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CITY SECRETARY

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

May 26, 2026, 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://teams.microsoft.com/l/meetup-join/19%3ameeting_NWFmZWQ3ZmUtZTE4MS00MTNmLWE1MmtZGFjODFjZDY5MTc2%40thread.v2/0?context=%7b%22Tid%22%3a%22e6896413-cad7-420c-8992-6d5236beb599%22%2c%22Oid%22%3a%224b12fa4f-65f4-48c5-b661-f238f576c6bb%22%7d

Meeting ID: 258 187 520 204 19

Passcode: is9WV3Jt

Members of the public who wish to listen to the meeting by telephone may call: 1-872-243-2878 Access Code: 509 765 116#

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) 670-3644, 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 – Sam McDaniel, Assistant General Manager
3. Public Testimony - public comment(s) on items 4 – 13
4. Discussion and approval of the minutes of April 28, 2026 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 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
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
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
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
11. Discussion and approval of a resolution ratifying the inducement of the neighborhood 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

12. Review and discussion of DPFC Treasurer's report – Sam McDaniel, Assistant General
Manager; Shannon Andre, Brown Graham & Company
13. DPFC pipeline report briefing and discussion – Sam McDaniel, Assistant General
Manager
14. 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]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

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."