

Memorandum



CITY OF DALLAS

DATE October 7, 2024

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: The East Dock Redevelopment Project at East Clarendon Drive and South Ewing Avenue (City Council District 4)**

On October 23, 2024, staff will seek City Council authorization of a tax increment financing (TIF) development agreement with 900 E Clarendon QOZB, LLC and/or its affiliates (“Developer”) to include a TIF Subsidy sourced from the Clarendon/Beckley/Kiest Sub-District of the Oak Cliff Gateway TIF District fund in an amount not to exceed \$2,681,864 in consideration of the East Dock Redevelopment Project (“Project”) located on approximately 3.4 acres of land currently addressed as 900 East Clarendon Drive in accordance with the City of Dallas Economic Development Incentive Policy. The East Dock Redevelopment Project is located in an Economic Development Target Area and is also the first development incentive application in the Clarendon/Beckley/Kiest Sub-District that was established by City Council in November of 2022.

The proposed Project is located within walking distance of the DART Dallas Zoo light rail station, Dallas Zoo, and Southern Gateway Deck Park (now Halperin Park). The proposed Project will include exterior and interior renovation of an approximately 62,000 square foot existing vacant building into leasable commercial space for active uses such as retail, office, and/or flexible space. The Project will also include on-site improvements to include landscaping, publicly accessible green space, signage, site and pedestrian lighting, and streetscape improvements along the Viola Street frontage.

Please see the attached **Exhibit A** for more detailed information regarding the Project and the proposed TIF development agreement. Should you have any questions, please contact Tamara Leak, Assistant Director (I), in the Office of Economic Development at (214) 671-8043 or tamara.leak@dallas.gov.

Service First, Now!

Robin Bentley
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert
City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

EXHIBIT A

East Dock

Redevelopment Project

in the Clarendon/Beckley/Kiest Sub-District
of the Oak Cliff Gateway TIF District

