

MALL AREA REDEVELOPMENT TIF DISTRICT (REINVESTMENT ZONE NUMBER TWENTY)

ANNUAL REPORT
FY 2024-2025



City of Dallas

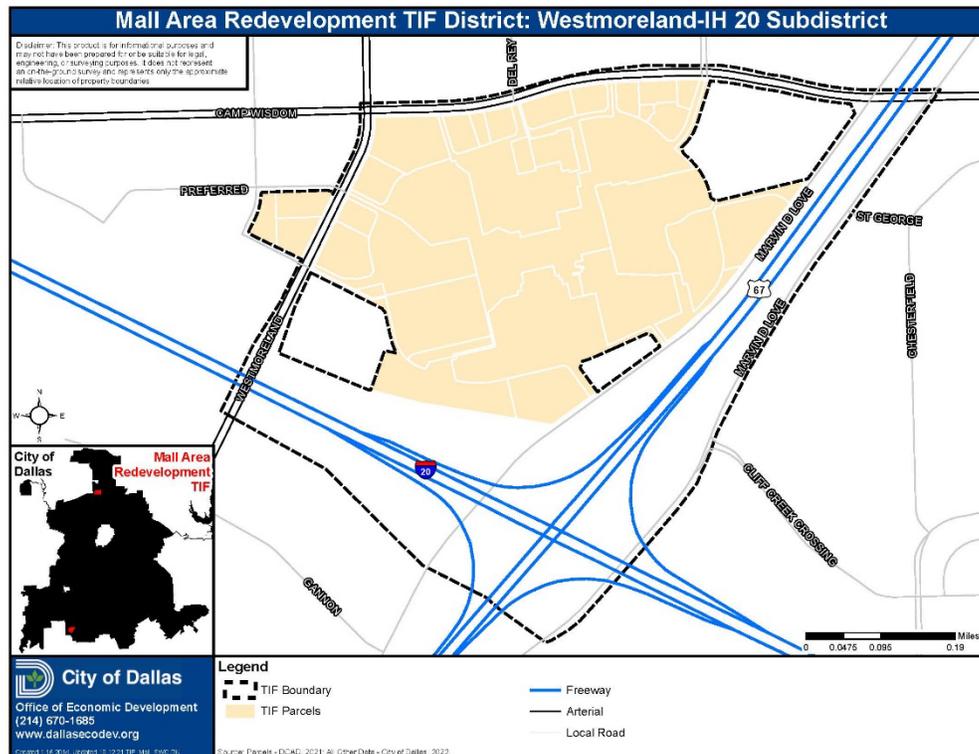
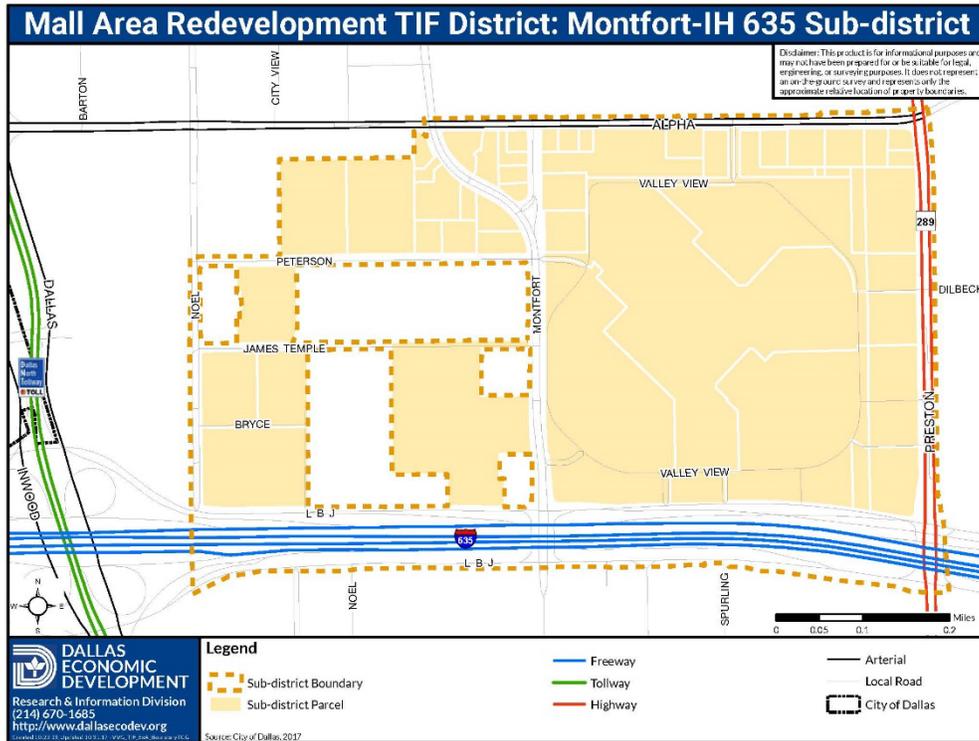
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October 1, 2024 to September 30, 2025

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TIF District Map



TIF District Mission Statement

The Mall Area Redevelopment Tax Increment Financing District (TIF District) represents the City of Dallas' effort to encourage the sustainable redevelopment of properties including and around two obsolete shopping malls while taking advantage of each area's strategic regional location at the crossroads of key transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts: the Montfort-IH 635 Sub-District for the Valley View Center Mall area in northern Dallas and the Westmoreland-IH 20 Sub-District for the Redbird Mall (formerly Southwest Center Mall) area in southern Dallas.

