



City of Dallas

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

May 26, 2026, at 12:00 PM

**Dallas City Hall, Auditorium L1FN and Videoconference
Dallas City Hall - 1500 Marilla Street, Dallas, TX 75201**

RECEIVED

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**CITY SECRETARY
DALLAS, TEXAS**

Keith Pomykal, DPFC President, PRESIDING

PRESENT: [11]

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

ABSENT: [3]

Prime Blankenship, District 5/Director	Laurel Stone, District 13/Director
Marc Lombardi, District 11/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 12:00 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
Daniel Matian, Good Homes Communities	Item 7. Good Homes
Hunt Neurohr, GHN Holdings	Item 9. DNT
Tom Dupree, North Dallas Neighborhood Alliance	Item 9. DNT
Crystal Hunt, Bent Tree West HOA	Item 9. DNT
Brandon Hunt, Bent Tree West HOA	Item 9. DNT
Bruce Russo, Oak Tree HOA	Item 9. DNT

4. **Discussion and Approval of the minutes of April 28, 2026, DPFC Board Meeting** – Keith Pomykal, DPFC Board President
Secretary Ronald Stinson proposed amendments to the minutes. Vice President Ken Montgomery moved to approve the minutes as amended, and Director Christian Marquez seconded the motion. The motion passed unanimously with eleven (11) votes in favor.
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 approving the transaction for Good Homes Dallas, an affordable multifamily development project, in partnership with Good Homes to be located at 6950 N Stemmons Fwy, Dallas TX 75247 (District 2) 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** - Aaron Eaquinto, General Manager; Daniel Matian, Good Homes; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

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Daniel Matian presented the project, followed by a brief discussion. Director Victor Toledo moved to approve the item, and Director Christian Marquez seconded the motion. Vice President Ken Montgomery voted in opposition. The motion passed with ten (10) votes in favor and one (1) opposed.

8. **Discussion and approval of a resolution approving the transaction for 5550 LBJ, an affordable multifamily development project, in partnership with Trammell Crow to be located at 5550 Lyndon B Johnson Fwy, Dallas TX 75240 (District 13) 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** - Aaron Eaquinto, General Manager; Kevin Hickman, Trammell Crow; Summer Greathouse, Bracewell, LLP, DPFC legal counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

There was a brief discussion on the item. Director Christian Marquez moved to approve the item, and Director Jason Brown seconded the motion. The motion passed unanimously with eleven (11) votes in favor.

9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for DNT, an affordable multifamily development project, in partnership with GHN Holdings to be located at 18438 & 18470 Dallas Parkway, Dallas, Texas 75287(District 12) –** 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, followed by a brief discussion. Community members Tom Dupree, Crystal Hunt, Brandon Hunt, and Brandon Russo spoke in support of the project. Director Kevin Winters moved to approve the item, and Vice President Ken Montgomery seconded the motion. The motion passed unanimously with eleven (11) votes in favor.

10. **Discussion and approval of a resolution ratifying the inducement of Thirty21 apartments in partnership with Phoenician Development Group LLC to be located at approximately 3021 Martin Luther King Jr. Blvd, in the City of Dallas, TX; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith** -Aaron Eaquinto, General Manager; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter.

There was a brief discussion on the item. Vice President Ken Montgomery made a motion to approve the item, and Director Scott Hounsel seconded the motion. The motion passed unanimously with eleven (11) votes in favor.

11. **Discussion and approval of a resolution ratifying the inducement of the neighborhood**

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development of the Apperson in partnership with Apple Caddo MF Venture LP or an affiliate thereof to be located at approximately 1431 Apple Street; 1500 Caddo Street; 1526 Caddo Street; and 3910 San Jacinto Street in the City of Dallas, TX; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith - Aaron Eaquinto, General Manager; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

There was a brief discussion on the item. Vice President Ken Montgomery moved to approve the item, and Director Christian Marquez seconded the motion. The motion passed unanimously with eleven (11) votes in favor.

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

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.

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

Director Christian Marquez moved to adjourn, and Treasurer Mark Holmes seconded the motion. The DPFC meeting was adjourned at 1:29 pm.



Ronald Stinson (Jun 24, 2026 09:25:32 CDT)

Approved by:

Ronald Stinson, Secretary

24/06/2026

Date