Economic Development Committee

October 7, 2024

Kevin Spath, AICP, EDFP, HDFP
Director (interim)
Office of Economic Development



City of Dallas

Overview



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

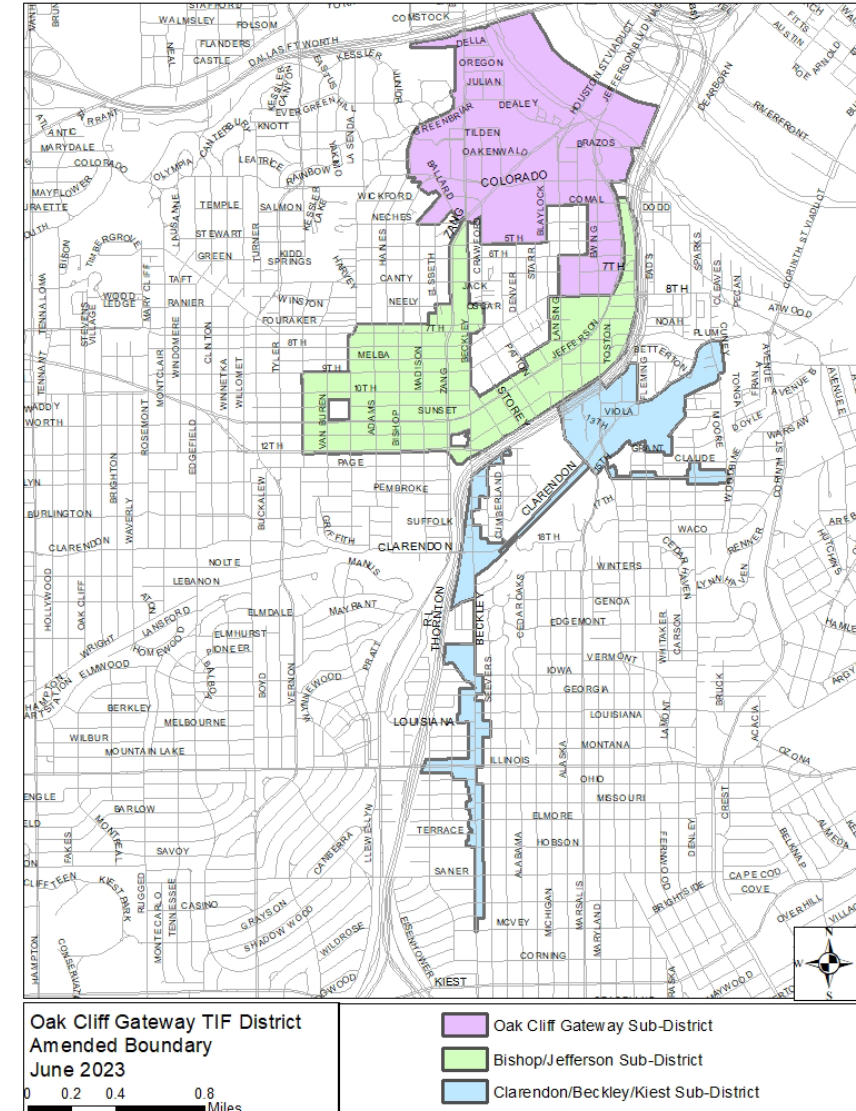
- Appendix



Background: Oak Cliff Gateway TIF District



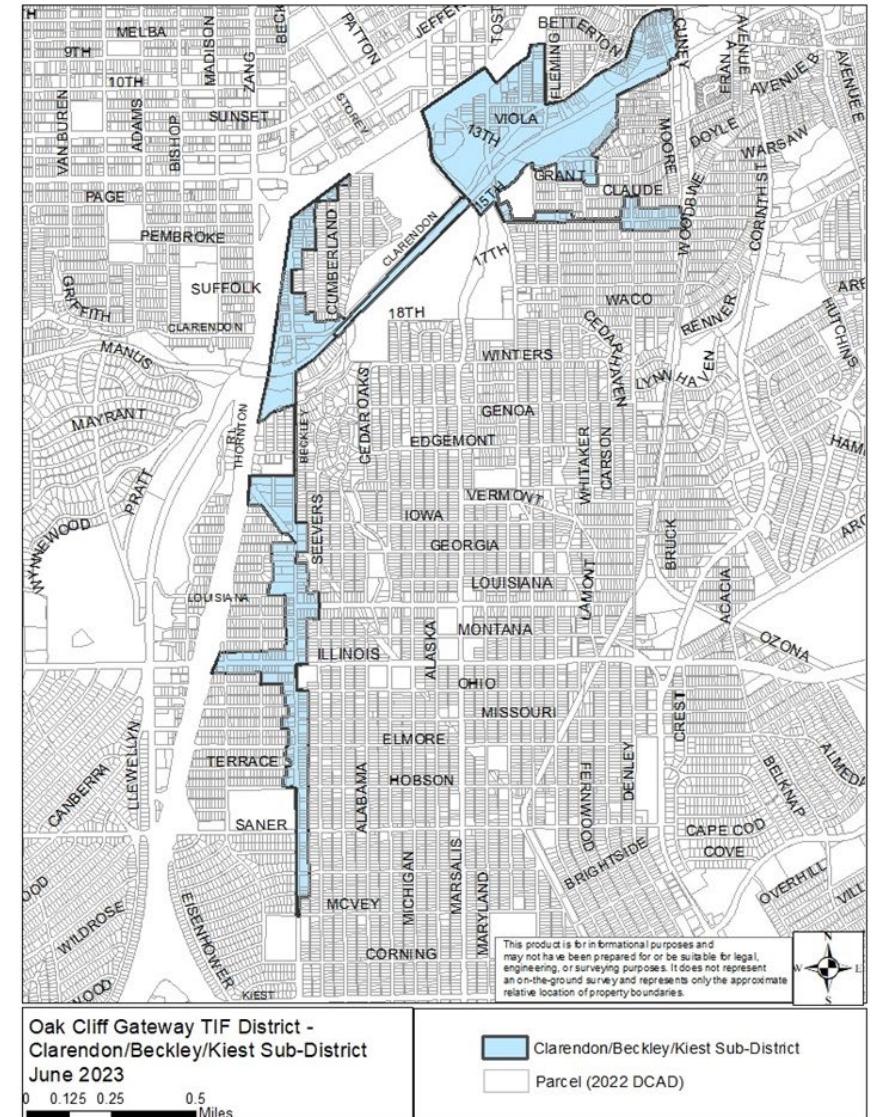
- Created in 1992 to encourage redevelopment in north Oak Cliff area
- Substantially amended in 2009, 2014, and 2022
- November 2022: Amendment of Project Plan and Reinvestment Zone Financing Plan ("Plan") allowed for:
 - Extension of the term of the Oak Cliff Gateway Sub-district from 2027 – 2044
 - City participation reduced from 85% to 50% during the extended term
 - Expansion of the geographic area of the TIF District by approximately 244 acres
 - added approximately 96 acres to the Bishop/Jefferson Sub-District to include properties along the Jefferson Blvd corridor and encourage linkages to the Southern Gateway Deck Park
 - created the Clarendon/Beckley/Kiest Sub-District, approximately 148 acres in size
 - Term of sub-district: 30 years (12/31/2022-12/31/2052)
 - Increasing the TIF District's budget from \$28,621,027 net present value (approximately \$76,665,998 in total dollars) to \$99,381,853 net present value (approximately \$352,993,541 in total dollars)
 - Increased budget capacity to support additional development projects and connectivity improvements throughout the district
 - Creation of a new budget category to support homeowner stabilization, home repair and displacement mitigation



