

Oak Cliff Gateway TIF District FY 2024-2025 Annual Report



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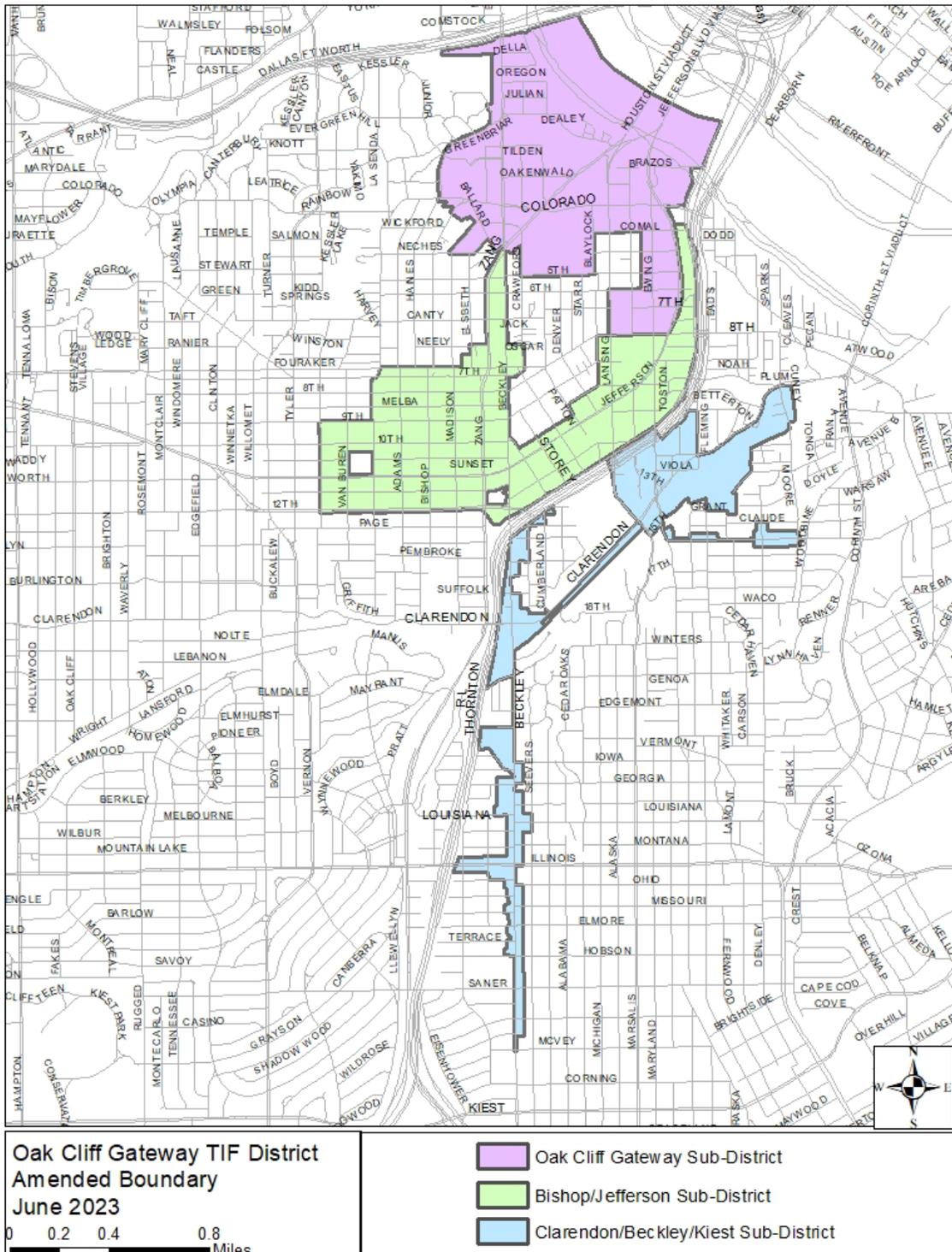
October 1, 2024 to September 30, 2025

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Front cover shows photos of the East Dock Redevelopment Project at 900 E. Clarendon Drive, currently under construction.

Reinvestment Zone Number Three Oak Cliff Gateway Tax Increment Financing District



Mission Statement

The mission of the Oak Cliff Gateway Tax Increment Financing (TIF) District is the promotion of the redevelopment, growth and stabilization of the area. Accompanying goals are (1) growth of the value of the area's tax base through the promotion of residential and retail development and a positive reversal of urban decay through the placement of critical infrastructure improvements; (2) implementation of the pertinent recommendations of the 2001 Urban Land Institute (ULI) Study on the tracts of land comprising the northern and northwestern portions of the District, and (3) establishment of direct linkages with the Trinity River Corridor and the capitalization of that effort toward growth and increased tax base value in the District.

TIF District Accomplishments

The TIF District was created by City Council Ordinance Number 21466 on November 11, 1992. Originally, the TIF District was created for a period of twenty years with an expiration date of December 31, 2012. On February 12, 1997, the City Council, by Ordinance Number 23033, approved the Project Plan and Reinvestment Zone Financing Plan ("Plan").

In 1998, the TIF District was amended to remove two properties, and in 2005, the Plan was amended to modify the budget to allow for environmental remediation and façade improvements and to allow for the sale of TIF District bonds.

The Plan was further amended in 2009 to extend the term of the TIF District for an additional ten years. This amendment increased the budget, returned two previously removed properties back into the TIF District, created a TIF District grant program, and decreased the participation rate of the taxing jurisdictions for the extension period.

In 2014, an expansion of the TIF District and Plan amendment were approved to create two sub-districts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-District (original District boundary) and (b) the Bishop/Jefferson Sub-District (an expansion area of approximately 193 acres to accommodate future development planned in the Bishop Arts and Jefferson Corridor area). The term of the Oak Cliff Gateway Sub-District was further extended by five years to December 31, 2027, and the termination date for the Bishop/Jefferson Sub-District was established as December 31, 2044.

In August 2015, a TIF District boundary amendment was approved to add approximately 4.9 acres to the Oak Cliff Gateway Sub-District for the development of the Oxygen project. The Oxygen project, previously approved for TIF District funds in 2015, did not move forward; therefore, the TIF District-funded development agreement authorization expired.