The Montfort-IH 635 Sub-District is generally bounded by Alpha Road, Preston Road, Noel Road, and Interstate Highway 635 (LBJ Freeway). The Montfort-IH 635 Sub-District encompasses approximately 173.9 acres, not including rights-of-way. The Montfort-IH 635 Sub-District is recommended by and consistent with the City's adopted Valley View-Galleria Area Plan (2013) and serves as a long-term funding tool to help implement the shared vision for the area by further leveraging other implementation tools (PD 887 form-based zoning and Thoroughfare Plan amendments) enacted by the City Council.

The Westmoreland-IH 20 Sub-District is generally bounded by Westmoreland Road, Camp Wisdom Road, Highway 67 (Marvin D. Love Freeway), and Interstate Highway 20 (LBJ Freeway). The Westmoreland-IH 20 Sub-District encompasses approximately 112.2 acres, not including rights-of-way. The Westmoreland-IH 20 Sub-District is recommended by and consistent with the City-sponsored Advisory Services Panel report entitled "Southwest Center Mall" published by the Urban Land Institute (2009) and serves as a long-term funding tool to help implement many of the report's recommendations over time.

The mission of the TIF District is to provide a source of funding for a program of public investments (e.g. infrastructure improvements, economic development grants, and land acquisition/assembly for public open space), which is intended to stimulate private investment and redevelopment in each mall area to occur earlier and to a much greater extent than would occur solely through private investment in the reasonably foreseeable future.

Originally in the 1960s and 1970s, the Valley View Center Mall and the Southwest Center Mall were created by complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the past 20 years, as market conditions shifted significantly, these same configurations heavily burdened each mall area, making redevelopment and revitalization extremely difficult without public participation and intervention.

With the assistance of this TIF District, each mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller parcels of private land ownership, thereby setting the stage for incremental redevelopment that is flexible to meet market demands and community needs.

TIF District Accomplishments in FY 2024-2025

- In November 2020, voters approved a Dallas Independent School District (DISD) bond package, including \$75 million to design and build a new preK-12 vertically integrated choice school in North Dallas. During the first half of FY 2021-2022, DISD actively evaluated potential sites in the Valley View-Galleria area. In July 2022, DISD closed on the purchase of the 12-story office building and associated parking garage located on 6.2 acres at 5501 LBJ Freeway within the Montfort-IH 635 Sub-District of the Mall Area Redevelopment TIF District. **During FY 2024-2025, DISD put the process of designing and constructing the office building's conversion into a school on hold. Due to Districtwide enrollment decline and demographic shifts, DISD is now reassessing long-term programmatic and facility needs to ensure alignment with future demand and funding capacity.**
- In June 2021, City Council approved Resolution No. 21-1095 authorizing a construction services contract (not to exceed \$4,470,719) with Vescorp Construction, LLC dba Chavez Concrete Cutting for the construction of a complete street project on Montfort Drive from Interstate Highway 635 Frontage Road to Alpha Road. The project includes improving the existing street pavement with 11-inch reinforced concrete pavement, storm drainage, water and wastewater, concrete sidewalk, shared-use concrete path, buffered bike lanes, street and pedestrian lighting, traffic signals, pavement markings, speed control treatments, and pedestrian enhancements. Due to delays in utility pole relocation by Oncor as well as contract disputes between the City and Vescorp Construction, construction of the project did not commence until March 2023. **In FY 2024-2025, construction progressed significantly. By the end of FY 2024-2025, all northbound lanes were open, with phased openings of southbound lanes as pavement work advanced. Remaining pavement, sidewalk, and lighting foundation work for the southbound lanes is scheduled for late 2025, with project completion anticipated in early 2026, weather permitting.**



Construction progress on Montfort Drive

- In March 2025, City Council approved Resolution No. 25-0451 authorizing the City's acquisition in an amount not to exceed \$11,310,000 from Montfort Valley View Shopping Center, LLC of approximately 79,916 square feet of land improved with a commercial building addressed as 13305 Montfort Drive for the future central park in the Valley View-Galleria area. The City closed on the acquisition and took possession of the property on May 28, 2025. This property is the second of five parcels needed by the City to fully assemble land for the future central park as envisioned in the Valley View-Galleria Area Plan.
- In January 2025, City Council approved Resolution No. 25-0122 authorizing a professional engineering services contract with Gresham Smith, the most highly qualified proposer of four, to develop preliminary engineering; environmental; final engineering/design; plans, specifications, and estimates; and construction documents for the reconstruction and widening of sidewalks with the installation of pedestrian street lights, and the reconstruction/upgrade of the crosswalks and associated traffic signal infrastructure on Camp Wisdom Road from U.S. Highway 67 to Westmoreland Road (CSJ 0918-47-368). The contract amount not to exceed \$511,554.00 is financed with \$392,000.00 from the West Camp Wisdom Road Improvements Fund and \$119,554.00 from the General Fund, as authorized in the resolution. This action advanced implementation of the Congestion Mitigation and Air Quality Improvement Program grant from the U.S. Department of Transportation through TxDOT previously accepted by the City Council in March 2023 pursuant to Resolution No. 23-0369, which provided a total project cost of \$7,854,750.00,

including \$6,000,000.00 in Federal participation, \$354,750.00 in State participation for indirect state cost, and \$1,500,000.00 in local participation (\$1,470,000.00 for design and construction and \$30,000.00 for direct state cost paid to TxDOT prior to construction). **Engineering design activities began in February 2025 and is scheduled to conclude by August 2026, with construction anticipated to commence in late 2026.**