Background: Clarendon/Beckley/Kiest Sub-District



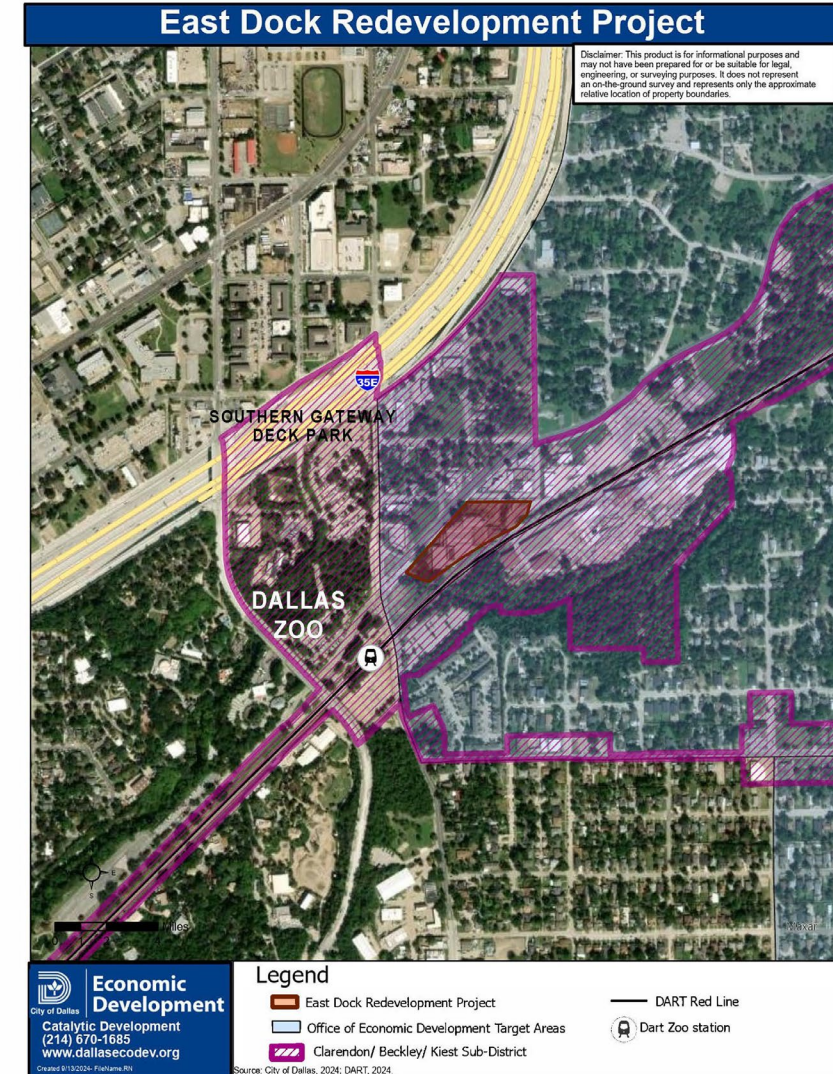
- Clarendon/Beckley/Kiest Sub-District was established in 2022 to support:
 - future Southern Gateway Deck Park (SGDP)
 - public infrastructure connectivity improvements to SGDP
 - redevelopment projects on vacant/underutilized properties
- Clarendon/Beckley/Kiest Sub-District is scheduled to terminate on December 31, 2052 (including collection of the 2052 tax year increment in calendar year 2053)
- East Dock Redevelopment Project is the **first development incentive application** in the Clarendon/Beckley/Kiest Sub-District





