

# Memorandum



DATE December 29, 2025

CITY OF DALLAS

TO Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT

**Upcoming Agenda Item: Authorize a tax increment financing (“TIF”) development agreement and all other necessary documents (“Agreement”) with 549 E Jefferson Blvd, LLC and/or its affiliates (“Developer”) in an amount not to exceed \$10,000,000.00 from current and future Oak Cliff Gateway TIF District funds in consideration of The Jefferson Redevelopment Project on property currently addressed as 549 East Jefferson Boulevard, in accordance with the City’s Economic Development Incentive Policy**

On January 14, 2026, staff will seek City Council authorization of a TIF development agreement and all other necessary documents with 549 E Jefferson Blvd, LLC and/or its affiliates in an amount not to exceed \$10,000,000.00 from current and future Oak Cliff Gateway TIF District funds (“TIF Subsidy”), in consideration of The Jefferson Redevelopment Project (“Project”) on property currently addressed as 549 East Jefferson Boulevard in Tax Increment Reinvestment Zone Number Three, Oak Cliff Gateway TIF District, in accordance with the City’s Economic Development Incentive Policy. The Project is located at the northwest corner of northwest corner of Marsalis Avenue and Jefferson Boulevard in Council District 1.

The Jefferson Redevelopment Project is proposed to include the renovation and adaptive reuse of the historic property that was formerly the Oak Cliff Methodist Church totaling approximately 43,291 gross square feet located on approximately 1.72 acres of land. The property has been vacant since 2015 and was damaged by a fire in 2022. The Developer purchased the property in 2023 with intention to deliver this proposed Project.

The proposed Project will consist of the rehabilitation and adaptive reuse of all three existing buildings into flexible workspaces for commercial/retail tenants (approximately 14,297 square feet of gross rentable space) and approximately 45 multi-family residential units (studio apartments and/or live/work units).

Please see the attached **Exhibit A** for more detailed information regarding the Project and the proposed development agreement. Should you have any questions or require any additional information, please contact Kevin Spath, Director, Office of Economic Development at (214) 670-1691 or [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov).

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PAGE Page 2 of 2

Service First, Now!



Robin Bentley,  
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Bilierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager  
Robin Bentley, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Ahmad Goree, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Exhibit A



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## **The Jefferson, a redevelopment project in the Oak Cliff Gateway TIF District**