- In September 2023, City Council approved Resolution No. 23-1331 authorizing a professional engineering services contract with HDR Engineering, Inc. to conduct traffic corridor studies for three roadway segments in the city of Dallas that are on the Vision Zero High Injury Network, specifically including Camp Wisdom Road from Cockrell Hill Road to IH 35, at a total cost not to exceed \$853,093 (sourced from the City's General Fund). The study includes three main phases: (1) assess existing transportation conditions and evaluate multi-modal mobility and crash history, (2) analyze alternative designs for the corridor, and (3) finalize recommended transportation improvements to reduce instances of severe crashes and improve the quality of life for roadway users. In June 2024, the City's Transportation and Public Works Department and HDR Engineering held a public meeting to discuss preliminary findings and potential safety improvements for Camp Wisdom Road. **In December 2024, the City's Transportation and Public Works Department and HDR Engineering held a second public meeting to present existing corridor conditions, sidewalk deficiencies, crash analysis findings, proposed improvements, and potential future alternatives to enhance traffic safety and multimodal connectivity. From December 2024 through January 2025, an accompanying public survey was conducted, and feedback identified key safety concerns related to speeding, signalized intersection operations, and conditions at the IH-35E and US 67 interchanges. Based on technical evaluation and public input, Option 2 emerged as the preferred long-term alternative. This alternative incorporates all short-term safety and accessibility improvements identified in Option 1 (such as continuous sidewalks, turn-lane enhancements, signal timing changes, new traffic signals, median landscaping, and continuous lighting) while also proposing a lane reduction in each direction and the addition of a shared-use trail along one side of the corridor from Cockrell Hill Road to IH-35E. As of the end of FY 2024-2025, City's Transportation and Public Works Department is programming available funding sources to advance implementation of prioritized improvements. Certain recommended elements remain contingent upon future grant funding, and implementation will proceed as funding becomes available.**
- Following award by TxDOT in March 2022 of \$400,000 of federal/state funding and authorization by City Council in January 2023 of an Advance Funding Agreement with TxDOT, City Council approved Resolution No. 24-0264 in February 2024 authorizing (1) a construction services contract for the construction of landscape enhancements for U.S. Highway 67 (U.S. 67) at Camp Wisdom Road Project (CSJ No. 0261-03-070, Assistance Listing No. 20.205) – Central North Construction, lowest responsible bidder of two in the amount of \$404,859.00; (2) the

establishment of appropriations in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund – Not to exceed \$424,859.00 – Financing: Bond Program Administration Fund (\$4,859.00) and U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund (\$420,000). **The Green Ribbon project was completed in late 2024.**



northwest quadrant of Green Ribbon Project

- During FY 2024-2025, progress continued to be made on the redevelopment project at RedBird Mall (now known as the Shops at RedBird), including:
 - Following City Council's approval in April 2023 of Resolution No. 23-0505 authorizing an economic development incentive agreement with Randall's Food & Drugs LP (Albertsons Companies, Inc.) in consideration of the development and operation of a new approximately \$19 million 50,000 square foot full-service Tom Thumb grocery store at RedBird, the Shops at RedBird developer and Albertsons Companies progressed through design and permitting in FY 2023-2024. **However, in late 2024, Albertsons Companies decided not to proceed with the project, and the project did not advance to construction. City staff and the developer continue to evaluate retail grocery opportunities for the site.**
 - Following City Council's approval in June 2023 of Resolution No. 23-0793 authorizing a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorgan Chase and its subsidiaries, and Vogel Alcove for the development of the new approximately \$6.1 million, 14,477 square foot Rita Sue and Alan Gold Child and Family Center at RedBird (with capacity to serve 134 children ages 6 weeks through prekindergarten), **construction was completed, and the facility officially opened in February of 2025**, providing early childhood and family support services in the Red Bird area.



Entrance to the Rita Sue and Alan Gold Child and Family Center

- The Shops at RedBird developer proceeded with construction of an approximately \$9.3 million improvement project for the West Wing of the mall, including interior renovations to common areas and new tenant spaces as well as exterior renovations including façade improvements, new entryway, new windows and storefronts, new signage, new landscaping and hardscaping, and new open space amenities (with new playground). **Construction of the West Wing improvements was completed in late 2024, and the project is now fully delivered and supporting tenant activation.**
- On **December 11, 2024, City Council approved Ordinance No. 32952 creating a new Division 51A-7.2500, “RedBird Mall Special Provision Sign District”** (SPSD234-001(OA)) on approximately 91.04 acres generally bounded by Camp Wisdom Road, U.S. Highway 67, LBJ Freeway, and South Westmoreland Road. The action established a customized sign district to allow for uniform, coordinated, and enhanced signage throughout the RedBird Mall redevelopment, supporting visibility of internal businesses, wayfinding, and economic activation for the mixed-use redevelopment of the site. The ordinance followed recommendations for approval from the City Plan Commission and the Special Sign District Advisory Committee and is intended to support the long-term economic success of redevelopment within the District while remaining compatible with existing zoning and adjacent land uses.



Exterior of West Wing improvements - Shops at RedBird



Interior of West Wing improvements - Shops at RedBird

- In August 2025, RedBird Mall celebrated its 50th anniversary, underscoring its long-standing role as a commercial and community anchor in southern Dallas.** The milestone reflects the property's continued evolution and reinvestment, highlighting its ongoing transition from a legacy retail center into a modern, mixed-use destination aligned with the needs of the community.
- In June 2025, City Council approved Resolution No. 25-0915 authorizing Supplemental Agreement No. 4 to the professional services contract with Kimley-Horn & Associates, Inc., approved as to form by the City Attorney, to provide additional construction phase engineering services for the rehabilitation of the Southside Wastewater Interceptor and engineering services for wastewater improvements to serve the Red Bird redevelopment area sewershed.**

Projects Within the Mall Area Redevelopment TIF District Utilizing TIF District Funding ¹							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type ²	Approx Value ³	TIF District Investment ⁴
Reimagine RedBird ⁶	3662 W. Camp Wisdom	Westmoreland-IH 20	2025	Under Construction	demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$150,000,000	\$15,600,000
TOTAL					demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$150,000,000	\$15,600,000