Background: Project Location

- property is approximately 3.41 acres currently addressed as 900 E. Clarendon Drive
- located within walking distance of the DART Dallas Zoo light rail station, Dallas Zoo, and the Southern Gateway Deck Park (under construction)
- existing vacant building (originally constructed in 1930 with additions in 1955, 1962 and 1981)
- **property and building have been vacant for 15+ years**
- 2024 certified taxable value of the property is \$2,500,000; estimated taxable value of the property at the Project completion is approximately \$7,850,000
- zoning: Industrial Manufacturing (IM)
- City Council District 4
- **located in an Economic Development Target Area (per City of Dallas Economic Development Incentive Policy)**



Background: Existing Conditions (Exterior)



Background: Existing Conditions (Interior)



Proposed Project: Summary



Project Developer: 900 E. Clarendon QOZB, LLC, and/or an affiliate (“Developer”) will design, fund, and construct the East Dock Redevelopment Project (“Project”)

Project Summary: renovation and adaptive reuse of the building and property into upgraded, flexible, and active space

- exterior and interior renovation of approximately 62,000 square feet of existing vacant building into leasable commercial space
- on-site improvements to include landscaping, publicly accessible green space, signage, site and pedestrian lighting.
- streetscape improvements along Viola Street frontage

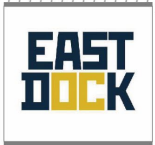
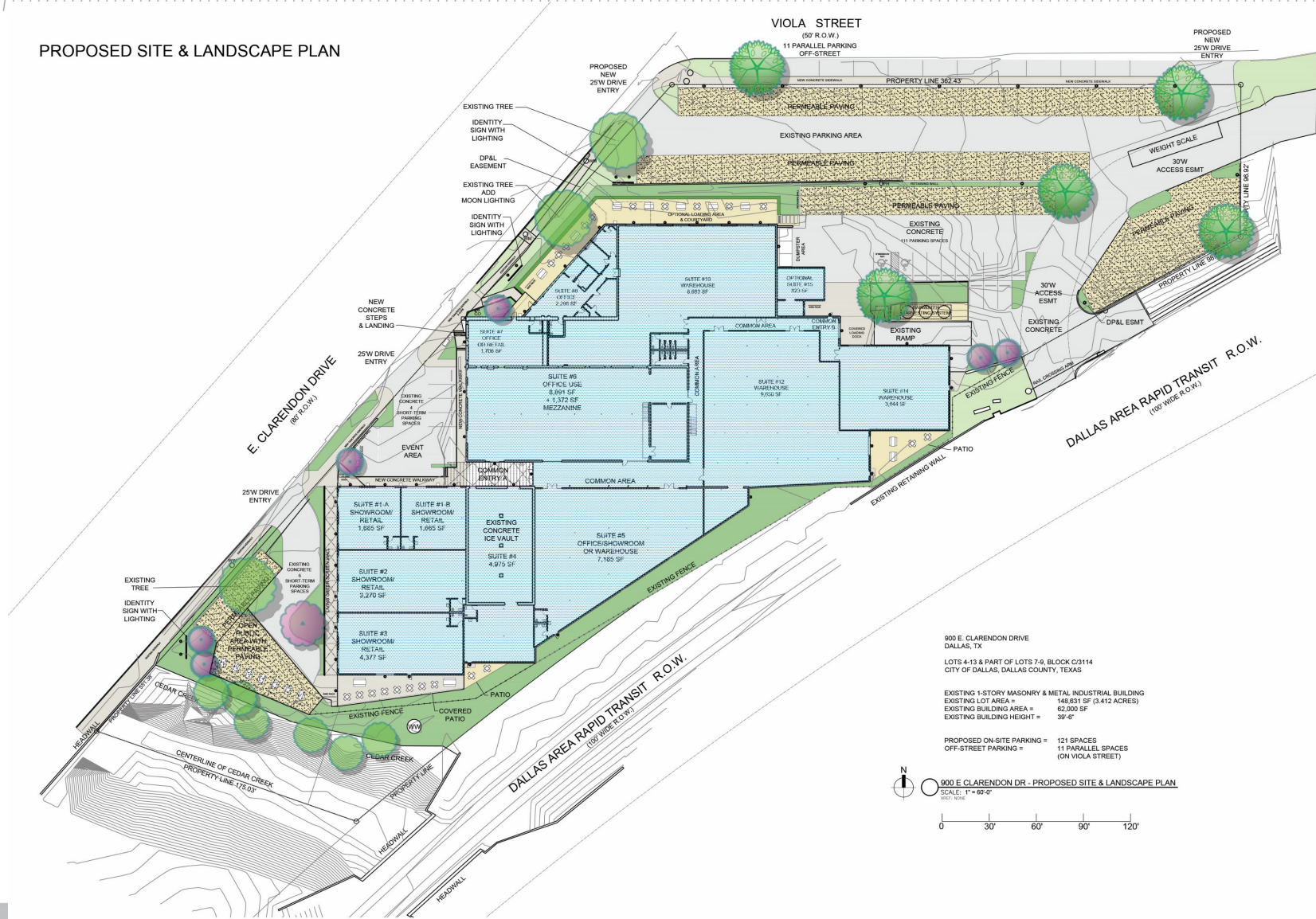
Estimated Total Project Cost: \$10.588 million



Proposed Project: Site Plan



PROPOSED SITE & LANDSCAPE PLAN

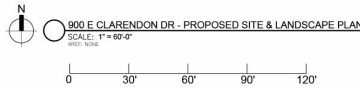


EAST DOCK "TO THE PEOPLE"
 AN ADAPTIVE USE PROJECT
 IN OAK CLIFF
 900 E CLARENDON DRIVE, DALLAS, TX 75203

900 E CLARENDON DRIVE
 DALLAS, TX
 LOTS 4-13 & PART OF LOTS 7-9, BLOCK C/3114
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXISTING 1-STORY MASONRY & METAL INDUSTRIAL BUILDING
 EXISTING LOT AREA = 148,831 SF (3.412 ACRES)
 EXISTING BUILDING AREA = 62,000 SF
 EXISTING BUILDING HEIGHT = 39'-6"

PROPOSED ON-SITE PARKING = 121 SPACES
 OFF-STREET PARKING = 11 PARALLEL SPACES
 (ON VIOLA STREET)



PROJECT TEAM

PROXY
 PROPERTIES

JOAQ
 ATELIER
 ARCHITECTURE + DESIGN

Outdoor
 Environments
 by Terrence & Studio

AW

DATE: 04-24-24

SHEET NO. A-3



Proposed Project: Renderings



Proposed Project: Renderings



Proposed Project: Renderings



Proposed Project: Urban Design Peer Review Panel



- On April 12, 2024, the City's Urban Design Peer Review Panel ("UDPRP") reviewed the Project. The following summarizes the design recommendations:
 - Strategic parking spaces be repurposed for landscaping, green space, and seating areas if a parking agreement can be made with neighboring garage under construction.
 - Further study of the parking areas to eliminate spots that are not accessible or interfere with service areas.
 - Tenant uses and access to tenant spaces be studied further to ensure the development has an active tenant mix and clear wayfinding.
 - If the City proposes roadway changes in the future, explore the possibility of widening and buffering the sidewalk along Clarendon to enhance safety and walkability.
 - Give attention to the southern tip of the development and eliminate parking there to create a bold urban contribution to the development and the community that opens-up unique opportunities for complementary uses along the creek's edge.
- **On May 6, 2024, Developer provided a written response with changes and updates that accommodates the UDPRP's recommendations.**