### **Economic Development Committee**

January 6, 2026

#### **Sue Hounsel**

*Senior Manager*

Office of Economic Development

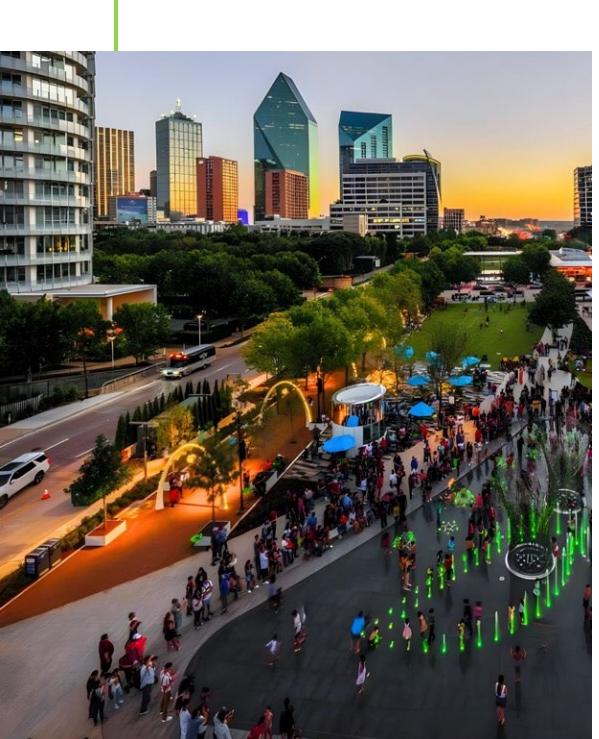
#### **Tamara Leak**

*Assistant Director*

Office of Economic Development



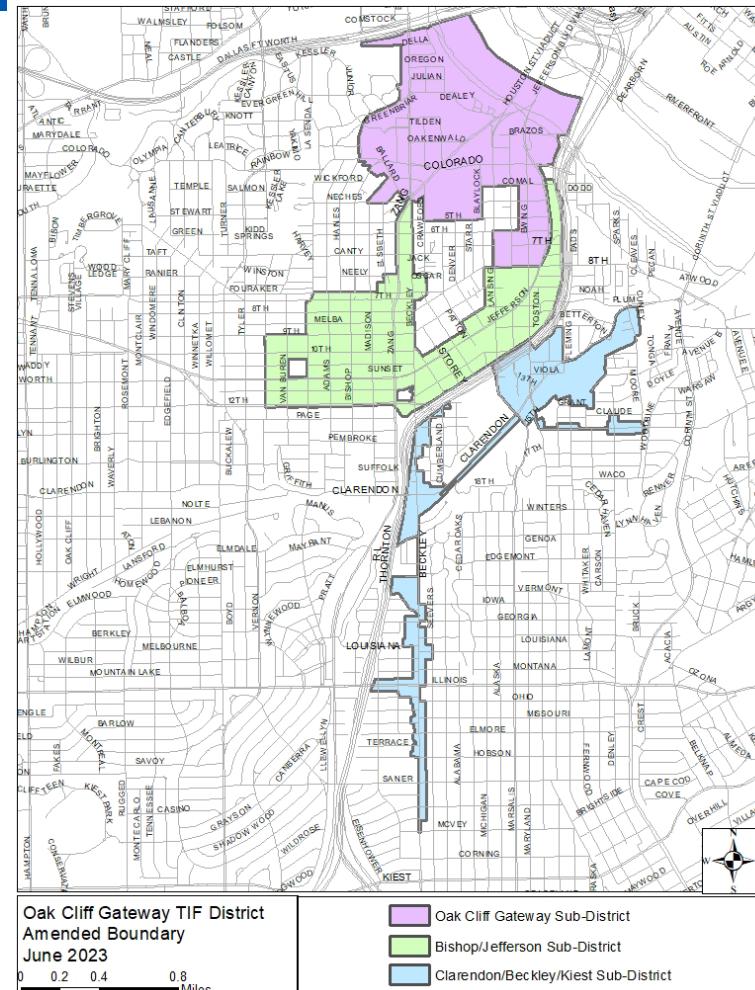
# Overview



- **Background**
- **Proposed Project**
- **Staff Recommendation**
- **Oak Cliff Gateway TIF District Board Recommendation and Next Step**
- **Appendix**

# Background: Oak Cliff Gateway TIF District

- Created in 1992 to encourage redevelopment in north Oak Cliff area
- Substantially amended in 2009, 2014, and 2022
- Comprises three sub-districts:
  - Oak Cliff Gateway (expires 2044)
  - Bishop/Jefferson (expires 2044)
  - Clarendon/Beckley/Kiest (expires 2052)
- To date, taxable value of real property has increased by \$1.4 billion within the District, an increase of 504% above the adjusted base value



# Background: Property Location

- property is approximately 1.72 acres addressed as 549 E. Jefferson Boulevard at the northwest corner of Marsalis Avenue and Jefferson Boulevard
- property was once home to Oak Cliff United Methodist Church
- property was designated City of Dallas Landmark in 1995 and Texas Historical Landmark in 1999
- 2025 certified taxable value of the property is \$2,079,000
- zoning: Mixed-Use 3 (MU-3)
- City Council District 1
- in Bishop/Jefferson Sub-district of Oak Cliff Gateway TIF District



## Background: Existing Conditions

- three existing buildings on the property totaling 46,600 square feet, including:
  - a 14,600 square foot Classical Revival Style sanctuary building that was built in 1915,
  - a 20,000 square foot, 3-story education building that was built in 1926, and
  - a 12,000 square foot, 1.5-story youth building that was added in 1951
- property has been vacant since 2015 and was damaged by a fire in 2022
- Developer purchased the property in 2023 with intention to deliver this proposed Project



