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*Public Notice*

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**Tax Increment Reinvestment Zone Number Eleven  
("DOWNTOWN CONNECTION TIF DISTRICT")**

**DOWNTOWN DALLAS DEVELOPMENT AUTHORITY ("DDDA")**

**BOARD OF DIRECTORS  
SPECIAL CALLED JOINT MEETING**

**Reinvestment Zone Number Eleven, City of Dallas, Texas  
and  
Downtown Dallas Development Authority**

**April 1, 2025 at 1:00 p.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=mfb9bd49458bcfcb6e85a6bed99fafd1b>

**Telephone:** (469) 210-7159

**Access Code:** 2493 181 7257

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 meeting to order and declare a quorum is established.  
Joseph Pitchford, Chair, Downtown Connection TIF District  
Billy Prewitt, Vice Chair, DDDA
2. Motion for Chair to preside over the Special Called Meeting.
3. Introduction of meeting participants.
4. Public comments pertaining to agenda items 5 through 67.
5. Review and consider the Meeting Record of the January 16, 2025 special called joint meeting of the City Center TIF District Board of Directors, Downtown Connection TIF District Board of Directors, and the Downtown Dallas Development Authority Board of Directors.  
**Presenter:** Tamara L. Leak, Assistant Director (I), Office of Economic Development  
**Board(s):** Downtown Connection TIF District and DDDA  
**Recommended Action:** Approve
6. Review and consider an amendment of the Downtown Connection TIF District (“TIF District”) Project Plan and Reinvestment Zone Financing Plan (“Plan”) to: (1) add a provision for a directed sale of an approximately 1.09 acre property addressed as 660 N. Griffin Street (and the current location of City of Dallas Fire Station No. 18) in the Downtown Connection Sub-district of the Downtown Connection TIF District; and (2) reprogram \$6,980,602 2006 NPV dollars (approximately \$31,000,000 total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building (replace Fire Station No. 18) line item in the Downtown Connection Sub-district’s budget to support the relocation and development of a new Fire Station No. 18.  
**Presenter:** Tamara L. Leak, Assistant Director (I), Office of Economic Development  
**Board(s):** Downtown Connection TIF District and DDDA  
**Recommended Action:** Approve and Forward a Recommendation of Approval to the City Council
7. Review and consider a development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the “Developer”) in an amount not to exceed \$29,399,487 (“TIF Subsidy”), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project (“Project”) including:
  - a. City’s acquisition from Developer of three properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located);
  - b. City’s directed sale to Developer of an approximately 1.09 acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and

- c. reimbursement of development costs associated with Developer's design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements).

**Presenter:** Tamara L. Leak, Assistant Director (I), Office of Economic Development

**Board(s):** Downtown Connection TIF District and DDDA

**Recommended Action:** Approve and Forward a Recommendation of Approval to the City Council

## 7. Adjournment

Joseph Pitchford, Chair, Downtown Connection TIF District

Billy Prewitt, Vice Chair, DDDA

### 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]