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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

**SPECIAL CALLED
Tax Increment Financing Reinvestment Zone Number Seventeen
("TOD TIF DISTRICT")
BOARD OF DIRECTORS MEETING**

**June 10, 2025 at 9:00 a.m.
Dallas City Hall, 6DN Conference Room and Videoconference**

Detailed information pertaining to this agenda may be found at
<https://cityofdallas.legistar.com/Calendar.aspx>

Video Conference:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=ma2b2c6473e8e6489bb793432f2a80384>

Telephone: (408) 418-9388 Access Code: 2481 046 3119

The City of Dallas will make reasonable modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Equity & Inclusion by calling (214) 670-7311 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

Individuals and interested parties wishing to speak must register with the Office of Equity & Inclusion by calling (214) 670-7311, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Modificaciones Razonables a los programas u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Equidad y Inclusión llamando al (214) 670-7311 o TTY (800) 735-2989, dos (2) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/government/Pages/Live.aspx>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en la Oficina de Equidad y Inclusión llamando al (214) 670-7311, 24 horas antes del tiempo de la reunión

AGENDA

1. Call to order and Introduction of meeting participants.
2. Public comments pertaining to agenda items 3 and 4.
3. Review and consideration of the Meeting Record of the January 28, 2025 TOD TIF District Board Meeting.
Presenter: Sue Hounsel, Senior Manager, Office of Economic Development
Recommended action: Approval

4. Review and consideration of amendments to Resolution No. 24-0356 previously approved by City Council on February 28, 2024 authorizing a tax increment financing ("TIF") development agreement and all other necessary documents with UCR Development Services, LLC and/or its affiliates ("Developer") in an amount not to exceed \$1,778,000 ("TIF Subsidy"), payable from current and future Transit-Oriented Development ("TOD") TIF District funds in consideration of the Lancaster-Corning Retail Development Project ("Project") on property addressed as 3011 through 3039 South Lancaster Road to:
 - 1) increase the TIF Subsidy by \$817,901 from an amount not to exceed \$1,778,000 to an amount not to exceed \$2,595,901;
 - 2) amend the minimum project requirements by:
 - (a) reducing the required minimum gross square footage from 11,000 square feet to 4,900 square feet, and
 - (b) adding specific requirements for the new ground-up construction of two (2) build-to-suit buildings (core and shell only) specifically including a minimum 2,900 gross square foot build-to-suit building for Frost Bank ("Building A") and a minimum 2,000 gross square foot build-to-suit building for Wingfield's Breakfast and Burger ("Building B");
 - 3) reduce Developer's required minimum investment from \$4,000,000 to \$2,700,000;
 - 4) extend Developer's deadline to close on the acquisition of the Property from June 30, 2024 to December 31, 2025;
 - 5) extend Developer's deadline to replat the Property, if necessary, and obtain a building permit for the Project from December 31, 2025 to December 31, 2026;
 - 6) extend Developer's deadline to complete construction of the minimum project requirements from December 31, 2027 to December 31, 2028;
 - 7) clarify that Building A and Building B shall be completed by Developer to a ready-for-tenant-finish-out condition by the December 31, 2028 deadline instead of to an occupiable condition;

and in consideration,
 - 8) increase the Developer's good faith effort goal for participation by certified Minority/Women-Owned Business Enterprises ("M/WBEs") for all hard construction expenditures from 40% to 50%;
 - 9) add a good faith effort goal of 50% city of Dallas residents hired for the opening of Frost Bank and the opening of Wingfield's Breakfast and Burger; and
 - 10) add a requirement that Developer execute a minimum 10-year lease to secure Wingfield's Breakfast and Burger as the tenant for Building B.

Presenter: Angela Hardiman, District Manager, Office of Economic Development

Recommended action: Approval and forward a recommendation of approval to the City Council

5. Adjournment.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De **acuerdo** con la **sección** 30.06 del **código** penal (**ingreso** sin **autorización** de un titular de **una licencia** con **una** **pistol oculta**), **una** persona con **licencia según el subcapítulo h, capítulo 411, código del gobierno** (ley **sobre licencias** para **portar pistolas**), **no puede ingresar a esta propiedad con una pistola oculta.**"

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De **acuerdo** con la **sección** 30.07 del **código** penal (**ingreso** sin **autorización** de un titular de **una licencia** con **una** **pistola a la vista**), **una** persona con **licencia según el subcapítulo h, capítulo 411, código del gobierno** (ley **sobre licencias** para **portar pistolas**), **no puede ingresar a esta propiedad con una pistola a la vista.**"

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De **conformidad** con la **Sección** 46.03, **Código Penal** (**coloca armas prohibidas**), **una** persona **no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad.**"

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]