# Proposed Project: Summary

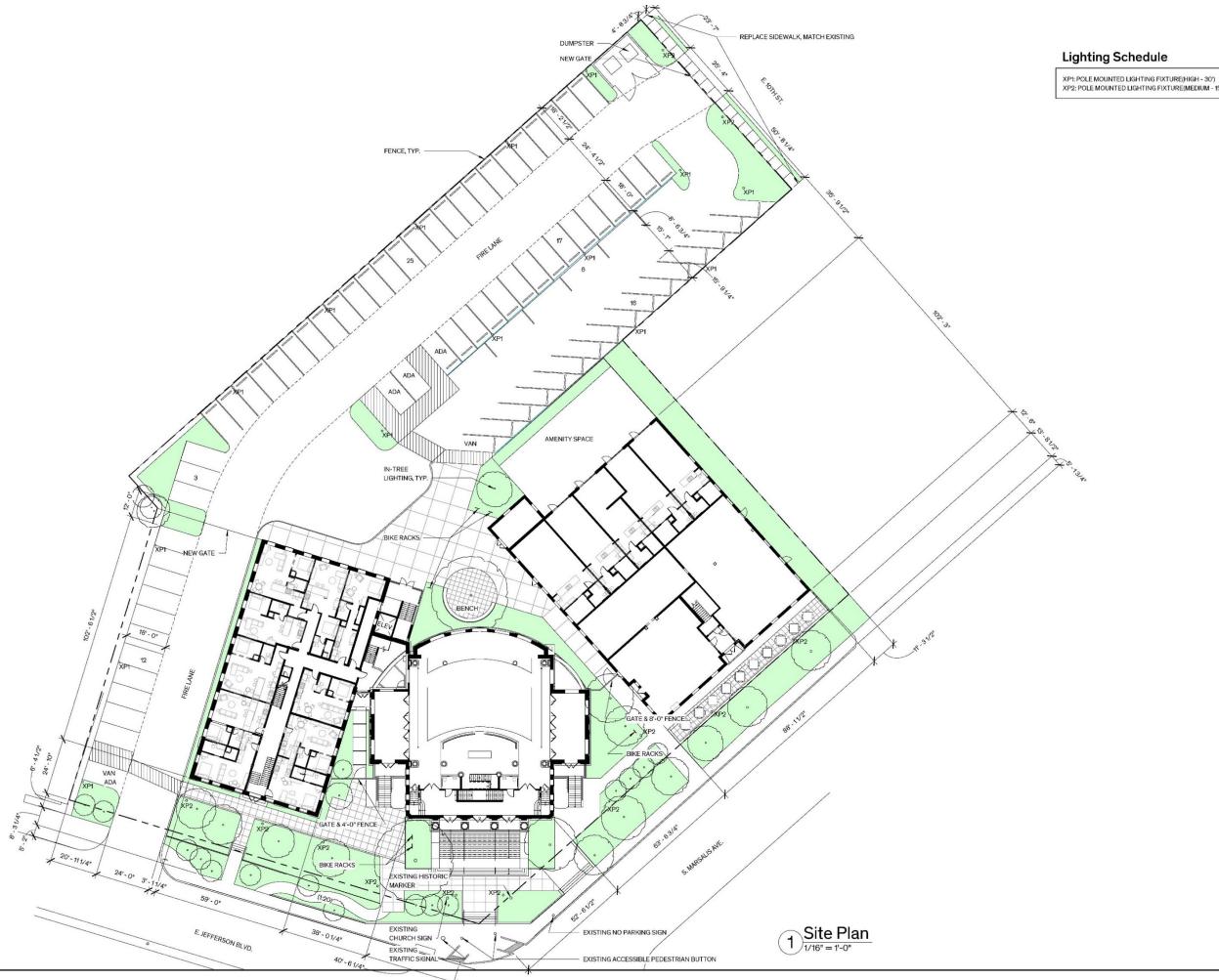
**Project Developer:** 549 E Jefferson Blvd, LLC and/or an affiliate (“Developer”) will design, fund, and construct The Jefferson Redevelopment Project (“Project”)

**Project Summary:** rehabilitation and adaptive reuse of all three existing buildings into flexible workspaces for commercial/retail tenants (approximately 14,297 square feet of gross rentable space) and approximately 45 multi-family residential units (studio apartments and/or live/work units). The proposed scope of the Project includes the following:

- Interior and exterior improvements to the three buildings (totaling approximately 43,291 gross square feet) to create new residential, retail, office, and/or flex space; and
- Site improvements to include water, wastewater, and storm drainage, new paving, landscaping, signage, lighting (site and pedestrian), and furnishings such as benches and bike racks; and
- Sidewalk and streetscape improvements along the Jefferson Boulevard and Marsalis Avenue frontages of the Property.