During FY 2015-2016, a TIF District-funded development agreement was approved for the Bishop Arts Station project (*currently known as Victor Prosper*), a mixed-use development anchoring the extended Dallas Streetcar line. A public plaza adjacent to the streetcar stop was incorporated into the project. The project was completed in 2018. In

December 2020, a minor modification to the development agreement was approved for converting 5,154 square feet of retail space into six residential units. The residential units were completed in July 2021. An additional modification was approved by the TIF District Board in April 2023 to allow the conversion of another 3,500 square feet of retail space into five residential units; however, the developer has maintained the retail space.

Construction on the first phase of the Dallas Streetcar was completed in late 2014. The initial segment operated from Union Station, across the Houston Street Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue. In August 2016, Phase II of the Streetcar opened, from Methodist Regional Medical Center to Bishop Arts at Davis Street/Zang Boulevard.

During FY 2019-2020, a TIF District-funded development agreement was approved with Dallas Independent School District for TIF District funding for public improvements on and adjacent to Hogg Elementary School.

During FY 2020-2021, an amendment to the Plan was approved to create a budget category in support of Dallas Streetcar operations and maintenance (O&M) for up to \$950,000 along with an initial funding dedication of \$475,000 from the available District-Wide Set-Aside for Fiscal Year 2020-2021. Subsequently in September 2021, the TIF District Board recommended the remaining \$475,000 dedication for Streetcar O&M for Fiscal Year 2021-2022, and City Council approved in December 2021.

During FY 2020-2021, a TIF District-funded development agreement was approved with Gateway Oak Cliff, LP for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project ("Gateway Project"). The site was formerly the Dallas County Government Center (Oak Cliff Sub-Courthouse). The Gateway Project completed construction in 2024 and includes 230 new residential units of which 80% (184) of the units will be set aside for households earning a maximum of 60% of the Area Median Income. The Gateway Project also includes 4% Low Income Housing Tax Credits.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines. During FY 2021-2022, the TIF District Board and City Council approved a TIF District-funding agreement with AM Victor Prosper, LLC for the Zang Plaza public open space project in an amount not to exceed \$1,500,000 from the District-Wide Set-Aside.

In September 2022, the TIF District Board reviewed and recommended approval of amendments to the Plan including expanding the Bishop/Jefferson Sub-District by approximately 96 acres and adding a new Clarendon/Beckley/Kiest Sub-District with approximately 148 acres in an area including the future Southern Gateway Deck Park at IH-35 between Marsalis Avenue and Ewing Avenue and portions of the Clarendon Drive and Beckley Avenue corridors. The term of the Oak Cliff Gateway Sub-District was extended from December 2027 to December 2044. The TIF District budget was also modified and added provisions for tax increment sharing from the Oak Cliff Gateway and Bishop/Jefferson Sub-Districts to the new Clarendon/Beckley/Kiest Sub-District. A new

budget category related to housing stabilization was also included. The amendment was approved by City Council in November 2022.

Subsequently, a minor amendment of the Plan was approved in June 2023 to expand the Bishop/Jefferson and Clarendon/Beckley/Kiest (CBK) Sub-Districts. Approximately 7 acres were added to the Bishop/Jefferson Sub-District to include properties at 1200 and 1400 E. Jefferson Boulevard. Moreover, approximately 11 acres were added to the Clarendon/Beckley/Kiest Sub-District including approximately 4 acres generally located on the northeast and southeast corners of Grant Street and Ridge Street, and approximately 7 acres generally located in the 900 and 1000 blocks of Morrell Avenue and Fernwood Avenue.

During FY 2024-2025, a TIF District-funded development agreement was approved with 900 E. Clarendon QOZB, LLC for funding up to \$2,681,864 in support of the East Dock Redevelopment Project.

The Office of Economic Development (OED) received a 2025 Excellence Award from the International Economic Development Council (IEDC). IEDC, the world’s largest non-profit professional association for economic developers, recognizes outstanding initiatives across 26 award categories. OED received a Bronze Award in the Neighborhood Development category for its work facilitating the East Dock Redevelopment Project, which is transforming the historic 1915 Icehouse at 900 E. Clarendon Drive into a vibrant mixed-use hub.

During FY 2024-2025, OED was actively reviewing incentive applications for two projects and finalizing letters of intent (LOIs) for The Jefferson and North Oak Cliff Apartments as shown in the project table below. Projects within the TIF District completed, under construction, or in the development stage are shown in the table below.

Oak Cliff Gateway TIF District Projects¹						
Projects Within TIF District Utilizing TIF District Funding						
Project	Location	Calendar Year Complete	Status	Units/ SF²	Approx. Value³	TIF Investment⁴
Walgreens	1306 N. Beckley Avenue	1999	Complete	13,833 SF retail	\$3,181,850	\$34,811
Oak Cliff TIF Infrastructure Project ⁸	Greenbriar Lane (Beckley to Zang)	2004	Complete	N/A	N/A	\$2,251,207
Lake Cliff Tower Residential	329 E. Colorado Boulevard	2006	Complete	54 multi-family (condo) residential units	\$14,636,150	\$4,299,742
Grand Bank Lake Cliff Tower	305 E. Colorado Boulevard	2008	Complete	6,822 SF commercial	\$2,600,000	\$0 ⁽⁸⁾

Bishop Colorado Retail Plaza	1222 N. Bishop Avenue	2009	Complete	15,720 SF retail	\$5,336,640	\$350,000
Zang Triangle ¹⁰	390 E. Oakenwald	2012	Complete	256 multi-family residential units 3,000 flex	\$45,500,000	\$7,250,000
Oaks Trinity (formerly Alexan Trinity) ¹⁰	333 E. Greenbriar Lane	2014	Complete	167 multi-family residential units	\$27,000,000	\$4,000,000
Victor Prosper (Bishop Arts Station) ¹⁰	195 & 196 W. Davis Street	2018	Complete	222 multi-family residential units; 22,148 SF retail	\$48,750,000	\$11,250,000
Gateway Oak Cliff ^{6,10}	400 S. Beckley Avenue	2024	Complete	230 multi-family residential units	\$49,273,140	\$4,245,432
East Dock Redevelopment	900 E Clarendon Drive	2026	Under construction	62,000 SF commercial	\$10,588,097	\$2,681,864
The Jefferson ¹²	549 E Jefferson Boulevard	2027	Planned	45 multi-family residential units; 14,297 SF commercial	\$5,000,000	TBD
North Oak Cliff Apartments ¹²	SE corner Jefferson Blvd. & 9 th Street	2028	Planned	265 multi-family residential units; 11,643 SF retail/flex	\$60,000,000	TBD
Subtotal				1,185 multi-family residential units; 54 condo residential units; 149,463 SF retail/flex/commercial	\$271,865,877	\$36,363,056

