

Dallas Public Facility Corporation Board of Directors Meeting

Meeting Record
March 22, 2022
Via Microsoft Teams
City Hall – L1 FN Auditorium
1500 Marilla, Dallas, TX 75201

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m64100a52fb367976e590d496e25fff09>

Audio Only:

+1-469-210-7159 United States Toll (Dallas)
+1-408-418-9388 United States Toll
Access code: 2485 837 4829

The Dallas Public Facility Corporation Board of Directors meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Boards Coordinator at 214-670-1686.

Meeting Date: February 22, 2022

Meeting Start time: 12:03 PM

Board Members Present:	Staff Present:
Vice President Keith Pomykal Treasurer Allan Tallis Director Scott Hounsel Director David Russell Director Victor Toledo Director Ken Montgomery Director Mark Holmes Director Raul Reyes Director Ronald Stinson Director Mary Poss <u>Board Members Absent:</u> President Zarin Gracey Secretary Alvina Scott	Kyle Hines, General Manager Aaron Equinto, Assistant General Manager Andrea Storer Sr. Assistant City Attorney II <u>Guests Present:</u> Matt Vruggink Daniel Smith Katy Slade Tim Nelson, Hilltop Securities Jim Plummer, Bracewell

AGENDA:

1. Call to Order – **Keith Pomykal, Vice President**
2. Roll Call – **Aaron Equinto, DPFC Liaison**
3. Public Testimony – public comments on items 4 through 9

No testimony

4. Approval of the minutes for the February 22, 2022 Corporation Meeting –**Keith Pomykal, Vice President**

Action Taken/Committee Recommendation(s)

Motion made by Alan Tallis

Motion seconded by Ken Montgomery

Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

- Discussion and approval of a resolution authorizing the Oakhouse at Colorado transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing Dallas Public Facility Corporation to serve as the General Contractor; and other matters in connection therewith – **Kyle Hines, General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities**

Action Taken/Committee Recommendation(s)

Motion made by Alan Tallis	Motion seconded by Scott Hounsel
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

- Discussion and approval of a resolution authorizing the negotiation and execution of a term sheet for Standard Shoreline in partnership with Ojala Partners, to be located at 10715 Garland Road – **Kyle Hines, General Manager; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities**

Action Taken/Committee Recommendation(s)

Discussion was had on the merits of this particular development. The developer, Daniel Smith from Ojala, presented to the Board and answered questions about having held many public meetings concerning the development. Director Poss expressed her wishes to defer the vote again to gather more public feedback. Director Montgomery expressed his views stating that the Vision Plan for Garland Road specifically supports the stated use for this site. He also read from HUD documents detailing how Fair Housing standards are violated when stereotypes about crime and other items are used to vote down projects of this type. Director Tallis explained that this Board is not here to debate the merits of zoning. Director Stinson concurred with Director Tallis about the purpose of the Board. Director Poss stated that an innumerable amount of people are opposed to this. Director Russell clarified that the only reason this was deferred from the previous meeting was for more public input, which Ojala has clearly sought and received. Therefore, another deferment would not be warranted for the same reason. The item passed on a divided vote with 2 votes against from Director Poss and Director Russell.

Motion made by Ken Montgomery	Motion seconded by Alan Tallis
Item passed unanimously: _____	Item passed on a divided vote: X
Item failed unanimously: _____	Item failed on a divided vote: _____

- Discussion and approval of the Creation of a Finance, Community Outreach, and Governance Committee for matters relating to the City of Dallas Public Facility Corporation – **Aaron Eaquinto, Assistant General Manager**

Action Taken/Committee Recommendation(s)

Items 7-9 were voted on together and passed unanimously.


Motion made by David Russell	Motion seconded by Ken Montgomery
-------------------------------------	--

Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

8. Adjourn – **Zarin Gracey 1:20 PM**

These minutes were approved by the Dallas Public Facility Corporation Board of Directors on the 18th day of April 2022.

APPROVE:


Zarin D Gracey (Apr 19, 2022 15:14 CDT)

Zarin Gracey
President

ATTEST:


Alvina Scott (Apr 19, 2022 16:01 CDT)

Alvina Scott
Secretary