**Estimated Total Project Cost:** \$19.5 million

# Proposed Project: Site Plan



# Proposed Project: Concept Plan



**Oak Cliff - UMC- Concept Plan**  
10 October 2025

Architexas | CREATE + CONSERVE | 



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# Proposed Project: Renderings



# Proposed Project: Urban Design Peer Review Panel

On May 16, 2025, the City's Urban Design Peer Review Panel ("UDPRP") reviewed the Project. The following summarizes the design recommendations:

- Any modifications to the public realm be balanced and within keeping of the historic context of the site.
- Upgraded HVAC, utilities, and any other building systems be placed in a way that hides them from public view.
- Review the site plan for fire access and turning radii. Consider revising parking stall dimensions if necessary.
- Consider a more efficient location for the dumpster that could also free up additional parking or landscaping.
- Be thoughtful about preserving as many trees as possible on site.
- Consider opportunities for landscaping enhancements, especially along Marsalis Avenue. Consider how the sidewalk on this side can feel more pedestrian friendly.
- With the recent parking reform, the UDPRP recommends considering how reduced parking can contribute to additional landscaping and outdoor amenity spaces.
- Consider ways to reference the historical church congregation's past within the buildings or through an outdoor plaza display.

**On December 5, 2025, Developer provided a written response with changes and updates that accommodates the UDPRP's recommendations.**

# Proposed Project: Sources and Uses

Permanent Sources	Amount	Percent
Permanent Loan	\$5,584,920	29%
Federal/State/Historic Tax Credit Equity	\$1,490,469	8%
Developer Equity	\$2,397,200	12%
Bridge Loan for TIF Subsidy	\$10,000,000	51%
<b>Total Uses</b>	<b>\$19,472,589</b>	<b>100%</b>

Uses	Amount	Percent
Acquisition	\$2,238,162	11.5%
Building (Hard) Construction Costs	\$10,675,398	54.8%
Contingency	\$566,108	2.9%
Professional Fees	\$735,000	3.8%
Soft Costs	\$4,238,792	21.8%
Reserves	\$404,362	2.1%
Developer Fee	\$614,768	3.2%
<b>Total Uses</b>	<b>\$19,472,589</b>	<b>100.0%</b>

# Staff Recommendation: TIF Subsidy

- On December 9, 2025, staff executed a Letter of Intent (LOI) with Developer
- Staff recommends authorization of a development agreement with 549 E Jefferson Blvd, LLC and/or an affiliate (“Developer”) which includes a TIF Subsidy in an amount not to exceed \$10,000,000 as gap funding to make the Project financially feasible. The budget shown below outlines the recommended TIF Subsidy in accordance with the established budget for the Oak Cliff Gateway TIF District. No interest shall accrue on any portion of the TIF Subsidy.

Category	Amount
Environmental remediation and demolition	\$353,000
Historic Façade Improvements	\$1,292,379
Public Infrastructure Improvements	\$298,615
Economic Development Grant	\$8,056,006
<b>TOTAL TIF SUBSIDY – amount not to exceed</b>	<b>\$10,000,000</b>

Note: Funds may be shifted among budget categories so long as the total TIF Subsidy does not exceed \$10,000,000. Additionally, the Economic Development Grant portion of the TIF Subsidy shall not exceed \$9,000,000. The total TIF Subsidy shall not exceed \$10,000,000 under any circumstances but may be less if actual documented expenditures for eligible environmental remediation and demolition, public infrastructure improvements, and façade improvements are less than \$1,943,994.

## Staff Recommendation: TIF Subsidy

- TIF Subsidy shall be payable upon verification of Substantial Completion (as described on Slide 18) of the Project, Developer's satisfaction of all terms and conditions in the Agreement, and in accordance with the OCG TIF District Increment Allocation Policy.
- TIF Subsidy shall be paid in at least two (2) installments as described below:
  - Installment No. 1. An amount not to exceed \$6,325,139 shall be payable upon Substantial Completion of the Required Project Components and Developer's satisfaction of all terms and conditions in the Agreement with the exception of the Minimum Occupancy Requirement. Any amount of \$6,325,139 not disbursed with Installment No. 1 would be disbursed in Installment No. 2
  - Installment No. 2 (and future installments as necessary). The balance of the TIF Subsidy up to \$3,674,861 shall be disbursed upon performance of the Minimum Occupancy Requirement (as described on Slide 22) of the Project. If the TIF Subsidy is not fully paid after Installment No. 2, so long as a Developer is in compliance with the terms and conditions of the Agreement, all remaining TIF Subsidy installments shall be disbursed to Developer on an annual basis in accordance with the Increment Allocation Policy of the Oak Cliff Gateway TIF District.