Projects Within TIF District Not Utilizing TIF District Funding ⁵						
Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value ³	TIF Investment
The Catering Company	1407 N. Zang Boulevard	1998	Complete	3,614 SF retail	\$695,010	\$0
K-Clinic Rehab Clinic	214 W. Colorado Boulevard	1998	Complete	6,876 SF medical office	\$1,462,000	\$0
Trinity Basin Preparatory ⁶	808 N. Ewing Avenue	2000	Complete	32,500 SF school	\$1,363,740	\$0
Oak Farms Dairy Expansion (now closed)	1114 N. Lancaster	2000	Complete	60,000 SF industrial	\$4,966,000	\$0
196,890Options Real Estate Holdings	1322 N. Beckley Avenue	2002	Complete	2,756 SF office	\$350,000	\$0
Grand Peaks at Kessler Park	1520 N. Beckley Avenue	2002	Complete	338 multi-family residential units	\$59,500,000	\$0
John Barr & Associates Expansion	203 E. Colorado Boulevard	2003	Complete	19,449 SF office	\$1,233,780	\$0
Grand Peaks at Founders Park	1401 N. Zang Boulevard	2004	Complete	336 multi-family residential units	\$61,950,000	\$0
Beckley Properties	1101- 1121 N. Beckley Avenue	2007	Complete	15,282 SF retail/ commercial	\$383,250	\$0
City Credit Union	126 E. Colorado Boulevard	2008	Complete	3,000 SF commercial	\$1,721,620	\$0
Trinity Town Homes	439, 443 E. Greenbriar Lane; 401-446 E Trinity River Circle	2007	Complete	23 single-family town home units	\$14,535,190	\$0
Trinity Town Homes II	381 East Greenbriar Lane	2023	Complete	60 single-family town home units	\$40,436,480	\$0
Methodist Medical Hospital – Pavilion III	1441 N. Beckley Avenue	2008	Complete	109,774 SF medical office	\$23,902,900	\$0
Methodist Medical Hospital - Sammons Trauma & Critical Care Tower ⁹	1441 N. Beckley Avenue	2014	Complete	248,000 SF emergency and trauma care center	\$106,766,634	\$0
Baylor Institute for Rehabilitation	222 E Colorado Boulevard	2014	Complete	2,564 sf rehabilitation clinic	\$425,000	\$0

Papa John's Pizza	1127 N Beckley	2014	Complete	1,200 sf restaurant	\$490,000	\$0
Jefferson Tower redevelopment (activation of 1 st & 2 nd Floors)	301, 351, 375 W. Jefferson Blvd.	2015	Complete	17 multi-family residential units; 15,869 sf upgraded retail	Added value \$3,056,270	\$0 ⁷
Bishop Arts Ph I retail/restaurant (<i>Exxir Capital</i>)	Blocks at Bishop Ave./Melba St./Madison St./9 th St.	2018	Complete	28,212 sf retail	\$9,633,520	\$0 ⁷
Novel Bishop Arts Apartments	111 W Davis	2019	Complete	302 multi-family residential units; 22,572 sf retail	\$63,587,080	\$0
Bishop Hi Line	305 Melba; 431 Melba	2018	Complete	118 multi-family residential units	\$21,300,000	\$0
CVS	108 W. Davis	2018	Complete	10,000 sf retail	\$3,697,270	\$0
Elsbeth Townhomes	600 block – Finley Court	2018	Complete	16 single-family residential units	\$7,948,760	\$0
Bishop Arts Tenth Street Condos	427 W. 10 th Street	2018	Complete	12 multi-family (condo) residential units	\$10,092,000	\$0
Westwood at Bishop Arts Condos	422 W. 9 th Street	2019	Complete	7 multi-family (condo) residential units	\$3,407,880	\$0
Restaurant conversion (<i>historic home of former Mayor George Sergeant</i>)	635 N Zang Blvd.	2020	Complete	3,725 sf restaurant	\$975,000	\$0
Skyline Trinity Apartments	1900 N. Beckley Ave	2020	Complete	258 multi-family residential units	\$42,000,000	\$0
Magnolia on Zang II	830 N. Zang Boulevard	2020	Complete	64 multi-family residential units	\$9,794,980	\$0

Dazzling Homes	708 W 9th	2020	Complete	4 multi-family (condo) residential units	\$2,457,050	\$0
Exxir Treehaus Apartments	211 W. 10 th Street	2020	Complete	34 multi-family residential units	\$7,800,000	\$0
Bishop Arts Ph I – Mixed Use (<i>Exxir Capital</i>)	321 W. 9th	2021	Complete	246 multi-family residential units; 9,756 sf retail	\$55,136,760	\$0 ⁷
Bishop Hi Line Phase II	120 N. Madison	2022	Complete	112 multi-family residential units; 4,257 sf retail	\$13,752,940	\$0
Bishop Hi Line Phase III	408 W. 10 th Street	2022	Complete	79 multi-family residential units	\$12,730,000	\$0
Mintwood Real Estate - Apartments	212 Melba Street	2022	Complete	55 multi-family residential units	\$10,000,000	\$0
The Boheme Apartments	1207 N. Zang Blvd	2023	Complete	352 multi-family residential units	\$82,000,000	\$0
Banyan Beckley	1710 N Beckley Ave	2023	Complete	279 multi-family residential units	\$47,146,860	\$0
The Beckley on Trinity	111 Morgan Ave	2023	Complete	340 multi-family residential units	\$59,600,000	\$0
Banyan Flats ¹¹	2022 N Beckley	2024	Complete	289 multi-family residential units	\$ 73,875,970	\$0
Zang Flats	1100 N Zang Blvd	2024	Complete	72 multi-family residential units	\$14,787,000	\$0
Avid Living Bishop Arts	528,532, 536 W 9 th Street	2025	Complete	120 multi-family residential units	\$13,700,000	\$0
Victor Prosper Phase II	409 N. Zang Blvd.	2025	Complete	211 multi-family residential units; 10,000 sf retail	\$50,000,000	\$0