Projects Within the Mall Area Redevelopment TIF District Not Utilizing TIF District Funding ^{1,5}							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Development Amount/Type ²	Approx Value ³	TIF District Investment ⁴
Windsor by the Galleria	13290 Noel Road	Montfort-IH 635	2017	Complete	new construction of multi-family residential (321 units)	\$70,000,000	\$0
AC Hotel and Residence Inn (by Marriott) by the Galleria	5460 James Temple	Montfort-IH 635	2018	Complete	new construction of hotel (256 rooms)	\$26,408,200	\$0
Cornell Midtown	13001 Cornell	Montfort-IH 635	2020	Complete	new construction of multi-family residential (344 units)	\$67,250,000	\$0
Palladium RedBird ^{6,7}	7202 S. Westmoreland	Westmoreland-IH 20	2021	Complete	new construction of multi-family residential (300 units)	\$46,500,000	\$0
Hazel by the Galleria	13100 Noel	Montfort-IH 635	2023	Complete	new construction of multi-family residential (398 units)	\$69,850,000	\$0
TOTAL					new construction of multi-family residential (1,363 units) new construction of hotel (256 rooms)	\$280,008,200	\$0

Grand Total - All Projects Utilizing and Not Utilizing TIF District Funding						Approx Value ³	TIF District Investment ⁴
GRAND TOTAL					new construction of multi-family residential (1,363 units) new construction of hotel (256 rooms) demolition of 100,000 square feet retail renovation of 600,000 square feet retail new construction of 40,000 square feet retail	\$430,008,200	\$15,600,000

¹ All information updated as of September 30, 2025.

² Based upon: either the incentive application or the required minimum stated in the Development Agreement. May be updated for completed projects based on actual unit mix and square footage.

³ Based upon: (1) market value of comparable projects for anticipated projects, (2) required minimum private investment stated in the Development Agreement for projects that have been approved for TIF District funding or are under construction, or (3) DCAD market value for completed projects (unless project has not yet been assessed).

⁴ TIF District funding amount not to be exceeded per an approved City Council Resolution.

⁵ Selected significant projects included.

⁶ Project also includes other City subsidies; contact the Office of Economic Development for more information.

⁷ Tax-exempt property.

TIF District Initiatives							
Project	Location	Sub-District	Completion Date (Calendar Year)	Status	Project Description	Investment	Source
Acquisition of real property for future central park	5580 Peterson Lane	Montfort-IH 635	2021	Complete	Acquisition from Peterson Lane Partners LLC of approximately 1.66 acres, including a 53,730 square foot two-story multi-tenant office building	\$1,510,785.21	Park and Recreation Facilities Fund (2006 General Obligation Bond Funds)
						\$3,000,000.00	ECO (Proposition I in 2017 General Obligation Bond Funds- Council District 11 allocation)
						\$213,301.46	Valley View-Galleria Open Space Fund (park fee in lieu fund in PD 887)
						\$652,913.33	Mall Area Redevelopment TIF District
						\$300,000.00	Equity Revitalization Capital Fund (Council District 11 allocation)
	13305 Montfort Drive	Montfort-IH 635	2025	Complete	Acquisition from Montfort Valley View Shopping Center LLC of approximately 1.83 acres, including a 25,296 square foot one-story multi-tenant retail building	\$9,480,672.00	2024 Park and Recreation Facilities Fund (Proposition B General Obligation Bond Funds)
						\$1,829,328.00	Mall Area Redevelopment TIF District
Total						\$16,987,000.00	

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF district funding assistance are subject to the City's and County's established criteria for mixed-income housing.

In the Montfort-IH 635 Sub-District, construction was completed in 2017 on the 321-unit Windsor by the Galleria apartment project located at 13290 Noel Road. The Windsor by the Galleria multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction was completed in 2020 on the 344-unit Cornell Midtown (formerly Modera Dallas Midtown) multi-family project located at 13001 Cornell. The Cornell Midtown multi-family project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units. Additionally, in the Montfort-IH 635 Sub-District, construction was completed in 2023 on the 398-unit Hazel by the Galleria multi-family project located at 13100 Noel. The Hazel by the Galleria project did not utilize direct site-specific TIF District funding and, as such, does not set aside any affordable units.

In the Westmoreland-IH 20 Sub-District, construction was completed in 2021 on the 300-unit Palladium Redbird mixed-income apartment project located at 7202 S. Westmoreland Road within the Reimagine Redbird redevelopment. As a requirement of the funding sources (i.e. housing tax credits; tax exempt bonds; CDBG/HOME funds; City general obligation bond funds) utilized to develop the project, 70% of the 300 units (i.e. 210 units) are reserved and leased solely to households earning at or below 60% of Area Median Family Income as defined by the U.S. Department of Housing and Urban Development. The 210 affordable units are required to remain affordable for a minimum of 20 years. The remaining 30% of the units in the project (i.e. 90 units) can be leased at market rates.

Value and Increment Revenue Summary

The adjusted base value of the TIF District is \$176,287,080 (\$148,591,740 in the Montfort-IH 635 Sub-District and \$27,695,340 in the Westmoreland-IH 20 Sub-District).

In the 2025 certified tax roll, the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District was \$454,947,876, representing an increase of \$278,660,796 (158.1%) over the adjusted base value.

In the Montfort-IH 635 Sub-District, the certified total appraised value of all taxable real property in tax year 2025 was \$383,962,580, representing an increase of \$235,370,840 (158.4%) over the base value.

In the Westmoreland-IH 20 Sub-District, the certified total appraised value of all taxable real property in tax year 2025 was \$70,985,296, representing an increase of \$43,289,956 (156.3%) over the adjusted base value.