## Staff Recommendation: Agreement Conditions

- Project Financing. Prior to or contemporaneously with the City's execution of the Agreement, Developer shall close construction financing for the Project. Developer shall provide evidence of binding commitments to the Director of the Office of Economic Development ("Director") of all capital sources necessary to deliver the Project.
- Required Project Components. The Project shall include the following ("Required Project Components"):
  - a) interior and exterior rehabilitation and adaptive reuse of the three existing buildings located on the Property with exterior improvements subject to the review and approval of the City's Landmark Commission to create a minimum of 12,000 square feet of gross leasable non-residential space; and
  - b) a minimum of 40 multi-family residential units (either studio apartments or live/work units); and
  - c) site improvements (public and private) necessary to deliver the Project (e.g. utilities; demolition; paving, lighting; landscaping; and signage).

## Staff Recommendation: Agreement Conditions

- Minimum Investment. Developer shall invest (or cause to be invested) and provide documentation to the Director evidencing a minimum of \$9,000,000 in eligible investment expenditures for delivery of the Project, including environmental remediation, demolition, sitework, building renovation, tenant finish-out, and professional fees (e.g., architecture, engineering, landscape architecture, interior design, surveying, environmental remediation) associated with the Project (“Minimum Investment”) by December 31, 2028. Construction management costs may be included in the Minimum Investment calculation if the construction management services are directly related to ensuring the quality of the construction of the Project and are performed by an independent and unaffiliated third-party. Construction management costs must be evidenced by invoices with detailed descriptions of services performed. Developer fees, legal fees, marketing fees, financing fees, leasing commissions, carrying costs, reserves, operating deficits through stabilization and other similar costs shall not be considered an eligible investment expenditure. With the exception of professional fees, environmental assessments, and other eligible due diligence costs, no expenditures made by Developer prior to execution of the LOI on December 9, 2025 shall count towards the Minimum Investment calculation.

## Staff Recommendation: Agreement Conditions

- Affordability Requirement. A minimum of 20% of the total number of multi-family residential units delivered with the Project shall be set aside and leased solely to those households earning a maximum of 80% of the Area Median Income ("Affordable Units") for a minimum of 15 years ("Affordability Period"). The Project will follow the Oak Cliff Gateway TIF District Mixed-Income Housing Guidelines ("Guidelines"), and such Guidelines shall be followed except where the requirements described herein are more restrictive than the Guidelines. In addition, the Affordable Units shall be integrated throughout the Property. Prior to Substantial Completion, the Affordability Requirement shall be impressed upon the Property by deed restriction for the Affordability Period. The deed restriction shall be filed in the Official Real Property Records of Dallas County.

After the Project's Substantial Completion and throughout the Affordability Period, Developer shall monitor and submit semi-annual reports to the Director on the status of its compliance with the requirements of the Project's Affordability Requirements. Reporting forms and frequency may be modified at City's discretion.

Developer will complete the Affirmative Fair Housing Marketing Plan and submit the plan to the City's Fair Housing division for approval. Developer shall submit a copy of the approved Affirmative Fair Housing Marketing Plan to the Director within 30 days of approval. Developer shall market the residential units pursuant to the Affirmative Fair Housing Marketing Plan.

# Staff Recommendation: Agreement Conditions

- Vouchers. In accordance with Section 20-4.1(b) of the Dallas City Code, Developer shall make best efforts to lease up to ten percent (10%) of the Project's residential units to voucher holders during the Affordability Period from the date of Substantial Completion. Developer shall register with a minimum of one local provider of housing vouchers at least 12 months prior to Substantial Completion. "Best efforts" is defined as "compliance with Section 20A-4.1(a), compliance with the development agreement, and submission of the evidence of compliance to the Director." As applicable, Ordinance 32195 shall be enforced. A Compliance Verification form shall be completed and submitted by Developer for review and verification by Director. Should Ordinance 32195 and Chapter 20A of the Dallas City Code be further amended prior to Substantial Completion, Developer shall abide by such amended terms. Pursuant to Section 20A-4.1(a) of the Dallas City Code, Developer shall not discriminate against holders of any housing vouchers, and Developer shall comply with Section 20A-28 of the Dallas City Code regarding tenant selection. Prior to Substantial Completion, this requirement shall be impressed upon the Property by deed restriction. The deed restriction shall be filed in the Official Real Property Records of Dallas County.
- Building Permit. Developer shall obtain a building permit for the Project (including all buildings) by December 31, 2026.