Proposed Project: Sources and Uses



Project Funding (Sources)

Sources of Funds	Amount	% of Total
Senior Loan (MapleMark Bank)	\$ 4,300,000	40.61%
PACE Loan (Silver Hill Funding)	1,819,767	17.19%
Developer Equity	1,786,466	16.87%
Bridge Loan for TIF Subsidy	2,681,864	25.33%
Total	\$ 10,588,097	100.00%

Project Budget (Uses)

Uses of Funds	Amount	% of Total
Acquisition (Land & Building)	\$ 2,662,500	25.15%
Demolition & Site Improvements	865,000	8.17%
Rehabilitation & Tenant Improvements	5,304,000	50.09%
Professional Fees	436,000	4.12%
Construction Finance	350,230	3.31%
Soft Costs & Leasing Commissions	625,700	5.91%
Developer Fee	212,668	2.01%
Reserves (Operating and Loan)	131,999	1.25%
Total Project Costs (TPC)	\$ 10,588,097	100.00%



Staff Recommendation: TIF Subsidy



- On September 6, 2024, staff executed a Letter of Intent (LOI) with Developer
- Staff recommends authorization of a development agreement with 900 E. Clarendon QOZB, LLC and/or an affiliate (“Developer”) which includes a TIF Subsidy in an amount not to exceed \$2,681,864 as gap financing to make the Project financially feasible. The TIF Subsidy shall be payable upon completion of the Project and upon Developer’s satisfaction of all terms and conditions of the development agreement
- 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
Public Infrastructure Improvements	\$365,000
Economic Development Grant	\$2,316,864
TOTAL TIF SUBSIDY – amount not to exceed	\$2,681,864

Note: The TIF Subsidy sourced from the Oak Cliff Gateway TIF District fund could be less if final (actual documented) costs for the public improvements are less or if adequate tax increment does not accrue to the TIF District fund.

Funds may be shifted from one category to another as long as the total amount of TIF Subsidy does not exceed \$2,681,864; however, the Grant component shall not exceed to \$2,316,864.



Staff Recommendation: TIF Subsidy 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 of all capital sources necessary to deliver the Project.

Required Project Components. The Project shall include the following ("Required Project Components"):

- a) renovation of the entire building located on the Property to create a minimum of 55,000 square feet of leasable commercial space; and
- b) site improvements (public and private) necessary to deliver the Project (e.g. utilities; selective demolition; lighting; landscaping; signage; publicly accessible green space).



Staff Recommendation: TIF Subsidy Conditions



Minimum Investment. Developer shall invest (or cause to be invested) and provide documentation to the OED Director evidencing a minimum of \$7,000,000 in investment expenditures for delivery of the Project, including acquisition, 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, 2027. 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 acquisition, professional fees, environmental assessments, other eligible due diligence costs, a life-safety roof repair, life-safety fire sprinkler repair, and/or franchise utility equipment and services, no expenditures made by Developer prior to execution of the LOI shall count towards the Minimum Investment calculation.



Staff Recommendation: TIF Subsidy Conditions



Special Project Conditions. Per the Oak Cliff Gateway TIF District Plan, as amended, the Project incentive encourages the redevelopment of vacant/underutilized commercial properties east of the Southern Gateway Deck Park. The goal is to jump-start development within the Clarendon/Beckley/Kiest Sub-District of the Oak Cliff Gateway TIF District by finding productive uses for vacant land and stimulating job creation to spur economic revitalization and increase long-term quality of life for the area. While the Property will maintain its current Industrial Manufacturing (IM) zoning district designation, certain industrial, wholesale, storage, and warehouse uses are not compatible with the development goals of the Oak Cliff Gateway TIF District. Therefore, land use restrictions for the Property are listed on Slide 33 in the Appendix and shall be secured by deed restrictions to be filed with the Dallas County Clerk's Office prior to any TIF Subsidy payment for the remaining term of the Oak Cliff Gateway TIF District, which is scheduled to sunset at the end of 2052.