Bishop 8 th 11	505 & 510 W 8 th Street	2025	Complete	232 multi-family residential units	\$46,310,000	\$0
Bishop Ridge ¹¹	624 & 627 N Lancaster Avenue; 405 N Ewing Avenue; 1303 E Jefferson	2026	Under construction	279 multi-family residential units	\$55,690,000	\$0
Oakhouse Phase II ¹¹	909 E Colorado Blvd	2027	Under construction	358 multi-family residential units	\$83,400,000	\$0
Subtotal				4,491 multi-family residential units; 99 single-family residential units; 23 condo residential units; 609,406 SF commercial	\$1,124,060,944	\$0
Total - All Projects Utilizing and Not Utilizing TIF District Funding						
Total				5,676 multi-family residential units; 99 single-family units; 77 condo residential units; 758,869 SF commercial	\$1,395,926,821	\$36,363,056
<p>¹ All information updated as of September 30, 2025.</p> <p>² Based upon either the incentive application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.</p> <p>³ Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value, the demolition of structures and/or any exemption value is netted out.</p> <p>⁴ Principal amount not to be exceeded per the development agreement for projects not yet closed out. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.</p> <p>⁵ Selected significant projects included.</p> <p>⁶ Tax-exempt property.</p> <p>⁷ Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.</p> <p>⁸ Infrastructure funded as a part of the \$4.1 million for Lake Cliff Tower.</p> <p>⁹ Non-taxable value; includes \$75M for construction and \$30M for equipment and finish-out.</p> <p>¹⁰ Per the TIF program mixed-income housing requirement, the project is providing (or will set-aside) at least 20% of units as affordable for 15 years.</p> <p>¹¹ Dallas Public Facility Corporation (PFC) mixed-income housing developments that will be tax-exempt. Estimated value shown based on comparable DCAD value if the project were taxable.</p> <p>¹² Staff was finalizing negotiations for letters of intent for these projects during FY 2024-2025 and anticipates proposals being considered by the TIF District Board and City Council in the next fiscal year.</p>						

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 this TIF District, as part of TIF District funding, a total of 875 units have been completed with projects having affordability requirements, and 316 are currently set-aside

as affordable (this includes 132 units set aside as affordable at the 80% area median family income (AMFI) level and 184 units set aside as affordable at the 60% AMFI level). The Lake Cliff Tower project with 54 units was built prior to mixed-income housing requirements for the TIF District.

A total of 4,905 residential units have been completed overall. Another 947 units are under construction or planned.

In addition to TIF District-funded mixed-income housing projects, four mixed-income housing projects developed in partnership with the Dallas Public Facility Corporation (PFC) are within (or partially within) the TIF District. A total of 1,158 units (586 set-aside as affordable) have been completed or under construction. Completed projects include Banyan Flats with 289 units (145 units affordable for households earning between 60-80% area median family income (AMFI) and Bishop 8th with 232 units (118 affordable units at 60-80% AMFI). Projects under construction include Bishop Ridge, partially within the TIF District, that will include 279 units (143 affordable units at 60-80% AMFI) and Oakhouse Phase II that will include 358 units (180 affordable at 60-80% AMFI).

Homeowner Stabilization, Home Repair & Displacement Mitigation

The Oak Cliff Gateway TIF District, created in 1992 has experienced significant property value growth. On November 9, 2022, City Council approved Ordinance No. 32354 to amend the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan to include the creation of a new budget category for homeowner stabilization, home repair, and displacement mitigation. The Office of Economic Development worked in collaboration with the Department of Housing and Neighborhood Revitalization to determine the most effective use of those funds from the Oak Cliff Gateway TIF District.

Beginning with 2023 tax year (2024 calendar year) collections and pursuant to the TIF District's Increment Allocation Policy annual increment (net of administrative costs) up to an estimated total of \$10,507,096 (not to exceed \$2,958,168 NPV) from the Oak Cliff Gateway TIF District will be transferred to the City's Housing and Neighborhood Revitalization Department (HOU) to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Oak Cliff TIF District and a larger targeted area.

The Oak Cliff Gateway TIF District Board of Directors was briefed twice (in February and April 2024) on the City's updated housing policy, proposed annual transfer, a recommended funding area geography, and specific housing programs. The Board recommended priority be given to eligible applicants who reside in the TIF District boundary.

On September 25, 2024, City Council approved Resolution No. 24-0401, which authorized the transfer of funds, as approved by the 2024 Oak Cliff Gateway TIF District

amended Plan, to HOU to deploy pursuant to the Dallas Housing Policy 2033 (DHP33) and the Dallas Housing Resource Catalog. Specific programs identified for this funding include the Home Improvement & Preservation Program (HIPP) and the Dallas Homebuyer Assistance Program (DHAP).

Beginning with FY 2024-2025, all expenditures by HOU utilizing the transferred funds are reported in this annual report. As of the end of FY 2024-2025, the cumulative total of funds transferred from the Oak Cliff Gateway TIF District to HOU totals \$3,942,434. This cumulative total includes the FY 2024-2025 transfer amount of \$1,395,708.

At the end of FY 2024-2025, it was anticipated that HOU staff would be requesting City Council authorization in late 2025 to execute an agreement with a third-party vendor for the administration, management, and implementation of the Homeowner Improvement and Preservation Program and City Council authorization in early 2026 to execute an agreement with a third-party vendor for the administration, management, and implementation of the Homebuyer Assistance Program.

TIF District Initiatives

The City and community partners have been engaged in several District-wide initiatives to create streetscape connections and transit opportunities described in more detail below.

