

RECEIVED

2026 AUG 26 AM 10:09

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

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

July 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: [13]

Scott Hounsel, District 1/Director	Ken Montgomery, District 9/ Vice President
John Botefuhr, District 2/Director	Mark Holmes, District 10/Director
Stacy Marshall, District 3/Director*	Marc Lombardi, District 11/Director*
Ronald Stinson, District 4/Secretary	Laurel Stone, District 13/Director*
Prime Blankenship, District 5/Director*	Keith Pomykal, District 14/President
Christian Marquez, District 6/Director	Courtney Spellicy, District 15/Director
Jason Brown, District 8/ Director*	

ABSENT: [2]

Victor Toledo, District 7/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 12:02 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.

DPFC BOARD MEETING MINUTES

July 28, 2026

Page 2 of 4

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. The following individuals presented an item to the Board for consideration.

Presenters Name	Item Name
David Ellis, Dallas Housing Finance Corporation	Item 8. Research Study
Griffin Perotti, Stonehawk Capital	Item 9. The Hendricks
Chris Lewis, Builders of Hope	Item10. Trinity West
Karsten Lowe, JPI	Item 11. Jefferson Wheatland
Ryan Chiriboga, JPI	Item 11. Jefferson Wheatland

4. **Discussion and Approval of the minutes of June 23, 2026, DPFC Board Meeting** – Keith Pomykal, DPFC Board President

Secretary Stinson noted corrections to the minutes. Treasurer Holmes moved to approve the minutes as amended. Director Lombardi seconded the motion. The motion passed unanimously by voice vote.

5. **Community Announcements**

There was a brief discussion. No action was taken.

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. **Presentation on City of Dallas ethics regulations** - Baron Eliason, City of Dallas Inspector General

Baron Eliason presented this item, followed by a brief discussion. No action was taken.

8. **Discussion and approval of a resolution endorsing the Dallas Housing Finance Corporation's engagement of Dr. Tammy Leonard of UT Southwestern to conduct a study examining the impact of housing finance corporation and public facility**

DPFC BOARD MEETING MINUTES

July 28, 2026

Page 3 of 4

corporation projects on local communities, as presented at the June 23, 2026, DPFC meeting - Keith Pomykal, DPFC Board President

There was a brief discussion on the item. Vice President Montgomery moved to approve the item with an amendment directing the Finance Committee to evaluate the study and provide a financial recommendation to the DPFC Board for future consideration. Director Spellicy seconded the motion. The motion passed with thirteen (13) votes in favor.

9. **Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for The Hendricks, an affordable multifamily development project, in partnership with Stonehawk Capital to be located at 1718 S Good Latimer Exp, Dallas, TX 75226 (District 2)** – Aaron Eaquinto, General Manager; Jordan Cox, Stonehawk Capital; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Griffin Perotti presented the item, followed by a brief discussion. Director Botefuhr moved to defer this item to the following DPFC Board meeting pending further review from the Finance Committee. Secretary Stinson seconded the motion. Director Brown recused himself from consideration of the item. The motion passed with twelve (12) voting in favor.

10. **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

Chris Lewis presented the item, followed by a brief discussion. Director Spellicy moved to approve the item, and John Botefuhr seconded the motion. Director Marquez recused himself from consideration of the item. Director Brown was absent at the time of the vote. The motion passed with eleven (11) voting in favor.

11. **Review and discussion regarding Jefferson Wheatland, an affordable multifamily development project, in partnership with JPI to be located at 1150 and 1200 W. Wheatland Road, Dallas, Texas 75232 (District 8)** - Aaron Eaquinto, General Manager; Karsten Lowe, JPI; Summer Greathouse, Bracewell LLP, DPFC Legal Counsel; Braxton Parsons, Hilltop Securities, DPFC Financial Underwriter

Karsten Lowe and Ryan Chiriboga presented the item, followed by a brief discussion. No action was taken.

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

DPFC BOARD MEETING MINUTES
July 28, 2026
Page 4 of 4

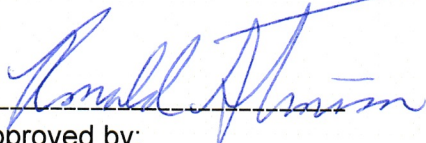
There was a brief discussion. No action was taken.

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

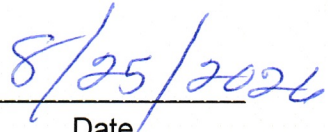
Assistant General Manager Sam McDaniel presented the pipeline report. No action was taken.

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

Treasurer Holmes moved to adjourn, and Director Botefuhr seconded the motion. The DPFC meeting was adjourned at 2:35 p.m.



Approved by:
Ronald Stinson, Secretary



Date