Staff Recommendation: TIF Subsidy Conditions



Building Permit Deadline. Developer shall obtain a building permit for the Project (including all buildings) by December 31, 2025. A grading permit does not constitute meeting this requirement.

Substantial Completion Deadline. Construction of the Project, including any associated public improvements, shall be complete, and all portions of the building shall be occupiable by December 31, 2027, as evidenced by certificate(s) of occupancy, letter(s) of acceptance, certificate(s) of completion, and/or similar documentation issued by the City; and Developer shall 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, 2027 (altogether the “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 OED 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 OED 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 to the contrary, any affiliate of the Developer shall be considered an approved manager for any component of the Project.



Staff Recommendation: TIF Subsidy 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 OED 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: TIF Subsidy Conditions



M/WBE Inclusion in Construction of Project. Developer shall make a good faith effort to comply with a goal of forty percent (40%) participation by certified Minority/Women-owned Business Enterprises (“M/WBE”) for all hard construction expenditures (public and private improvements) for the Project and meet all process and reporting requirements of the City’s Business Inclusion and Development (“BID”) program. Compliance shall be coordinated with the City’s Office of Procurement Services.

Quarterly Reporting. Until all Required Project Components have passed final building inspection and Developer has submitted all required paperwork documenting Substantial Completion to the OED Director, Developer shall submit to OED quarterly status reports for ongoing work on the Project in the form to be attached to the Agreement. Such status reports shall be due within thirty (30) calendar days following the end of each calendar quarter after the City Council authorization of the development agreement.

Project Modifications. OED Director, after approval and recommendation by the TIF District Board, may authorize modifications to the Project and an extension of the Project’s material dates and deadlines by up to twelve (12) months for just cause.



Staff Recommendation: TIF Subsidy Conditions



Urban Design. 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 April 12, 2024, the UDPRP provided design advice to the Developer. On April 30, 2024, Developer submitted a written response to the City's Planning and Development Department ("P&D") staff and included updated plans. On May 6, 2024, P&D staff responded and acknowledged that the updated plans accommodated UDPRP's recommendation. 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 on May 6, 2024. P&D staff shall complete the final review within 10 business days of submission by Developer.



Staff Recommendation: TIF Subsidy Conditions



Local Hiring. For all permanent employment opportunities created by operation of the Project, Developer shall submit to the City a written 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 tenants of all 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 written plan shall describe how Developer, its property management group, and/or 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 plan shall be subject to approval by the OED 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 OED Director approves the local hiring plan. Within 30 calendar days of OED Director's receipt of the local hiring plan, the OED Director shall either approve the local hiring plan or give written notification to the Developer of the OED Director's disapproval, specifying the reasons for such disapproval. Compliance with the local hiring plan shall be a material requirement for the Agreement.

Minimum Occupancy Requirement. Prior to the City's disbursement of any portion of the TIF Subsidy, a minimum of 50% of rentable building area shall be leased and occupied with active uses such as retail, office, and/or flex space. Any space used solely for warehouse storage will not count toward the minimum occupancy requirement.



Staff Recommendation: TIF Subsidy Conditions



Assignment. Until 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 OED Director, not to be unreasonably withheld, conditioned, or delayed.

After 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 OED Director with written notice with 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 OED 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: TIF Subsidy Conditions



Force Majeure. Notwithstanding project modifications as described on Slide 21 or any other provision of this LOI to the contrary, in the event the OED 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 OED 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 OED 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 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 OED Director’s approval (which approval shall not be unreasonably withheld, conditioned, or delayed).