Infrastructure Projects in the Oak Cliff Gateway TIF District Using Other Sources of Funding						
Project	Location	Calendar Year Complete	Status	Project Description	Source of Funds	Amount
Colorado Boulevard	I-35 to Blaylock Street	2002	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	1995 Bond Funds	\$500,000
Colorado/Beckley Sidewalk Enhancement Project	Streets around Methodist Hospital	2019	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	2006 Bond Funds	\$1,600,000
					NCTCOG	\$1,750,000
Oak Cliff Streetcar Phase I	Union Station to Methodist Regional Medical Center	2014	Complete	Route from Union Station, across Houston St Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue	TIGER I Grant	\$26,000,000
					RTR Local Funds	\$13,600,000
					DART Love Field	\$9,000,000
Oak Cliff Streetcar Phase II	Methodist Regional Medical Center to Bishop Arts	2016	Complete	Route from Methodist Regional Medical Center, south on	Texas Mobility Funds	\$15,000,000

				Beckley Avenue, south on Zang Boulevard to Davis		
					Total	\$67,450,000

Value and Increment Revenue Summary

The Oak Cliff Gateway TIF District’s assessed 2025 taxable value was \$1,704,054,805 for the overall TIF District as amended. This represents an increase of \$1,422,139,270 or 504.5% over the adjusted base value and an increase of 8.6% over last year’s final value.

For the individual sub-districts, the Oak Cliff Gateway Sub-District 2025 taxable value was \$750,362,558, an increase of 1,743% over the base value; the Bishop/Jefferson Sub-District 2025 taxable value was \$890,470,182, an increase of 350% over the base value; and the Clarendon/Beckley/Kiest Sub-District 2025 taxable value was \$63,222,065, an increase of 45% over the base value.

The TIF District anticipates collecting approximately \$9,519,832 (City \$8,696,166; County \$823,666) in incremental tax revenue for tax year 2025 in calendar year 2026.

Objectives, Programs, and Success Indicators

The Project Plan and Reinvestment Zone Financing Plan was originally approved by Ordinance Number 23033 on February 12, 1997. The most recent Project Plan and Reinvestment Zone Financing Plan amendment included revised development goals, listed below, for the TIF District:

The following specific objectives and development program set the framework for the planned public improvements and public investments within the Oak Cliff Gateway TIF District and, in italics, specific actions addressing these objectives:

- Improve the infrastructure within and adjacent to the TIF District to promote investment.

Street reconstruction projects on Beckley Avenue, Zang Boulevard, Greenbriar Lane, Tilden Street, Jefferson Boulevard and Colorado Boulevard (Blaylock Street to I-35) are completed. Median improvements and streetscape were completed along both sides of Zang Boulevard from Colorado Boulevard to Oakenwald and on Colorado Boulevard itself as a part of the Lake Cliff Tower development. Infrastructure and streetscape improvements were completed with the Bishop Colorado Retail Plaza project. Streetscape improvements along Zang Boulevard, adjacent to the Zang Triangle project, were completed in 2012. Streetscape projects near Methodist Hospital were completed in 2019. Dallas streetcar projects connecting downtown to the Methodist Hospital area and extending to Bishop Arts are complete. Streetscape

improvements along Bishop Avenue from 8th Street to Jefferson Boulevard have been completed. The Oak Farms Transportation Corridors Study, lead in partnership with the North Central Texas Council of Governments (NCTCOG) has been ongoing

- The most recent amended Plan has a goal of adding 6,400 residential units (both rental and for-sale).

To date, a total of 4,905 residential units have been constructed including 4,729 multi-family units, 99 single-family units, and 77 multi-family (condo) units. An additional 637 multi-family units are under construction. A total of 310 multi-family units are planned (91% of the goal).



Victor Prosper Phase 2
apartment development, view
from 7th Street and Madison.

- The amended Plan goal is 900,000 square feet of new or renovated commercial or flex space.

To date, 670,929 square feet of retail/commercial space or office space including medical office facilities has been added in the TIF District and another 87,940 square feet is under construction or planned (84% of the goal).

Year-End Summary of Meetings

The Oak Cliff Gateway TIF District Board of Directors met once during FY 2024-2025. The Board includes up to 5 representatives appointed by the City Council and one each appointed by the governing bodies of Dallas County, Dallas County Community College District (*now Dallas College*), Dallas County Hospital District, and Dallas ISD. The following members represent the City on the Board:

- Christopher Aslam, Chair - City representative, (attended 1 of 1 meeting)
- Tom Krampitz, Vice Chair – City representative (attended 1 of 1 meeting)
- Jesus Javier Ponce – City representative (attended 0 of 1 meeting)
- Jude Akpunku – City representative (attended 1 of 1 meeting)
- Eric Johnson – City representative (attended 1 of 1 meeting)

The following Board members represent the other taxing jurisdictions:

- Orlando Alameda – DISD representative (attended 1 of 1 meetings)
- Luis Tamayo – Dallas County representative (attended 1 of 1 meetings)
- Joe Mayer - DCHD representative (attended 1 of 1 meetings)
- Vacant – DCCCD representative

During FY 2024-2025, City Council approved three items directly associated with the Oak Cliff Gateway TIF District.

- On October 23, 2024, Resolution No. 24-1569 authorized a tax increment financing (“TIF”) development agreement and all other necessary documents with 900 E. Clarendon Manager, LLC and/or its affiliates (“Developer”) in an amount not to exceed \$2,681,864.00, payable from current and future Oak Cliff Gateway (OCG) TIF Funds (“TIF Subsidy”) in consideration of the East Dock Redevelopment Project on property currently addressed as 900 East Clarendon Drive in Tax Increment Financing Reinvestment Zone Number Three (OCG TIF District) in accordance with the City’s Economic Development Incentive Policy – Not to exceed \$2,681,864.00 – Financing Oak Cliff Gateway TIF District Fund (subject to annual appropriations from tax increments)
- On October 23, 2024, Resolution No. 24-1556 authorized the Dallas Public Facility Corporation to (1) acquire, develop, and own Oakhouse at Colorado Phase II, a mixed-income, multifamily development to be located at 909 East Colorado Boulevard; and (2) enter into a seventy-five-year lease agreement with Mintwood Real Estate, LLC or its affiliate, for the development of the Project – Estimated Revenue Forgone: General Fund \$157,656,559.00 (For 75 years; see Fiscal information)
- On February 26, 2025, Resolution No. 25-0357 accepted the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District’s Board of Directors, 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 TIF District, and to the State Comptroller, as required by state law.