Year-over-year, the TIF District's 2025 certified total value increased by \$24,943,044 (5.8%) over the TIF District's 2024 final value of \$430,004,832.

With the City's participation in the TIF District for tax year 2025 at 90%, the captured incremental tax revenue anticipated to be collected and deposited into the TIF fund in 2026 for tax year 2025 is approximately \$1,752,553.

Note about Dallas County's participation in the TIF District: In August 2015, the Dallas County Commissioners Court approved Court Order 2015-1122 authorizing the participation of Dallas County in the Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches \$21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first. Between 2015 and 2019, Dallas County staff delayed executing the interlocal agreement until seeing evidence that Valley View Mall had been demolished in accordance with the County's qualifying condition of participation. In early 2020, following completion of the demolition work made to the in-line portion of the mall by TX Dallas Midtown, L.P., Dallas County staff concluded that the County's qualifying condition of participation had not been fully satisfied because Dallas Midtown, L.P. had kept a portion of the mall intact in order to specifically keep the movie theater operating. As a result, Dallas County's participation in the TIF District for tax year 2025 is currently 0%. With the remaining portions of the mall having been fully demolished in 2023, Dallas County staff has indicated strong support for pursuing a new Court Order in 2026 to authorize the County's participation for approximately the same duration (20 years) and at the same rate (55%) as development activities in the Montfort-IH 635 Sub-District begin to regain momentum again following the COVID-19 pandemic.

Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District was approved in June 2015. The following goals are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the Montfort-IH 635 Sub-District totaling approximately \$3.92 billion in total dollars over the 30-year life of the Sub-District.

Taxable value in the Montfort-IH 635 Sub-District has increased \$235,370,840 over the base value (representing 6.0% of goal).

- Goal 2: To create additional taxable value attributed to new private investment in projects in the Westmoreland-IH 20 Sub-District totaling approximately \$295.2 million in total dollars over the 30-year life of the Sub-District.

Taxable value in the Westmoreland-IH 20 Sub-District has increased \$43,289,956 over the base value (representing 14.7% of goal).

- Goal 3: To attract new higher density private development in the Montfort-IH 635 Sub-District totaling approximately 707,870 square feet of new retail space; 72,991 square feet of renovated movie theater; 3,987,022 square feet of new office space; 957 new hotel rooms; and 7,674 new residential units (including apartments and condominiums).

In the Montfort-IH 635 Sub-District, 1,063 multi-family residential units have been completed (14% of goal). Additionally, 256 hotel rooms have been completed (27% of goal).

- Goal 4: To attract new higher density private development in the Westmoreland-IH 20 Sub-District totaling approximately 140,000 square feet of new retail space; 45,000 square feet of movie theater; 70,000 square feet of new office space; 80 new hotel rooms; and 1,620 new residential units (including apartments and townhomes).

In the Westmoreland-IH 20 Sub-District, 32,899 square feet of new retail space has been completed, including Chick-fil-A (4,680 square feet), Starbucks (2,550 square feet), Foot Locker (20,493 square feet), and a multi-tenant retail building at 3420 W. Camp Wisdom Road (5,176 square feet) (23.5% of goal). Additionally, 300 new multi-family residential units have been completed, representing (19% of goal). There are no new hotel rooms planned (0% of goal).

Approximately 195,705 square feet of former retail space has been converted for office use (Dallas Entrepreneur Center 20,000 square feet; Jarvis Christian College 6,018 square feet; Workforce Solutions Greater Dallas 30,000 square feet; Chime Solutions 86,687 square feet; Dallas College Workforce Development and Training Center 53,000 square feet). Additionally, approximately 193,000 square feet of former retail space has been converted for medical office use (Parkland Hospital Clinic 43,000 square feet; UT Southwestern Medical Center 150,000 square feet). Total office: 388,705 square feet (555% of goal)

- Goal 5: To encourage the sustainable redevelopment of properties including and around two severely declining shopping malls in a manner in which negative fiscal impacts for the remainder of the City are limited and a walkable development pattern is achieved that is a net benefit to the City from a fiscal, land use, and quality of life standpoint.

During FY 2024-2025, construction advanced significantly on the Montfort Drive Complete Street Project, which spans Montfort Drive from the Interstate Highway 635 Frontage Road to Alpha Road. All northbound lanes opened to traffic, and there were phased openings of southbound lanes as pavement work progressed. The project includes improving the existing street pavement with reinforced concrete pavement, storm drainage improvements, water and wastewater infrastructure upgrades, concrete sidewalk, a shared-use path, buffered bike lanes, street and pedestrian lighting, traffic signals, pavement markings, speed control treatments, and pedestrian safety enhancements. Remaining pavement, sidewalk, and lighting foundation work for the southbound lanes is scheduled for completion in late 2025, with overall project completion anticipated in early 2026 (weather permitting).

- Goal 6: To increase public open space in the District.

During FY 2024-2025, staff continued to support ongoing efforts to acquire/assemble property for the future Dallas International Commons Park. On March 26, 2025, City Council approved Resolution No. 25-0451 to authorize the City's acquisition in an amount not to exceed \$11,310,000 from Montfort Valley View Shopping Center, LLC of approximately 79,916 square feet of land improved with a commercial building addressed as 13305 Montfort Drive. The City closed on the acquisition and took possession of the property on May 28, 2025.

- Goal 7: To generate approximately \$431.4 million (net present value of approximately \$182.5 million in 2014 dollars) in TIF fund revenues over the 30-year life of the District.

Total collection of TIF District fund revenues (including estimated collection for this year): \$6,537,500 (1.5% of goal).