Oak Cliff Gateway TIF District Board of Directors Recommendation and Next Step



- Board Recommendation

On September 23, 2024, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed East Dock Redevelopment Project and unanimously recommended approval of a development agreement with the Developer and a TIF Subsidy in an amount not to exceed \$2,681,864

- Next Step

October 23, 2024: City Council





Appendix





- Project Development Team
- Project Underwriting
- Oak Cliff Gateway TIF District Budget
- Projected Tax Increment
- Specific Uses Not Allowed



Appendix: Project Development Team



Role	Party Name
Developer/Primary Contact	AJ Ramler, 900 E Clarendon QOZB, LLC
Architect	JQAQ Atelier
Engineer	Conquest Engineering
General Contractor	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 approximately \$2.9 million
- Through the underwriting process, adjustments made to fees and contingency allowances for the property acquisition reduced the Developer's incentive request to \$2.68 million
- 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 with the structure of a senior loan and PACE financing totaling \$6,199,767
 - **Cost reasonableness of Project:** Project costs are reasonable
 - **Rational for TIF Subsidy based on Returns:** Project will provide an after-tax internal rate of return (IRR) of 9.33%; below market rents increase the need for City gap financing support; the proposed TIF Subsidy does not provide an undue enrichment of the developer



Appendix: Oak Cliff Gateway TIF District Budget



Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget ¹	Allocated	Balance
Oak Cliff Gateway Sub-district: • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$53,513,508	\$18,617,666	\$34,895,842
Bishop/Jefferson Sub-district: • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$68,611,351	\$16,995,432	\$51,615,919
Clarendon/Beckley/Kiest Sub-District: • Public Infrastructure Improvements including Streets, Streetscape, Water, Wastewater, Utility Burial • Parks and Open Space • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	\$213,058,590	\$0	\$213,058,590
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	\$0	\$10,507,096
Administration and implementation ²	\$5,596,967	\$1,392,181	\$4,304,821
Total Project Costs	\$352,993,541	\$38,711,308	\$314,282,233
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 2022-2023.			



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 Clarendon/Beckley/Kiest Sub-District current/future revenue which includes increment generated by the Project, any unallocated increment from within the Clarendon/Beckley/Kiest Sub-District, as well as revenue that is transferred from the Oak Cliff Gateway Sub-District and the Bishop/Jefferson Sub-District.
- Based on current available Clarendon/Beckley/Kiest Sub-District revenue, the full amount of the TIF Subsidy for the Project will be available for disbursement upon Developer's completion and satisfaction of all development agreement requirements.



Appendix: Specific Uses Not Allowed



ATTACHMENT D – Restricted Uses

The list below contains land use restrictions for the Property and shall be secured by deed restrictions [to be filed with the Dallas County Clerk's Office prior to any TIF Subsidy payment]] for the remaining term of the OCG TIF District, which is scheduled to sunset at the end of 2052:

- | | |
|---|--|
| auto auction | metal salvage facility |
| auto service center | mining |
| building mover's temporary storage | motor vehicle fueling |
| yard car wash | station municipal waste |
| carnival or circus | incinerator organic compost |
| commercial motor vehicle parking | recycling facility outside |
| contractor's maintenance yard | salvage or reclamation |
| freight terminal | outside storage |
| gas drilling and production | paraphernalia shop |
| gas pipeline compressor station | pathological waste |
| hazardous waste management facility | incinerator pawn shop |
| home improvement center, lumber, brick or building materials sales yard | payday lender |
| industrial (outside) | petroleum product storage and wholesale |
| liquefied natural gas fueling station | sand, gravel, or earth sales and storage |
| livestock auction pens or sheds | temporary concrete or asphalt batching plant |
| manufactured building sales lot | truck stop |
| medical/infectious waste incinerator | vehicle storage lot |





City of Dallas

East Dock Redevelopment Project

**in the Clarendon/Beckley/Kiest Sub-District
of the Oak Cliff Gateway TIF District**

**Economic Development
Committee**

October 7, 2024

Kevin Spath, AICP, EDFP, HDFP
Director (interim)
Office of Economic Development