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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

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

April 28, 2026, 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: [12]

Scott Hounsel, District 1/Director	Mark Holmes, District 10/Director
VACANT , District 2	Marc Lombardi, District 11/Director*
Stacy Marshall, District 3/Director*	Kevin Winters, District 12/Director*
Ronald Stinson, District 4/Secretary	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*
Ken Montgomery, District 9/ Vice President	

ABSENT: [2]

Prime Blankenship, District 5/Director	Jason Brown, District 8/Director
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**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 12:00 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 – 13

The Dallas Public Facility Corporation provided "public speaker" opportunities. There were no public speakers. However, the following individuals presented an item to the Board for consideration.

Presenters Name	Item Name
Christopher Lewis, Builders of Hope	Item 7. Trinity West
Scottie Smith, Phoenician	Item 8. Thirty21
Reid Beucler, Slate Properties	Item 9. Apperson
Dylan Leonoudakis, Slate Properties	Item 9. Apperson

4. **Discussion and Approval of the minutes of March 24, 2026, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Treasurer Mark Holmes moved to approve the minutes, and Director Victor Toledo seconded the motion. The minutes were unanimously approved.

5. **Community Announcements**

There was no discussion on this item.

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

There was no discussion on this item.

7. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Trinity West, an affordable multifamily development project, in partnership with Builders of Hope to be located at 3457 and 3155 Normandy Brook Rd, Dallas, TX 75212 (District 6)** – Aaron Eaquinto, General Manager; Chris Lewis, Builders of Hope; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Christopher Lewis presented project updates and answered questions from the board. Treasurer Mark Holmes moved to defer the item to the next board meeting, and Secretary Ronald Stinson seconded the motion. Directors Toledo and Marquez recused themselves from consideration of this item. The motion passed unanimously, with ten (10) directors voting in favor.

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8. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Thirty21, an affordable multifamily development project, in partnership with Phoenixian to be located at 3021 Martin Luther King Jr Blvd, Dallas, TX 75215 (District 7)** – Aaron Eaquinto, General Manager; Scottie Smith, Phoenixian; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Scottie Smith presented the project, and a brief discussion followed. Director Victor Toledo moved to approve the item, and Director Christian Marquez seconded the motion. The item passed unanimously with twelve (12) voting in favor.

9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Apperson, an affordable multifamily development project, in partnership with Slate Properties to be located at 3910 San Jacinto St, Dallas, TX 75204 (District 14)** – Aaron Eaquinto, General Manager; Dylan Leonoudakis, Slate Properties; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Reid Beucler and Dylan Leonoudakis presented the project, and a brief discussion followed. Treasurer Mark Holmes moved to approve the item, and Vice President Ken Montgomery seconded the motion. Director Marc Lombardi was absent during the vote. The motion passed unanimously with eleven (11) voting in favor.

10. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for University Hills, an affordable multifamily development project, in partnership with Hoque Global to be located at 7915 S Lancaster Rd, Dallas, TX 75241 (District 8)** – Aaron Eaquinto, General Manager; Steven Shelley, Hoque Global; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

This item was deferred to the following board meeting.

11. **Discussion regarding updates to the Dallas Housing Resource Catalog as presented to City Council on April 22, 2026** - Keith Pomykal, DPFC Board President.

There was a brief discussion on the item. No action was taken.

12. **Review and discussion of DPFC Treasurer's report** – Sam McDaniel, Assistant General Manager; Shannon Andre, Brown Graham & Comp'any

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

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

Assistant General Manager Sam McDaniel presented the pipeline, and no action was taken.

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14. **Adjourn** – Keith Pomykal, DPFC Board President

Director Christian Marquez moved to adjourn, and Director Victor Toledo seconded the motion. The DPFC meeting was adjourned at 2:12 pm.



Ronald Stinson (May 28, 2026 08:50:08 CDT)

Approved by:

Ronald Stinson, Secretary

28/05/2026

Date