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City of Dallas

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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

**May 23, 2023 at 12:00 PM
Dallas City Hall, Council Chambers and Videoconference**

New Link - Video Conference :

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m81881325523184b73a260ee2eebdcd5a>

Telephone: (408) 418-9388, **Access Code:** 2499 922 5601

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 Department of Housing and Urban Revitalization 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 Department of Housing and Urban Revitalization by calling (214) 670-3077, twenty-four (24) hours prior to the meeting date and time.

AGENDA

- I. **Call to Order** – Keith Pomykal, DPFC President
- II. **Roll Call** – Aaron Eaquinto, Assistant General Manager
- III. **Public Testimony - public comments on Items IV through VII**
- IV. **Discussion and approval of the minutes for the April 25, 2023 City of Dallas Public Facility Corporation (DPFC) Meeting** – Keith Pomykal, DPFC President
- V. **Briefing on potential legislative changes to Texas laws governing the PFC program** - Aaron Eaquinto, Assistant General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
- VI. **Discussion and approval of a resolution approving the transaction for the Standard at Shoreline Apartments located at 10715 Garland Road; The Reserve At Lancaster**

Apartments located at 5995 Crouch Road; the Flats At White Rock located at 2825 Buckner Road; the Singleton Highline Apartments located at 2901 Borger Street; the Larkspur Fair Park Apartments located at 3525 Ash Lane; the Park At Northpoint Apartments located at 9999 Technology Boulevard; the Bluffview Highline Apartments located at 3802 West Northwest Highway; the Trove Valor Apartments located at 4515 South Lancaster; 1508 West Mockingbird Apartments located at 1508 West Mockingbird; the Standard West Commerce Apartments located at 1400 West Commerce; and The Elms Apartments located at 1710, 1714, 1718 and 1802 Morrell Ave and 833 and 917 Hutchins Road; including the execution of all documentation necessary to carry out the transactions; authorizing the purchase of the land for the projects and authorizing the Dallas Public Facility Corporation to serve as the general contractor; and other matters in connection therewith - Aaron Eaquinto, Assistant General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities

VII. Discussion and approval of a resolution authorizing the negotiation and execution of a Memorandum of Understanding and possible approval of the transaction including the execution of all documentation necessary to carry out the transactions; authorizing the purchase of the land for the projects and authorizing the Dallas Public Facility Corporation to serve as the general contractor; and other matters in connection therewith for Bishop Ridge in partnership with Savoy Equity to be located at 624 and 627 N. Lancaster Avenue, 405 N. Ewing Avenue and 1303 E. Jefferson Boulevard, Dallas, TX – Aaron Eaquinto, Assistant General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities

VIII. Adjourn – Keith Pomykal, DPFC President

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 pistol 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."

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 City Council 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 city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city 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 city has received from a business prospect that the city 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]