Budget and Spending Status

Each TIF District establishes a budget for the public investments necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget ¹	Allocated	Balance
Oak Cliff Gateway Sub-district: <ul style="list-style-type: none"> • 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
Bishop/Jefferson Sub-district: <ul style="list-style-type: none"> • 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	\$16,995,432	\$57,420,513
Clarendon/Beckley/Kiest Sub-District: <ul style="list-style-type: none"> • 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 ²	\$6,095,715	\$1,715,472	\$4,380,243
Total Project Costs	\$378,891,219	\$42,223,558	\$316,667,661
¹ Budget shown above in current dollars; TIF District Project Plan shows the budget in net present value. ² TIF District administration costs shown are expended through FY 2024-2025.			

Oak Cliff Gateway TIF District Amended Project Plan Budget	
Category	TIF NPV Budget*
Oak Cliff Gateway Sub-district: <ul style="list-style-type: none"> • Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i> • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants 	\$15,066,201
Bishop/Jefferson Sub-district: <ul style="list-style-type: none"> • Public Infrastructure Improvements <i>including Streets, Streetscape, Water, Wastewater, Utility Burial</i> • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants 	\$19,316,850
Clarendon/Beckley/Kiest Sub-District: <ul style="list-style-type: none"> • 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 	\$59,984,547
Educational/Training Facilities	\$200,000
Streetcar Support	\$257,897
Homeowner stabilization, home repair, and displacement mitigation	\$2,958,169
Administration and Implementation	\$1,598,885
Total	\$99,381,853
<i>* As approved in the most recent amended Project Plan and Reinvestment Zone Financing Plan.</i>	

Prior to June 2025, all TIF District-funded projects were required to follow the City’s adopted Business Inclusion and Development (BID) Policy and make good faith efforts to include certified Minority and Women-Owned Business (M/WBE) participation in TIF District-supported projects. The initial BID Plan goal for the projects listed below was 25 percent (25%) M/WBE participation in construction costs. During fiscal year 2020-2021, City Council increased the BID Plan goal for construction costs to 32 percent (32%). On June 25, 2025, the City of Dallas ceased enforcing its BID Policy, including M/WBE subcontracting goals, by City Council Resolution No. 25-1081. The chart below captures projects that completed construction or were approved by City Council and started construction prior to June 2025.

Oak Cliff Gateway TIF District M/WBE Participation				
Project	Contractor	Contract Award Amount	Minority Participation in Dollars (% of contract)	
Oak Cliff TIF Project	Tiseo Paving Company	\$1,964,830	\$383,731	(19.53%)
Lake Cliff Tower Project	CST Environmental	\$648,800	\$533,768	(82.27%)
Lake Cliff Tower Project	Mid-Continental Phase II-IV	\$2,184,825	\$535,500	(24.51%)
Lake Cliff Tower Streetscape	Texas Standard	\$363,530	\$363,530	(100.00%)
Zang Triangle	Billy Nabors Demolition and Mission Site Services	\$1,537,981	\$652,841	(42.45%)
Alexan Trinity	Salcedo Group Mission Site Services	\$369,396	\$225,130	(60.95%)
Bishop Arts Station (<i>Victor Prosper</i>)	Galindo & Boyd Oscar Orduno, Inc. Buyers Barricades LKT & Associates Ricochet Fuel Distributors, Inc. Liberty Sand & Gravel KLP Commercial Cowtown Redimix, Inc.	\$2,680,769	\$952,508	(35.53%)
Zang Plaza	Nova Landscape Group, Inc; Post L Group; Galindo & Boyd Wall Systems, LLC	\$1,501,416	\$619,465	(41.26%)
Totals (% of all contracts)		\$11,251,547	\$4,266,473	37.9%

FY 2025-2026 Work Program

- Continue coordination efforts for implementation of current and potential development projects.
- Continue to actively market the TIF District with emphasis on high-density mixed-use development with a sustainable mix of retail, commercial/office and residential development in key target areas.
- Strategic planning for the TIF District to encourage alternative modes of transportation and connections to parks/trails.
- Coordination with the City’s Housing and Neighborhood Revitalization Department to implement potential homeowner stabilization, home repair, and displacement mitigation programs as part of the amended TIF District Plan.

Pending TIF District Items

- Consideration of the FY 2024-2025 Oak Cliff Gateway TIF District Annual Report and a recommendation to the City Council for approval.



Representatives of the Kuluntu Bakery (tenant) at their July 2025 community event “Reimagining an Inclusive Restaurant in Dallas” as they prepare for a spring 2026 opening at the East Dock Redevelopment Project.

Appendix A – Financials

City of Dallas, Texas
Oak Cliff Area Gateway Tax Increment Financing District
Reinvestment Zone Number Three
As of September 30, 2025

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.

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

	\$713,301 Interest Income & Net increase(decrease) in fair value of investments
	\$8,669,732 Ad Valorem Taxes (Collected in FY 2024-25 based on 2024 tax year Final Tax Roll)
	\$9,383,032 Total Revenue

Amount and purpose of expenditures from the fund:

	\$179,078 TIF Administrative Expense FY 2024-25
	\$5,145,303 Non-Capital Outlay (A)
	\$2,780,837 Capital outlay (B)
	\$8,105,217 Total Expenditures

(A) Non-Capital Outlay:

Gateway Oak Cliff Project:	
Economic Development Grant	\$3,200,078
Environmental Remediation and Demolition	\$350,000
DISD Hogg Elementary School Project:	
Pedestrian & School Improvements	\$199,517
Transfer to the Department of Housing and Neighborhood Revitalization for FY 2024-25	
	\$1,395,708
Total	\$5,145,303

(B) Capital Outlay:

Gateway Oak Cliff Project:	
Public Infrastructure Improvements	\$695,354
Zang Plaza Project:	
Public Infrastructure Improvements	\$1,461,225
Pedestrian Linkages/Lighting	\$38,775
DISD Hogg Elementary School Project:	
Pedestrian & School Improvements	\$585,483
Total	\$2,780,837

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Oak Cliff Gateway TIF District has incurred no bonded indebtedness as of September 30, 2025.

b. The Zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2025:

Project Description	Balance Due (Since Inception)		Payments/Adjustments To Date				Net Bal.
	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	
Jefferson at Kessler Heights	\$1,500,000	\$676,404	\$2,176,404	\$1,500,000	\$676,404	\$2,176,404	\$0
Lake Cliff Tower Redevelopment	\$3,950,086	\$862,205	\$4,812,291	\$3,950,086	\$862,205	\$4,812,291	\$0
Bishop Colorado Retail Plaza	\$350,000	\$0	\$350,000	\$350,000	\$0	\$350,000	\$0
Zang Triangle Project	\$7,250,000	\$0	\$7,250,000	\$7,250,000	\$0	\$7,250,000	\$0
Alexan Trinity Project	\$4,000,000	\$0	\$4,000,000	\$4,000,000	\$0	\$4,000,000	\$0
Bishop Arts Station Project	\$11,250,000	\$0	\$11,250,000	\$11,250,000	\$0	\$11,250,000	\$0
Zang Plaza Public Open Space Project	\$1,500,000	\$0	\$1,500,000	\$1,500,000	\$0	\$1,500,000	\$0
DISD Hogg Elementary School Project	\$785,000	\$0	\$785,000	\$785,000	\$0	\$785,000	\$0
Gateway Oak Cliff Project	\$4,245,432	\$0	\$4,245,432	\$4,245,432	\$0	\$4,245,432	\$0
East Dock Redevelopment Project	\$2,681,864	\$0	\$2,681,864	\$0	\$0	\$0	\$2,681,864
Totals	\$37,512,382	\$1,538,609	\$39,050,991	\$34,830,519	\$1,538,609	\$36,369,127	\$2,681,864

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

- c. The Zone entered into a development agreement with Lang Partners, LLC for the Zang Triangle project in an amount not to exceed \$7,250,000 and began disbursing payment to the developer in fiscal year 2012. A final payment for \$198,487 was made to the developer as of September 30, 2017.
- d. The Zone entered into a development agreement with ATA Apartments Limited Partnership for the Alexan Trinity project in an amount not to exceed \$4,000,000. The zone began disbursements in fiscal year 2015 and a final payment was made in fiscal year 2019.
- e. The Zone entered into a development agreement in 2014 with Bishop Arts, LLC for the Bishop Arts Phase I project in an amount not to exceed \$5,000,000. An additional \$25,000 was authorized in 2015 towards the cost of a parking study. The agreement was terminated in 2019 and therefore no longer a TIF obligation.
- f. The Zone previously received authorization to enter into a development agreement with RWI Green Development LLC for the Oxygen project in an amount not to exceed \$4,600,000; however, the project did not move forward; therefore the agreement authorization expired.
- g. The Zone entered into a development agreement with Alamo Manhattan Bishop Arts I, LLC for the Bishop Arts Station project in an amount not to exceed \$11,250,000. The Zone began disbursements in fiscal year 2019 and a final payment was made in fiscal year 2022.
- h. The Zone entered into a development agreement with AM Victor Prosper, LLC not to exceed \$1,500,000 in District-Wide Set-Aside funds in consideration of the Zang Plaza Public Open Space Project. A full payment in the amount of \$1,500,000 was made to AM Victor Prosper, LLC on December 19, 2024.
- i. The Zone entered into a development agreement with Dallas Independent School District for the DISD Hogg Elementary in an amount not to exceed \$785,000. A full payment in the amount of \$785,000 was made to Dallas Independent School District on April 22, 2025.
- j. The Zone entered into a development agreement with Gateway Oak Cliff LP for the Gateway Oak Cliff Mixed-Income Development in an amount not to exceed \$4,245,432. A full payment in the amount of \$4,245,432 was made to Gateway Oak Cliff LP on May 7, 2025.
- k. The City Council on September 25, 2024 approved to transfer an estimated amount of \$10,507,096.00 (not to exceed NPV \$2,958,168.00) from the Oak Cliff Gateway TIF District Fund to the Department of Housing and Neighborhood Revitalization for the homeowner stabilization, home repair, and displacement mitigation programs over the term of the Oak Cliff Gateway TIF District. For the Fiscal Year 2024-2025, \$1,395,708 was transferred.
- l. The Zone entered into a development agreement with 900 E Clarendon QOZB LLC on October 23, 2024 for the East Dock Redevelopment Project in an amount not to exceed \$2,681,864.00. Disbursement is anticipated upon completion of the project.

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

Taxing Jurisdiction	Taxable Value 2025	Base Years	Est. Captured Value 2025**
		1992, 2014, 2015, 2022 & 2023	
City of Dallas-Oak Cliff Gateway Sub-District Zone A-C	\$750,362,558	\$40,710,663	\$709,651,895
City of Dallas-Bishop/Jefferson Sub-District Zone A-C	\$890,470,182	\$197,682,202	\$692,787,980
City of Dallas-Clarendon/Beckley/Kiest Sub-District Zone A-B	\$63,222,065	\$43,522,670	\$19,699,395
Dallas County-Bishop/Jefferson Sub-District Zone A-C	\$785,648,428	\$197,630,602	\$588,017,826

** Based on Certified Taxable Values. Final values will be determined on February 01, 2026. Dallas County reached their maximum increment contribution for Oak Cliff Gateway Sub-District Zone A-C.

5. 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	Amount of
	Per \$100	Estimated 2025 Increment***
City of Dallas-Oakcliff Gateway Zone A-C	0.69880	\$4,215,190
City of Dallas-Bishop/Jefferson Sub-District Zone A-C	0.69880	\$4,357,082
City of Dallas-Clarendon/Beckley/Kiest Sub-District Zone A-B	0.69880	\$123,893
Dallas County-Bishop/Jefferson Sub-District Zone A-C	0.21550	\$823,666
Total for all Jurisdictions	\$2.31190	\$9,519,832

*** Participation rates are as follows:

Taxing Jurisdiction	Rate	Tax Years
City of Dallas-Oakcliff Gateway - Zone A	85%	1992-2027
City of Dallas-Oakcliff Gateway - Zone B	85%	2009-2027
City of Dallas-Oakcliff Gateway - Zone C	85%	2015-2027
City of Dallas-Oakcliff Gateway - Zone A-C	50%	2028-2044
City of Dallas-Bishop/Jefferson Subd Zone A & B	90%	2014-2044
City of Dallas-Clarendon/Beckley/Kiest Subd Zone A-B	90%	2022-2052
Dallas County-Bishop/Jefferson Subd Zone A & B	65%	2014-2044

B. The total amount of estimated tax increment to be billed for the 2025 tax year is \$9,519,832. For the 2024 tax year, the Zone collected increment of \$8,669,732.

