Savoy Equity Partners
11. Discussion on providing feedback in connection with proposed changes to Policy, Operations, and Bylaws for the Dallas Public Facility Corporation as presented by Housing and Community Development staff at the Housing and Homelessness Solutions Committee special called meeting held on January 28, 2025 – Keith Pomykal, DPFC Board President
12. Monthly report of the DPFC Staff Hiring Committee – Victor Toledo, Board Staff Hiring Committee Chair
13. DPFC-owned property annual reporting – Sam McDaniel, Assistant General Manager
14. DPFC-owned property monitoring procedures briefing and discussion – Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
15. Discussion of the use of DPFC excess funds - Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
16. Discussion of the 2025 DPFC budget - Sam McDaniel, Assistant General Manager; Alan Tallis, Finance Committee Chair
17. DPFC Website briefing and discussion – Sam McDaniel, Assistant General Manager; Kevin Winters, Board Community Outreach Committee Chair
18. DPFC pipeline report briefing and discussion - Sam McDaniel, Assistant General Manager
19. 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."