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**CITY SECRETARY  
DALLAS, TEXAS**



**City of Dallas**

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**Public Notice**

**230985**

**POSTED** CITY SECRETARY  
DALLAS, TX

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

**November 7, 2023, at 12:00 PM**

**Dallas City Hall, Council Briefing Room 6ES and Videoconference**

**Video Conference:** <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=ma461260eff772a433f6efd6eb003f46b>

**Telephone:** (408) 418-9388

**Access Code:** 2487 522 8202

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**

1. Call to Order – Keith Pomykal, President
2. Roll Call – Sam McDaniel, HOU Staff
3. Public Testimony - public comment(s) on items 4 - 12
4. Discussion and approval of the minutes of August 22, 2023 Board Meeting – Keith Pomykal, President
5. Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet for Santa Fe Trail at Haskell in partnership with Larkspur Capital, LP to be located at 400 Ash Lane, Dallas, TX – Aaron Eaquinto/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
6. Discussion and approval of a resolution authorizing the negotiation and execution of a Term Sheet and inducing the proposed financing of up to \$55,000,000 of tax-exempt bonds for The Riviera Apartments in partnership with Savoy and AIDS Services of Dallas to be located at 11700 Audelia Rd., Dallas, TX – Aaron Eaquinto/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
7. Discussion and approval of a resolution approving the transaction for Banyan Flats located at 2020 N Beckley Ave, Dallas TX; including the execution of all documentation necessary

to carry out the transactions; authorizing the purchase of the land for the projects; and other matters in connection therewith - Aaron Eaquinto/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities

8. Discussion and approval of a resolution approving the transaction for Maple Highline located at 5908 Maple Ave., Dallas TX; including the execution of all documentation necessary to carry out the transactions; authorizing the purchase of the land for the projects; and other matters in connection therewith - Aaron Eaquinto/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
9. Discussion and approval of a resolution approving the transaction for Bishop 8<sup>th</sup> located at 505 & 510 W. 8<sup>th</sup> St., Dallas TX; 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/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
10. Discussion and approval of a resolution approving the transaction for Coombs Creek Alta Vista located at 3400 W Illinois Ave, Dallas TX; 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/Albert Gonzalez, HOU Staff; Jim Plummer, Bracewell; Tim Nelson, Hilltop Securities
11. Review and discussion of Dallas PFC Treasurer's Report - Albert Gonzalez, HOU Staff
12. Review and discussion of Dallas PFC Pipeline Report - Albert Gonzalez, HOU Staff
13. Adjourn – Keith Pomykal, 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 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]

### **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."