# Staff Recommendation: Agreement Conditions

- Substantial Completion. Construction of the Required Project Components shall be complete, all portions of the multi-family residential building shall be occupiable, and the non-residential space shall be delivered to white-box condition by December 31, 2028, as evidenced by certificate(s) of occupancy, letter(s) of acceptance, certificate(s) of completion, and/or similar documentation issued by the City. Developer shall also obtain final acceptance of any public infrastructure improvements associated with the construction of the Required Project Components, as evidenced by a letter(s) of acceptance or similar documentation issued by the City, by December 31, 2028 (altogether “Substantial Completion”).
- Public Access to Infrastructure Not Owned by City. Prior to City’s payment of any portion of the TIF Subsidy and at no cost to the City, Developer shall provide public access easements, deed restrictions, or other instruments reasonably acceptable to the Director if any street and utility infrastructure improvements and/or public open space associated with the Project remain in non-City ownership but require public access.
- Property Management. The proposed property management group for the Project must be submitted at least three (3) months prior to Project completion for review by the Director to consider acceptance based on the management entity’s comparable experience managing other comparable properties, such approval not being unreasonably withheld. Notwithstanding any provision described herein to the contrary, any affiliate of the Developer shall be considered an approved manager for any component of the Project.

# Staff Recommendation: Agreement Conditions

- Operating and Maintenance Agreement. If applicable, and prior to Substantial Completion, Developer shall execute an Operating and Maintenance Agreement (defined below) for any Non-Standard Public Improvements (defined below) associated with the Project that will be owned by the City but maintained by the Developer (the “Operating and Maintenance Agreement”). If necessary, obtain a license from City for the purpose of maintaining any improvements in the public right-of-way. “Non-Standard Public Improvements” shall be defined as those public infrastructure improvements located within the City’s rights-of-way which exceed the City’s standard design requirements, as determined by the City, including specially designed street/pedestrian lighting, brick pavers, bollards, sidewalks, public art, fountains, landscaping, and irrigation. If Developer fails to maintain such public improvements after notice from City, City may, at its sole option, perform such maintenance and invoice Developer for the costs, which costs Developer shall pay within thirty (30) days of notice. Developer shall submit documentation evidencing that an executed Notice of Operating and Maintenance Agreement specifying the existence of an executed Operating and Maintenance Agreement for the Non-Standard Public Improvements was recorded with the Dallas County Clerk’s Office. The term for the Operating and Maintenance Agreement shall be twenty (20) years. The terms and conditions of the Operating and Maintenance Agreement are binding upon the successors and assigns of all parties hereto and may be assignable, subject to Director’s approval (not to be unreasonably withheld, conditioned, or delayed), in whole or in part, to a new owner of all or a portion of the Project. Developer shall remain responsible for the maintenance of the Non-Standard Public Improvements for a term of twenty (20) years even if Developer chooses to forgo the TIF Subsidy or is not paid the TIF Subsidy as a result of default.

## Staff Recommendation: Agreement Conditions

- Design Review. The City's Urban Design Peer Review Panel ("UDPRP") is an independent group of professional designers selected by the City Manager with expertise in architecture, landscape architecture, engineering, and urban planning. Review by the UDPRP is required for all projects seeking TIF subsidies. Following a formal review of the Project's preliminary conceptual drawings and renderings on May 16, 2025, the UDPRP provided design recommendations to the Developer. On October 28, 2025, Developer submitted a written response to the City's Planning and Development Department ("P&D") staff and included updated plans. On December 5, 2025, P&D staff responded and acknowledged that the updated plans met UDPRP's recommendations. Prior to submitting construction plans to P&D as part of a building permit application, Developer shall submit a set of the construction plans to P&D staff for a final staff review to ensure that the Project will be constructed in substantial conformance with the revised conceptual drawings and renderings accepted by P&D staff on December 5, 2025. P&D staff shall complete the final review within 10 business days.

