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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

Public Notice

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**POSTED CITY SECRETARY
DALLAS, TX**

**DEEP ELLUM TIF DISTRICT
BOARD OF DIRECTORS
MEETING NOTICE**

Reinvestment Zone Number Twelve, City of Dallas, Texas

(Deep Ellum Tax Increment Financing District)

December 5, 2023, at 11:00 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=m80d9257e399e4b0f21927d9b95bddf51>

Telephone: 469-210-7159 **Access Code:** 2484 059 9540

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 through 7.
3. Review and consideration of the Meeting Record of the December 6, 2022 Deep Ellum TIF District Board Meeting.
Presenter: Dorcy Clark, District Manager, Office of Economic Development
Recommended action: Approval

4. Review and consideration of the Deep Ellum TIF District Annual Report for FY 2022-2023.
Presenter: Dorcy Clark, District Manager, Office of Economic Development
Recommended action: Approval and forward a recommendation of approval to City Council
5. Review and consideration of proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Financing Reinvestment Zone Number Twelve (the "Deep Ellum TIF District") to:
 - a. Increase the total budget for the Deep Ellum TIF District from \$29,992,935 net present value (approximately \$57,641,077 in total dollars) to \$46,408,080 net present value (approximately \$93,519,023 in total dollars)
 - b. Remove the Latino Cultural Center Area Improvements budget category and redefine the Open Space and Trail budget category to consist of District-Wide improvements for Open Space, Trails, Areas of Public Assembly including Cultural Area or Facility Improvements, and Public Parking
 - c. Create new Affordable Housing budget categories to (1) support Deep Ellum TIF District mixed-income housing guidelines and (2) annually transfer 20% of Deep Ellum TIF District net increment to the City's Department of Housing and Neighborhood Revitalization to support Homeowner Stabilization, Home Repair, Homebuyer Assistance, and Displacement Mitigation Programs within the Grand Park South area
 - d. Set Aside 20% of annual Deep Ellum TIF District net increment from 2023 collections (2022 values) through Deep Ellum TIF District termination for infrastructure improvements and areas of public assembly within the Grand Park South area (adjacent to the south of the Deep Ellum TIF District)
 - e. Make corresponding modifications to the TIF District's Plan
 - f. Include findings that the proposed Plan amendments will have an overall benefit to, and further the purposes of, the Deep Ellum TIF District.

Presenter: Dorcy Clark, District Manager, Office of Economic Development

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

6. Review and consideration of proposed amendments to the Deep Ellum TIF District Increment Allocation Policy to: (a) reflect the proposed Plan amendments described in Item 5 and (b) increase the annual District-Wide Improvement Set-Aside from 5% to 25%

Presenter: Dorcy Clark, District Manager, Office of Economic Development

Recommended action: Approval

7. Review and consideration of a regular meeting schedule for the Deep Ellum TIF District Board of Directors for calendar year 2024.

Recommended action: Approval

8. 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 pistola 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]