

August 13, 2025

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

**WHEREAS**, on April 23, 2025, the City Council authorized a waiver to the minimum public improvement district petition thresholds outlined in the City’s PID Policy, by Resolution No. 25-0659, and

**WHEREAS**, on April 23, 2025, the City Council authorized a public hearing to be held on May 25, 2025 to consider establishing the RedBird Public Improvement District (the “District”) for a period of ten years, by Resolution No. 25-0647: and

**WHEREAS**, on May 28, 2025, the City Council authorized the creation of the RedBird Public Improvement District (the “District”) for a period of ten years and designated ~~the Red Bird Public Improvement District, Inc.~~ Preferred Place, LLC, as the management entity for the District by Resolution No. 25-0872; and

**WHEREAS**, the RedBird Public Improvement District ~~Corporation Inc~~ (RBPIDI) provided City staff with the proposed District 2026 Service Plan, and 2025 Assessment Plan as shown in **Exhibits B and C**; and

**WHEREAS**, the City Council must review the proposed 2026 Service Plan and 2025 Assessment Plan and hold a public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the proposed 2025 assessment against real property and real property improvements exclusive of right-of-way (ROW), to continue funding for the District for the purpose of providing supplemental services and improvements.

**Now, Therefore,**

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

**SECTION 1.** That pursuant to the requirements of the Act, the City Council, after reviewing the proposed 2026 Service Plan and the proposed 2025 Assessment Plan for the District will consider approval of the final 2026 Service Plan and 2025 Assessment Plan, subject to the public hearing on August 27, 2025.

The City Council makes the following findings concerning the Service Plan for the District:

- (a) Advisability of the Services Proposed for the District.** The District promotes the interests of the City and confers a special benefit to the property within its boundaries and it is advisable to continue the District and to provide the services and improvements described in this resolution.

**SECTION 1.** (continued)

**(b) Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes, but is not limited to: public safety and enhanced security, capital improvements, distinctive lighting and signage, marketing and promotion activities, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.

**(c) Estimated Cost of the Services and Improvements.** During the next five-year period, the estimated annual cost of the improvements and services provided by the District is expected to range from a low of \$254,000.00 in 2026 to a high of \$474,496.00 in 2030. The total estimated net assessments to be collected during the next five-year period is approximately \$1,911,844.00. The District shall incur no bonded indebtedness.

**(d) Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Dallas County, Texas. The boundaries of the District are attached to the resolution as shown in **Exhibit A**.

**(e) Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The net assessment amount for the 2026 Service Plan year is proposed to be \$278,000.00. This amount is approximately equal to \$0.15 per \$100.00 valuation. Once levied, this assessment rate shall not increase during the 2026 Service Plan year. Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation subject to appropriations set forth in the petition that created the District. Any future increase in the assessment rate would also be subject to a public hearing and approval by the City Council.

The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Texas Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

**(f) Apportionment of costs between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for

August 13, 2025

**SECTION 1.** (continued)

the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. City ROW, railroad ROW, City parks and cemeteries are not specially benefited and therefore are not subject to assessment. The City of Dallas is not responsible for payment of assessment against exempt City property in the District.

**SECTION 2.** That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

**SECTION 3.** That a virtual and in-person public hearing shall be held no earlier than 1:00 p.m. on August 27, 2025, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, 75201, at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of ROW, to continue funding for the District for the purpose of providing supplemental services and improvements.

**SECTION 4.** That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

**SECTION 5.** That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2025 Assessment Roll on file with the City Secretary; approving the Service Plan for 2026; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2026; establishing charges and liens against the property in the District and against the owners thereof; requiring City staff to, not later than seven days after the City Council's approval of the ordinance and Service Plan, file a copy of the approved Service Plan with the Dallas County Clerk; providing for the collection of the assessment; providing for [a correction to Resolution No. 25-0872 which mistakenly identified the District's management entity as Preferred Place, LLC instead of as RedBird Public Improvement District Inc, a Texas nonprofit corporation established by Preferred Place, LLC to manage the District; providing for a management contract with RBPDI, providing for](#) the filing of the Service Plan; and providing an effective date

**SECTION 6.** 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.