# Staff Recommendation: Agreement Conditions

- Local Hiring. For all permanent non-construction employment opportunities created by operation of the Project, Developer shall submit to the City a written plan (“Local Hiring Plan”) describing (1) how Developer or its property management group shall use and document commercially reasonable efforts to recruit and hire residents of the city of Dallas and (2) how Developer or its property management group shall cause all non-residential tenants of all non-residential buildings in the Project to use and document commercially reasonable efforts to recruit and hire residents of the city of Dallas. At a minimum, the Local Hiring Plan shall describe how Developer, its property management group, and/or non-residential tenants will target local recruitment through local advertisement, community outreach, local engagement, participation in local job fairs, and/or coordination with local hiring sources. The Local Hiring Plan shall be subject to approval by the Director to ensure that employment opportunities are targeted to Dallas residents and that commercially reasonable efforts are made to promote the hiring of neighborhood residents for any new permanent jobs created. No portion of the TIF Subsidy shall be disbursed to Developer until the Director approves the Local Hiring Plan. Within 30 calendar days of Director’s receipt of the Local Hiring Plan, the Director shall either approve the Local Hiring Plan or give written notification to the Developer of the Director’s disapproval, specifying the reasons for such disapproval. Compliance with the Local Hiring Plan shall be a material requirement for the Agreement.

# Staff Recommendation: Agreement Conditions

- Minor Modifications. Director, after approval and recommendation by the TIF District Board, may authorize minor modifications to the Project and an extension of the Project's material dates and deadlines by up to twelve (12) months for just cause except as provided under Force Majeure provision (Slide 25).
- Minimum Occupancy Requirement. Prior to the City's disbursement of Installment No. 2 of the TIF Subsidy, Developer shall provide evidence that:
  - at least 65% of the multi-family residential units delivered as part of the Required Project Components (i.e. at least 26 units) are leased and occupied, and
  - at least 25% of gross rentable building area of the non-residential space shall be leased and occupied with uses such as retail, office, and/or flex space.

# Staff Recommendation: Agreement Conditions

- Ongoing Minimum Occupancy Requirement. For a period of five (5) years following disbursement of Installment No. 2 of the TIF Subsidy, Developer shall immediately notify Director in writing if ongoing minimum occupancy falls below the Minimum Occupancy Requirement described on Slide 22 (“Occupancy Default”). Such notice shall specify the nature of the Occupancy Default, the period of existence thereof, and the action Developer is taking or proposes to take to cure the Occupancy Default. Failure of Developer to cure the Occupancy Default within 180 calendar days following written notice by Developer or Director shall constitute an uncured Occupancy Default (“Uncured Occupancy Default”). If Developer is making a good faith effort to cure by taking commercially reasonable and continuous steps to cure any Occupancy Default, the 180-calendar day period may be extended by the Director in his/her sole discretion.

# Staff Recommendation: Agreement Conditions

- Assignment. Until Substantial Completion of the Project, an assignment of the Developer's duties and obligations under the Agreement shall only be allowed to a direct affiliate of Developer with the prior written approval of the Director, not to be unreasonably withheld, conditioned, or delayed.
- After Substantial Completion of the Project, Developer may assign its rights or obligations under the Agreement to any entity provided the assignee expressly assumes all of the obligations of the Developer under the Agreement for the balance of the term of such Agreement.
- Any receivables due under the Agreement may be assigned by Developer or assignee upon providing the Director with written notice within thirty (30) calendar days of such assignment. Developer and assignee have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, interest under the Agreement for the benefit of their respective lenders without the consent of, but with written notice to, the Director. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate the lender to perform any obligations or incur any liability under the Agreement unless the lender agrees in writing to perform such obligations or incur such liability.