City of Dallas, Texas
Oak Cliff Area Gateway 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	\$19,637,721	\$18,161,791	\$11,561,240	\$4,430,272	\$1,891,995
Interest receivable	\$301,739	\$264,681	\$61,059	\$7,369	\$390
Total assets	\$19,939,460	\$18,426,471	\$11,622,300	\$4,437,641	\$1,892,384
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	\$0	\$0	\$0	\$0	\$0
Due to general fund	\$503,581	\$324,504	\$309,695	\$209,660	\$176,722
Advances from developers	\$0	\$0	\$0	\$0	\$0
Accrued liability	\$0	\$0	\$0	\$0	\$0
Total liabilities	\$503,581	\$324,504	\$309,695	\$209,660	\$176,722
Fund Balance (Deficit):					
Fund Balance (Deficit)	\$19,355,269	\$18,077,454	\$11,312,605	\$4,227,981	\$1,715,662
Total Liabilities and Fund Equity	\$19,858,850	\$18,401,958	\$11,622,300	\$4,437,641	\$1,892,384

Oak Cliff Area Gateway Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period 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	\$48,400,387	\$7,836,877	\$7,779,387	\$6,382,100	\$4,839,397	\$4,189,223
Tax increment-Intergovernmental	\$11,365,471	\$832,855	\$732,421	\$701,853	\$551,920	\$474,075
Interest income	\$2,075,336	\$653,326	\$639,639	\$250,919	\$22,803	\$7,561
Grant from City/Developer contribution	\$309,480	\$0	\$0	\$0	\$0	\$0
Net increase(decrease) in fair value of investments	\$135,272	\$59,975	\$304,342	(\$150,213)	(\$89,466)	(\$3,258)
Total revenues	\$62,285,947	\$9,383,032	\$9,455,789	\$7,184,659	\$5,324,655	\$4,667,601
Expenditures:						
Administrative expenses	\$1,715,472	\$179,078	\$144,213	\$100,035	\$80,242	\$69,487
Non-Capital outlay	\$28,176,981	\$5,145,303	\$2,546,726	\$0	\$2,732,094	\$4,778,316
Capital outlay	\$11,662,267	\$2,780,837	\$0	\$0	\$0	\$4,000
Interest and fiscal charges	\$1,376,146	\$0	\$0	\$0	\$0	\$0
Total expenditures	\$42,930,866	\$8,105,217	\$2,690,940	\$100,035	\$2,812,336	\$4,851,803
Excess (Deficiency) of Revenues over Expenditures	\$19,355,081	\$1,277,815	\$6,764,849	\$7,084,624	\$2,512,318	(\$184,202)
Fund balance (Deficit) at beginning of year						
as previously reported	\$0	\$18,077,454	\$11,312,605	\$4,227,981	\$1,715,662	\$1,899,864
Prior period restatement	\$188	\$0	\$0	\$0	\$0	\$0
Fund balance (Deficit) at beginning of year, as restated	\$188	\$18,077,454	\$11,312,605	\$4,227,981	\$1,715,662	\$1,899,864
Fund balance (deficit) at end of year	\$19,355,269	\$19,355,269	\$18,077,454	\$11,312,605	\$4,227,981	\$1,715,662

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.

City of Dallas, Texas
Oak Cliff Gateway Area Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2025
(Unaudited)

1. The measurement focus used for the Zone fund is a 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 the 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. The Zone's Financing Plan permits expenditures not to exceed \$6,095,715 (in current \$) over the life of the Zone to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.
5. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.
6. "Due to general fund" amount of \$503,581 on September 30, 2025 represents the Zone administration costs for the fiscal year 2021-2022 (\$80,254), fiscal year 2022-2023 (\$100,036), fiscal year 2023-2024 (\$144,213) and fiscal year 2024-2025 (\$179,078) that have been earned but will be reimbursed to the General Fund in future years based on the availability of Zone funds. Note that these administrative costs do not include billing to other City departments.
7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

The TIF District made three payments in FY 2024-2025 and has one outstanding obligation.

- A TIF District-funded agreement was executed with Dallas Independent School District (DISD) for improvements on and adjacent to Hogg Elementary School has a \$785,000 obligation that includes existing cash set-side as part of the Educational/Training Facilities category in the District Budget and a portion of District-Wide Set-Aside funds for streetscape improvements. Full payment was made in FY 2024-2025.
- A TIF District-funded development agreement was executed for funding up to \$4,245,432 in support of the Gateway Oak Cliff Mixed-Income Development Project. The project was completed in 2024. Full payment was made in FY 2024-2025.
- A TIF District-funded agreement was executed with AM Victor Prosper, LLC for up to \$1,500,000 in District-Wide Set-Aside funds for the Zang Plaza public open space project located within City right-of-way at the southwest corner of 7th Street and Zang Boulevard. The project was completed in 2024. Full payment was made in FY 2024-2025.
- A TIF District-funded agreement was executed with 900 E Clarendon Manager, LLC for up to \$2,681,864 in funds for the East Dock Redevelopment Project. Full payment will occur upon project completion and verification of all project requirements.

Appendix C – District-Wide Set-Aside Funds

The TIF District Increment Allocation Policy adopted by the TIF District Board for the Oak Cliff Gateway TIF District, as amended in FY 2022-2023, provides that the TIF District Board may set aside 15% of the increment from the Oak Cliff Gateway and Bishop/Jefferson Sub-Districts for District-Wide Improvements after administrative expenses and increment transfers as detailed in the Policy. Specific improvement projects are to be determined, and the amount of this set aside will be reviewed annually based on updated financial projections and TIF District needs.

In September 2021, the TIF District Board adopted District-Wide Improvement Funding Guidelines.

The current balance of the District-Wide Set-Aside is \$2,556,676. Discussions have been underway for potential support in FY 2024-2025 to meet remaining funding needs for Phase I of Halperin Park.