Year-End Summary of Meetings and City Council Items

The Mall Area Redevelopment TIF District Board of Directors had one (1) meeting during FY 2024-2025: March 17, 2025 (special called meeting).

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2024-2025, the Board members were (FY 2024-2025 Board meetings attended):

- Position 1: Oscar Joyner—City representative (1 of 1 meetings)
- Position 2: Mahesh Gehani—City representative (1 of 1 meetings)
- Position 3: Suzanne Smith—City representative (1 of 1 meetings)
- Position 4: Jolie Newman—City representative (1 of 1 meetings)
- Position 5: Mike Sims—City representative (1 of 1 meetings)
- Position 6: Amy Monier—City representative (1 of 1 meetings)
- Position 7: Dallas County’s appointment of a Board member for Position 7 cannot occur until after the County’s approval of a new interlocal agreement with the City to participate in the Mall Area Redevelopment TIF District (see page 14)

During FY 2024-2025, City Council acted on five (5) items associated with the Mall Area Redevelopment TIF District:

- On December 11, 2024, City Council approved Ordinance No. 32952 creating a new Division 51A-7.2500, “Redbird Mall Special Provision Sign District” (SPSD234-001(OA)) on approximately 91.04 acres generally bounded by Camp Wisdom Road, U.S. Highway 67, LBJ Freeway, and South Westmoreland Road. The action established a customized sign district to allow for uniform, coordinated, and enhanced signage throughout the Redbird Mall redevelopment, supporting visibility of internal businesses, wayfinding, and economic activation for the mixed-use redevelopment of the site. The ordinance followed recommendations for approval from the City Plan Commission and the Special Sign District Advisory Committee and is intended to support the long-term economic success of redevelopment within the District while remaining compatible with existing zoning and adjacent land uses.
- On January 8, 2025, City Council approved Resolution No. 25-0122, authorizing a professional engineering services contract with Gresham Smith, most highly qualified proposer of four, to develop preliminary engineering; environmental; final engineering/design; plans, specifications, and estimates; and construction documents for the reconstruction and widening of sidewalks with the installation of

pedestrian street lights, and the reconstruction/upgrade of the crosswalks and associated traffic signal infrastructure on Camp Wisdom Road from US 67 to Westmoreland Road in in the city of Dallas for CSJ 0918-47-368 - Not to exceed \$511,554.00 - Financing: West Camp Wisdom Road Improvements Fund (\$392,000.00) and General Fund (\$119,554.00)

- On February 26, 2025, City Council approved Resolution No. 25-0373, accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.
- On March 26, 2025, City Council approved Resolution No. 25-0451 authorizing the acquisition, assumption and/or renegotiation of existing leases and property management contract from Montfort Valley View Shopping Center, LLC, of approximately 79,916 square feet of commercially improved land located near the intersection of Montfort and James Temple Drives for the 13305 Montfort Drive Acquisition Project - Not to exceed \$11,310,000.00 (\$11,250,000.00 plus closing cost and title expenses not to exceed \$60,000.00) - Financing: Park and Recreation Facilities (B) Fund (\$9,480,672.00); Mall Area Redevelopment TIF District Fund (\$1,829,328.00).
- On June 11, 2025, City Council approved Resolution No. 25-0915 authorizing Supplemental Agreement No. 4 to the professional services contract with Kimley-Horn & Associates, Inc., approved as to form by the City Attorney, to provide additional construction phase engineering services for the rehabilitation of the Southside Wastewater Interceptor and engineering services for wastewater improvements to serve the Red Bird redevelopment area sewershed -- Not to exceed \$451,740.00, from \$3,155,543.00 to \$3,607,283.00 - Financing: Wastewater Capital Improvement F Fund (\$60,000.00) and ECO (I) Fund (2017 General Obligation Bond Funds) (\$391,740.00)

Budget and Spending Status

Each TIF district establishes a budget for the public investments necessary to support private investment in the district. As included in the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District, the budget is shown below:

Mall Area Redevelopment TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	B TIF Budget**	C Allocated	B - C TIF Balance
Montfort-IH 635 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$264,229,113	\$0	\$264,229,113
Land Acquisition for Sub-District-Wide Central Open Space***	\$72,659,277	\$2,482,241	\$70,177,036
Sub-District-Wide Infrastructure Improvements	\$24,219,759	\$0	\$24,219,759
Westmoreland-IH 20 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$72,665,022	\$15,600,000	\$57,065,022
Administration and Implementation*	\$7,684,059	\$855,847	\$6,828,212
Total Project Costs	\$441,457,229	\$18,938,088	\$422,519,142
<small>* TIF District administration costs shown are expended through FY 2024-2025 ** TIF District Budget shown above is in current dollars (updated yearly); TIF District Project Plan and Reinvestment Zone Financing Plan shows the budget in net present value. *** For land acquisition and associated costs; not for design, construction, maintenance, or operating/programming costs.</small>			

Mall Area Redevelopment TIF District Project Plan Budget (NPV)*	
Category	TIF District NPV Budget (2014 dollars)
Montfort-IH 635 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	\$109,123,655
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	\$30,000,000
Set Aside for Sub-District-Wide Infrastructure Improvements	\$10,000,000
Westmoreland-IH 20 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	\$30,088,432
Administration and Implementation	\$3,250,000
Total Project Costs	\$182,462,088
<small>* As approved in the Project Plan and Reinvestment Zone Financing Plan.</small>	

FY 2025-2026 Work Program

The FY 2025-2026 work program for the Mall Area Redevelopment TIF District includes:

- Continued coordination with interested property owners/investors/developers on potential development incentive applications.
- Consideration of any potential TIF District boundary amendments and/or plan amendments that are necessary or convenient to further implement the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District.
- Continued coordination and staff support for City-initiated public infrastructure projects benefiting the TIF District.
- Continued coordination with Dallas County on execution of an interlocal agreement for participation in the TIF District.
- Continued coordination and staff support for the continued implementation of the Valley View-Galleria Area Plan and the ULI vision for Southwest Center Mall (now Red Bird Mall), including funding opportunities from other governmental entities or private philanthropic entities; City bond projects; park land acquisition; public improvement district; etc.
- Continued coordination with City of Dallas Economic Development Corporation and the City's Office of Government Affairs to continue implementation of the Strategic Plan for the International District.

