

October 22, 2025

WHEREAS, on February 28, 2024, the City Council authorized the transfer and reallocation of ARPA funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund to the ARPA Redevelopment multi-year fund to provide assistance with completing projects by Resolution No. 24-0315, and

WHEREAS, Chapter 372 of the Texas Local Government Code (“Act”) allows for the creation of public improvement districts; and

WHEREAS, on May 28, 2025, the City Council authorized the creation of the RedBird Public Improvement District (“District”) in accordance with the Act and conferred a special benefit to the property in the District for a period of ten years, by Resolution No. 25-0872; and

WHEREAS, on August 27, 2025, the City Council designated the Red Bird Public Improvement District Inc. (“RBPIDI”) as the manager of the District, authorized a management agreement funded from special assessments on taxable property in the District, and approved the District’s 2026 Service Plan by Resolution No. 25-1408; and

WHEREAS, pursuant to Texas Local Government Code Chapter 252.022(7), the management agreement is exempt from the bidding requirements because the management services are available from only one source because, the petition establishing the District designated RBPIDI as the management entity, as authorized by Chapter 372 of the Texas Local Government Code, and City Council confirmed and authorized this designation by Resolution No. 25-1408 on August 27, 2025; and

WHEREAS, in addition to the assessment-funded management agreement authorized on August 27, 2025, the agreement now before City Council is a separate and distinct agreement with RBPIDI supported solely by a discretionary allocation of City Council District 3 ARPA Redevelopment Fund; and

WHEREAS, unlike the August 27, 2025 agreement, which governs the District’s long-term management beginning January 1, 2026, this agreement provides one-time stand-alone support to ensure the District has the organizational capacity and resources necessary to launch operations during its first year prior to the collection of special assessment revenues.

NOW, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a management agreement with Red Bird Public Improvement District Inc, approved as to form by the City Attorney, for management services and supplemental service delivery within the RedBird Public Improvement District, in an amount not to exceed \$200,000.00.

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SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$200,000.00 to Red Bird Public Improvement District Inc. from ARPA Redevelopment Fund 0A72, Department MGT, Unit A031, Object 3070, Encumbrance/Contract No. ECO-2025-00028770, Vendor VC0000034531.

SECTION 3. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.