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City of Dallas

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

October 28, 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: [12]

Scott Housel, District 1/Director**	Ken Montgomery, District 9/ Vice President
VACANT , District 2	Mark Holmes, District 10/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***	

ABSENT: [2]

Stacy Marshall, District 3/Director
Kevin Winters, District 12/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 12:04 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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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 – 17

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
Daniel Stewart, Fairfield Residential	Item 8. Fairfield Resolution
Barrett Linburg, Savoy Equity Partners	Item 10. Trinity Basin Resolution

4. **Discussion and Approval of the minutes of September 23, 2025, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Vice President Ken Montgomery motioned to approve the minutes as presented, and Director Victor Toledo seconded. The minutes were unanimously approved.

5. **Community Announcements**

6. **Discussion and approval of a Special Recognition** – Alan Tallis, Dallas Public Facility Corporation Board Member and Treasurer – Keith Pomykal, President

President Keith Pomkyal presented a recognition award to the Tallis family. The Board extended its condolences to the family on the passing of Treasurer Tallis.

7. **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

8. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Hall St, an Affordable Multifamily development project, in partnership with Fairfield Residential to be located at 1823 N Hall**

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Street, Dallas, TX 75204 (District 14) – Aaron Eaquinto, General Manager; Daniel Stewart, Fairfield; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Daniel Stewart presented the project outlines and responded to questions from the Board members. A brief discussion followed.

Director Christian Marquez motioned to approve the item, and Vice President Ken Montgomery seconded the motion. Director Prime Blakenship was absent during the vote. Director Marc Lombardi and Director Courtney Spellicy abstained from voting. The item passed with two (2) abstentions and nine (9) votes in favor.

9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Alexan Walnut Hill, an Affordable Multifamily development project, in partnership with Crow Holdings to be located at 5515 Glen Lakes Dr, Dallas, TX 75231 (District 13)** – Aaron Eaquinto, General Manager; Matt Enzler, Crow Holdings; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter
The Board reviewed several key aspects of the project.

There was a brief discussion on the item. Vice President Ken Montgomery motioned to defer this item, and Director Scott Hounsel seconded the motion. The motion was unanimously approved.

10. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Trinity Basin, an Affordable Multifamily development project, in partnership with Savoy Equity Partners to be located at 301 & 808 N Ewing Ave, Dallas, TX 75203 (District 1)** – Aaron Eaquinto, General Manager; Barrett Linburg, Savoy Equity Partners; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Barrett Linburg presented the project outlines and responded to questions from the Board members. A brief discussion followed.

Vice President Montgomery motioned to deny the item, and Director Christian Marquez seconded. Following further discussion on the item, both Vice President Montgomery and Director Christian Marquez rescinded their motions to deny the item. Director Scott Hounsel motioned to approve the item, and Director Christian Marquez seconded. Director Prime Blakenship was absent during the vote. Vice President Ken Montgomery voted in opposition, and Directors Marc Lombardi and Courtney Spellicy abstained from voting. The item passed with one (1) opposed, two (2) abstentions, and eight (8) votes in favor.

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- 11. Discussion regarding the status of the cost-sharing proposal with the Dallas Housing Finance Corporation for management, administrative, operational, and/or other services – Aaron Eaquinto, General Manager shared services agreement**

There was a brief discussion on this item.

- 12. Executive Session pursuant to Tex. Govt. Code 551.074 (personnel matters) to deliberate the employment and duties of the General Manager with respect to compensation.**

DPFC Board recessed and entered executive session at 1:38pm

- 13. 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**

DPFC Board reconvened into open session at 2:04 pm

- 14. 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 the item.

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

There was a brief discussion, and no action was taken on this item.

- 16. 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.

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

The Board reviewed the Corporation's pipeline report.

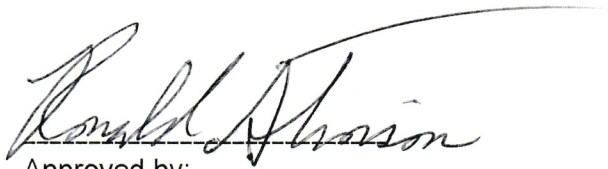
- 18. Adjourn – Keith Pomykal, DPFC Board President**

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Adjournment was moved by Director Ronald Stinson, and seconded by Vice President Ken Montgomery, meeting adjourned at 2:37pm



Approved by:

Ronald Stinson, Secretary



Date