Appendix A: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Reinvestment Zone Number Twenty
As of September 30, 2025 (Unaudited)

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

\$125,642 Interest Income & net change in fair value of investments	
\$1,575,889 Ad Valorem Taxes (Collected in FY 2024-25 based on 2024 Final Tax Roll)	
\$1,701,531 Total Revenue	

2. Amount and purpose of expenditures from the fund:

\$53,623 TIF administrative cost for fiscal year 2024-25	
\$274,492 Non-Capital Outlay - Interest Payment on RedBird Loan #1 & #2 for fiscal year 2024-2025	
\$1,829,328 Capital Outlay - Acquisition of land located at 13305 Montfort Drive, Dallas, Texas for City's Park & Recreation Department	
\$0 Additional Subsidy in Form of Grant (in lieu of interest expense)	
\$2,157,443 Total Expenditures	

3. The City Council on March 26, 2025 approved acquisition of land located at 13305 Montfort Drive, Dallas, Texas for a total amount not to exceed \$11,310,000.00 for City's Park & Recreation Department. As authorized, Zone funded \$1,829,328 (Montfort IH 635 Sub-District and its District Wide Set Aside funds for land acquisition). The remaining balance was paid out of 2024 Bond Fund Park and Recreation (B) Funds.

4. Amount of Principal and Interest due-on outstanding indebtedness:

The Zone did not have any bonded indebtedness at fiscal year end September 30, 2025.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2025*	Base Year	Base Year Value	Est. Captured Value 2025
City of Dallas - Montfort IH 635 Subdist	\$383,962,580	2014 Value	\$148,591,740	\$235,370,840
City of Dallas - Westmoreland IH20 Subdistrict Zone A	\$58,909,752	2014 Value	\$19,765,890	\$39,143,862
City of Dallas - Westmoreland IH20 Subdistrict Zone B	\$12,075,544	2021 Value	\$7,929,450	\$4,146,094
	\$454,947,876		\$176,287,080	\$278,660,796

*Based on Certified Taxable Value. The final values will be determined on February 01, 2026.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per \$100	Estimated 2025 Increment**
City of Dallas	0.62892	\$1,752,553
Total for all Jurisdictions	\$0.62892	\$1,752,553

**Dallas County does not participate in the Zone in 2025. Participation rates for City of Dallas is as follows:

City of Dallas	Dallas County
90% for tax years 2016-2042	See Note on page 14 of this Annual Report
75% for tax year 2043	
55% for tax year 2044	

B. The total amount of estimated tax increment to be billed for the 2025 tax year is \$1,752,553. For the 2024 tax year, the Zone collected increment of \$1,575,889.

Appendix A: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Balance Sheet as of September 30, 2025 (Unaudited)
With Comparative Totals for September 30, 2024, 2023, 2022, and 2021 (Audited)

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Assets:					
Pooled cash and cash equivalents	\$2,894,127	\$3,296,886	\$1,901,775	\$1,048,283	\$691,706
Interest receivable	\$45,456	\$44,986	\$11,257	\$1,725	\$142
Total assets	<u>\$2,939,583</u>	<u>\$3,341,872</u>	<u>\$1,913,032</u>	<u>\$1,050,008</u>	<u>\$691,848</u>
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to other funds	\$287,757	\$234,134	\$203,784	\$196,642	\$137,115
Total liabilities	<u>\$287,757</u>	<u>\$234,134</u>	<u>\$203,784</u>	<u>\$196,642</u>	<u>\$137,115</u>
Fund Balance (Deficit):					
Fund Balance (Deficit)	\$2,651,826	\$3,107,737	\$1,709,248	\$853,366	\$554,732
Total Liabilities and Fund Equity	<u>\$2,939,583</u>	<u>\$3,341,872</u>	<u>\$1,913,032</u>	<u>\$1,050,008</u>	<u>\$691,848</u>

Mall Area Redevelopment Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2025 (Unaudited)
With Comparative Totals for September 30, 2024, 2023, 2022, and 2021 (Audited)

	<u>ITD</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Revenues:						
Tax increment-Governmental	\$6,537,500	\$1,575,889	\$1,507,805	\$1,067,995	\$424,533	\$518,053
Tax increment-Intergovernmental	\$0	\$0	\$0	\$0	\$0	\$0
Interest income	\$284,482	\$105,520	\$106,438	\$48,424	\$4,946	\$2,442
Net increase (decrease) in fair value of investments	\$31,656	\$20,123	\$54,853	(\$23,740)	(\$20,925)	(\$1,585)
Total revenues	<u>\$6,853,638</u>	<u>\$1,701,531</u>	<u>\$1,669,097</u>	<u>\$1,092,679</u>	<u>\$408,554</u>	<u>\$518,910</u>
Expenditures:						
Administrative expenses	\$855,847	\$53,623	\$54,816	\$68,031	\$59,526	\$50,977
Non-Capital Outlay	\$864,386	\$274,492	\$215,791	\$168,767	\$50,393	\$66,817
Capital outlay	\$2,481,579	\$1,829,328	\$0	\$0	\$0	\$652,251
Interest and fiscal charges	\$0	\$0	\$0	\$0	\$0	\$0
Total expenditures	<u>\$4,201,812</u>	<u>\$2,157,443</u>	<u>\$270,607</u>	<u>\$236,798</u>	<u>\$109,919</u>	<u>\$770,045</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$2,651,827</u>	<u>(\$455,912)</u>	<u>\$1,398,490</u>	<u>\$855,881</u>	<u>\$298,635</u>	<u>(\$251,135)</u>
Fund balance (Deficit) at beginning of year						
as previously reported	\$0	\$3,107,737	\$1,709,248	\$853,367	\$554,732	\$805,868
Fund balance (Deficit) at beginning of year,						
as restated	<u>\$0</u>	<u>\$3,107,737</u>	<u>\$1,709,248</u>	<u>\$853,367</u>	<u>\$554,732</u>	<u>\$805,868</u>
Fund balance (deficit) at end of year						
	<u>\$2,651,827</u>	<u>\$2,651,826</u>	<u>\$3,107,737</u>	<u>\$1,709,248</u>	<u>\$853,367</u>	<u>\$554,732</u>