# Staff Recommendation: Agreement Conditions

- Force Majeure. Notwithstanding the Minor Modifications provision (described on Slide 22) or any other provision herein to the contrary, in the event the Director determines (which determination shall not be unreasonably withheld, conditioned, or delayed) the Project has been delayed as a result of Force Majeure, after being provided written notice by Developer, Developer shall have additional time to complete the Project, as may be required in the event of Force Majeure, defined herein, so long as Developer is diligently and faithfully pursuing completion of the Project, as determined by the Director (which determination shall not be unreasonably withheld, conditioned, or delayed). Extension of Project deadlines as a result of Force Majeure shall not require City Council approval. "Force Majeure" shall mean any contingency or cause beyond the reasonable control of Developer, as reasonably determined by the Director (which determination shall not be unreasonably withheld, conditioned, or delayed) including, without limitation, acts of nature or the public enemy, war, riot, civil commotion, insurrection, state, federal or municipal government, or de facto governmental action (unless caused by acts or omissions of Developer), fires, explosions, floods, pandemics, epidemics, or viral outbreaks, shortages in labor or materials, delays in or damages caused by delivery of materials, and strikes. In the event of Force Majeure, Developer shall be excused from doing or performing the same during such period of delay, so that the completion dates applicable to such performance, or to the construction requirement shall be extended for a period equal to the period of time Developer was delayed, subject to Director's approval (which approval shall not be unreasonably withheld, conditioned, or delayed).

# TIF District Board Recommendation & Next Step

- Board Recommendation

On December 15, 2025, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed the Project and unanimously recommended approval of a TIF development agreement with the Developer, including a TIF Subsidy in an amount not to exceed \$10,000,000

- Next Step

January 14, 2026: City Council

# Appendix

## Appendix: Project Development Team

Role	Party Name
Developer/Primary Contact	AJ Ramler, 549 E Jefferson, LLC
Architect	Architexas and JQAQ Atelier
General Contractor	Turner Construction and Elyse Design & Build LLC
Property Management	Emily Cortez

# Appendix: Project Underwriting

- Grow America [formerly National Development Council (NDC)], under contract with the City, conducted independent underwriting of the incentive application
- Developer's incentive application initially requested \$10,768,518
- As a result of the underwriting process, the recommended TIF Subsidy is \$10,000,000
- Conclusions of independent underwriting:
  - Development team: appears highly qualified and experienced; numerous projects completed or in progress are similar in scope and scale to the proposed Project
  - Financial/Debt capacity of Project: adequate debt and financing information was provided by Developer; project's debt has been maximized
  - Cost reasonableness of Project: Project costs are reasonable
  - Proposed TIF Subsidy does not provide undue enrichment of the Developer

# Appendix: Oak Cliff Gateway TIF District Budget

- Budget allocation shown includes proposed \$10,000,000 TIF Subsidy for The Jefferson Redevelopment Project in the Bishop/Jefferson Sub-district

Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget <sup>1</sup>	Allocated	Balance
<b>Oak Cliff Gateway Sub-district:</b> • Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i> • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$57,476,617	\$18,617,666	\$38,858,951
<b>Bishop/Jefferson Sub-district:</b> • Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i> • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$74,415,945	\$17,995,432	\$47,420,513
<b>Clarendon/Beckley/Kiest Sub-District:</b> • Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i> • Parks and Open Space • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$228,689,819	\$2,681,864	\$226,007,955
Educational/Training Facilities	\$756,029	\$756,029	\$0
Streetcar Support	\$950,000	\$950,000	\$0
Homeowner stabilization, home repair, and displacement mitigation	\$10,507,096	\$10,507,096	\$0
Administration and implementation <sup>2</sup>	\$6,095,715	\$1,715,472	\$4,380,243
<b>Total Project Costs</b>	<b>\$378,891,219</b>	<b>\$52,223,558</b>	<b>\$316,667,661</b>

<sup>1</sup> Budget shown above in current dollars; TIF District Project Plan shows the budget in net present value.  
<sup>2</sup> TIF District administration costs shown are expended through FY 2024-2025.

## Appendix: Projected Tax Increment

- Pursuant to the Oak Cliff Gateway TIF District Increment Allocation Policy, the Project will be eligible to receive payment from the Bishop/Jefferson Sub-District current/future revenue which includes increment generated by the Project, any unallocated increment from within the Bishop/Jefferson Sub-District, as well as available cash if there are no other eligible projects in the Oak Cliff Gateway Sub-District.
- Based on current projections and assumptions along with Developer's completion and satisfaction of all development agreement requirements, estimated full payoff of the TIF Subsidy may occur by 2030.



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## **The Jefferson, a redevelopment project in the Oak Cliff Gateway TIF District**

### **Economic Development Committee**

January 6, 2026

#### **Sue Hounsel**

*Senior Manager*

Office of Economic Development

#### **Tamara Leak**

*Assistant Director*

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