

April 23, 2025

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

WHEREAS, on February 1, 2025, Preferred Place, LLC, representing owners of real property located within the proposed boundaries of the proposed RedBird Public Improvement District (the “District”), delivered to the City of Dallas a petition to create the District in accordance with the Act; and

WHEREAS, the Act requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area or 50% of the record owners of real property liable for assessment; and

WHEREAS, the City’s Public Improvement District (PID) Policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment for new or renewing commercial or mixed-use district PIDs; and

WHEREAS, City staff reviewed the petitions and determined that owners of record representing at least 50% of the appraised value and at least 50% of the land area of real property liable for assessment have signed the petitions, thereby meeting the minimum requirements for creation set in the Act but falling below the City’s petition approval threshold from owners of at least 60% of value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment; and

WHEREAS, pursuant to the City’s PID Policy, a waiver to the City’s 60% threshold criteria shall only be authorized by a vote of a three-quarters majority of the City Council.

Now, Therefore,

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

SECTION 1. That a three-quarters majority of the City Council has waived the City’s minimum petition approval thresholds for purposes of verifying the sufficiency of Premier Place’s petition for the creation of the District.

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

SECTION 5. 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.