Note: Fiscal Year 2024-25 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Appendix A: Financials

**City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District
(Reinvestment Zone #20)**

Notes to Financial Statements for the Year Ended September 30, 2025

1. The focus of measurement used for the Zone fund is the flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when liability is incurred.
2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).
3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.
4. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.
5. The Zone's Financing Plan permits expenditures not to exceed \$7,684,059 over the life of the Zone to reimburse the City for administrative expenses.
6. On the Balance Sheet, the "due to other funds" amount of \$287,757 on September 30, 2025 represents the Zone's administration expenses for FY 2020-2021 (\$51,761), FY 2021-2022 (\$59,526), FY 2022-2023 (\$68,031), FY 2023-2024 (\$54,816), and FY 2024-2025 (\$53,623) that have been earned but will be reimbursed to the City's General Fund based on the availability of future Zone funds.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B: Financial Obligations

As of the end of FY 2024-2025, there is one TIF funding obligation:

- Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (Agreement) with WCWRD Inc (Developer) in an amount not to exceed \$15,600,000 (TIF Subsidy). Note: Per the Agreement, Developer assigned all rights to receive payment of the TIF Subsidy to the City of Dallas as collateral for and in payment of a loan in an amount not to exceed \$12,000,000 from the City's Public/Private Partnership Fund. The City made the first disbursement of the Loan in an amount of \$6,000,000 to Developer on June 10, 2019, in accordance with the terms and conditions as set forth in the Agreement. As of September 30, 2019, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2025, was \$421,078.00 (including additional accrued interest for FY 2024-2025 of \$120,000.00). Of the outstanding accrued interest of \$421,078.00, \$137,246.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2025, the net accrued remaining interest balance is \$283,832.00.
- The City made the second disbursement of the Loan in the amount of \$6,000,000 to Developer on February 19, 2020, in accordance with the terms and conditions set forth in the Agreement. As of September 30, 2020, notes receivable in the amount of \$6,000,000 had been set up in the City's Public/Private Partnership Fund, and accrued interest through September 30, 2025, was \$422,760.00 (including additional accrued interest for FY 2024-2025 of \$120,000.00). Of the outstanding accrued interest of \$422,760.00, \$137,246.00 was transferred from the Mall Area Redevelopment TIF District Fund to the Public/Private Partnership Fund to pay down a portion of the outstanding accrued interest in accordance with the terms and conditions of the Agreement. On September 30, 2025, the net accrued remaining interest balance is \$285,514.00.

Appendix C: Sub-District-Wide Set-Aside Funds

Consistent with the Project Plan and Reinvestment Zone Financing Plan, the Increment Allocation Policy adopted by the Board of Directors for the Mall Area Redevelopment TIF District includes two sub-district-wide set asides (in the Montfort-IH 635 Sub-District) and an inter-sub-district transfer (from the Montfort-IH 635 Sub-District to the Westmoreland-IH 20 Sub-District) as described below:

Annual Process (Montfort-IH 635 Sub-District)

First, the Montfort-IH 635 Sub-District Gross Increment will pay:

- 1) Administrative Expenses: After the Total Gross Increment has been deposited into the District fund, the City's Administrative Expenses for the District will be reimbursed first in each year of the District. The Montfort-IH 635 Sub-District's portion of the District's Administrative Expenses will be paid from the Montfort-IH 635 Sub-District Gross Increment based on the ratio of the Montfort-IH 635 Sub-District Gross Increment to the Total Gross Increment.

Then, the Montfort-IH 635 Sub-District Net Increment will be transferred or set aside as follows:

- 2) Transfer to the Westmoreland-IH 20 Sub-District: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be annually transferred to the Westmoreland-IH 20 Sub-District to help facilitate the revitalization and redevelopment of the Redbird Mall area.
FY 2024-2025 Transfer Amount: \$107,473.60
- 3) Set Aside for Sub-District-Wide Public Infrastructure Improvements: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Sub-District-Wide Public Infrastructure Improvements (i.e. improvements not specific to a single development site such as gateways, trails, parks/open space, public facilities, or utility/streetscape improvements benefitting multiple parcels or blocks, regardless of ownership).
FY 2024-2025 Allocation Amount: \$107,473.60
- 4) Set Aside for Land Acquisition for Sub-District-Wide Central Open Space: Since the long-term redevelopment potential of the area will be limited without a large central open space and since TIF funding assistance of land acquisition for the large central open space will be critical to making the Montfort-IH 635 Sub-District a dense, walkable, livable, and sustainable place, thirty percent (30%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Land Acquisition for Sub-District-Wide Central Open Space.
FY 2024-2025 Allocation Amount: \$322,420.79