



Dallas Public Facility Corporation Board of Directors Meeting

Regular Meeting Minutes

May 23, 2023, at 12:00 PM

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CITY SECRETARY
DALLAS, TEXAS

LOCATION- Dallas City Hall, City Council Chambers and Videoconference

CISCO WEBEX LINK, Call-In # (408) 418-9388, Access code: 2499 922 5601

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1ee4f1713a538d124d9335663e271e84>

NAME PRESIDING: Keith Pomykal, DPFC President

PRESENT: [10]

Scott Hounsel, District 1/Director*	Mark Holmes, District 10/Director
VACANT, District 3	Alan Tallis, District 11, Treasurer
Ronald Stinson, District 4/Director	Kevin Winters, District 12/Director
Raul Reyes, District 6/Director**	Keith Pomykal, District 14/President
Victor Toledo, District 7/Director	Mary Poss, District 15/Director
Ken Montgomery, District 9/Vice President	

ABSENT: [4]

Jennifer Cortez, District 2/Director	Alvina Scott, District 8/Secretary
David Russell, District 5/Director	Zoe Halfmann, District 13

**Note: Members of the Dallas PFC Board of Directors 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 Dallas PFC Board of Directors present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

PUBLIC SPEAKERS

The Dallas Public Facility Corporation provided "public speaker" the opportunity to speak. There were no public speakers present at this meeting.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS", of the Texas Government Code, was presented.

APPROVAL OF MINUTES

Treasurer Tallis moved to adopt the April 25, 2023, minutes. The motion was seconded by Director Holmes and unanimously approved.

MEETING ACTIONS

- I. Briefing on potential legislative changes to Texas laws governing the PFC program - Aaron Eaquinto, Assistant General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
- II. 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

Discussion of approval processes of board. Timeline of projects in development followed.

A motion was made by Treasurer Tallis to vote on the item. The motion was seconded Director Toledo.

Voting Yes: [6]

Hounsel, Stinson, Toledo, Tallis, Winters, Pomykal

Voting No: [3]

Dallas PFC Board MEETING MINUTES
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Montgomery, Holmes, Poss

- III. 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

Discussion of support for project. Vice President Montgomery began discussion regarding call option. Director Toledo questioned effect of new AMI's.


Vice President Montgomery moved to vote on item with an adjustment to the term sheet. Treasurer Tallis seconded.

Voting Yes: [9]

Housel, Stinson, Toldeo, Montgomery, Holmes, Tallis, Winters, Pomykal, Poss

ADJOURNMENT

After all the business of the DPFC Board had been considered, Treasurer Tallis moved to adjourn the meeting. The motion was seconded by Director Poss. President Pomykal adjourned the meeting at 1:21 p.m.


Approved by:
Keith Pomykal, President
DPFC

6-27-23
Date