

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 26020, AS AMENDED, PREVIOUSLY APPROVED ON JUNE 8, 2005, AND ORDINANCE NO. 26096, AS AMENDED, PREVIOUSLY APPROVED ON AUGUST 29, 2005 TO: (1) INCREASE THE GEOGRAPHIC AREA OF THE DOWNTOWN CONNECTION SUB-DISTRICT OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, THE DOWNTOWN CONNECTION TAX INCREMENT FINANCING ("TIF") DISTRICT ("ZONE") BY APPROXIMATELY TWO ACRES OF REAL PROPERTY TO PROMOTE DEVELOPMENT OR REDEVELOPMENT OF THE ZONE; AND (2) MAKE CORRESPONDING MODIFICATIONS TO THE ZONE'S BOUNDARY AND PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN ("PLAN") IN ACCORDANCE WITH CHAPTER 311 OF THE TEXAS TAX CODE ("ACT"); AND CONTAINING OTHER RELATED MATTERS; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 8, 2005, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven (the "Downtown Connection TIF District" or "TIF District") in accordance with the Tax Increment Financing Act, as amended, Texas Tax Code, Chapter 311 (the "Act") by Resolution No. 05-1779; Ordinance No. 26020, as amended; and

WHEREAS, on August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Downtown Connection TIF District by Resolution No. 05-2544; Ordinance No. 26096, as amended; and

WHEREAS, on October 19, 2005, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) allow for commercial tax abatements pursuant to Chapter 311 of the Texas Tax Code (2) designate the City's participation level of 90% in the Downtown Connection TIF District; (3) adjust Dallas County's participation in the Downtown Connection TIF District from \$24,000,000 net present value to \$18,500,000 net present value; and (4) correct a typographical error in Section 2, Part VII of the Project Plan, titled Non-Project Cost, from an amount to exceed \$15,000,000 to an amount not to exceed \$15,000,000 by Resolution No. 05-2993; Ordinance No. 26143; and

WHEREAS, on March 8, 2006, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to amend the TIF District boundary to exclude 2400 Bryan Street and 2215 Bryan Street by Resolution No. 06-0836; Ordinance No. 26291; and

WHEREAS, on December 12, 2007, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) provide for an affordable housing program requiring Downtown Connection TIF District funded projects to set aside ten percent of the units as affordable and specifying alternatives to providing such units within the TIF funding project; (2) reprogram \$2,500,000 from the Park and Plaza Design and

Acquisition budget line item to a new budget line item for Retail Initiatives/Streetscape Improvements; (3) expand the use of TIF funds for Grants, in accordance with the Downtown Connection TIF District Grant Program and Criteria, and for affordable housing assistance; (4) correct the principal amount of bonds to be sold from \$65,000,000 to \$66,000,000; and (5) update Exhibits G, H and J, Appendix A and modify the Plan to reflect 2007 property value and adjusted base year value and make any other necessary adjustments to implement the Plan amendments by Resolution No. 07-3698; Ordinance No. 27032; and

WHEREAS, on October 22, 2008, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to permit the direct lease or sale of City-owned/City-controlled property without auction and bidding requirements on the condition that the property is redeveloped in accordance with the Plan by Resolution No. 08-2917; Ordinance No. 27377; and

WHEREAS, on December 10, 2008, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to amend the TIF District boundary to include 2307 Caroline Street, 2311 Caroline Street, 1600 Ashland Street, and 1601 Cedar Springs Road by Resolution No. 08-3396; Ordinance No. 27434; and

WHEREAS, on February 11, 2009, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) expand the development goals and specific objectives of the Project Plan; (2) expand the Redevelopment of Vacant/Underutilized Downtown Buildings budget line item to include the Development of Underdeveloped Parcels and Surface Parking Lots; and (3) update Exhibits G and J to reflect updated base value, 2008 increment corrections, and future increment assumptions by Resolution No. 09-0469; Ordinance No. 27489; and

WHEREAS, on April 22, 2009, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) amend the affordable housing policy to: (a) permit additional assistance in the form of Affordable Housing Economic Development Grant to those projects providing affordable housing units, (b) extend the eligibility date for additional affordable housing assistance to projects which are approved by City Council from December 31, 2008 to December 31, 2011, (c) update the household income limit charts contained within the Plan to reflect the Dallas Area Median Household Income Limits for 2009; and (2) revise the budget to: (a) reprogram \$515,000 from the Retail Initiative/Streetscape Improvements budget line item to a new Downtown Area Plan budget line item; and (b) update Exhibit G to reflect the budget reprogramming and new additional budget line item and make any other necessary adjustments to implement the Plan amendment by Resolution No. 09-1108; Ordinance No. 27529; and

WHEREAS, on May 22, 2013, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) increase the Downtown Connection TIF District's budget from \$189,807,592 NPV (approximately \$391,744,162 total dollars) to \$231,593,554 NPV (approximately \$545,726,096 total dollars, an increase of \$41,785,962 NPV (approximately \$153,981,934 total dollars); (2) expand the District's

focus of redevelopment efforts; and (3) make corresponding modifications to the Downtown Connection TIF District's budget and Plan by Resolution No. 13-0894; Ordinance No. 29015; and

WHEREAS, on September 11, 2013, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) increase the geographic area of the Zone by adding approximately 4,950 square feet; (2) add to the Plan the provision for a land exchange of City-owned property for privately-owned property within the Zone allowing for the land swap of City-owned property without requiring an auction and/or bidding of the property; and (3) make corresponding modifications to the Zone's boundary map and Plan and any other necessary adjustments to implement the Plan amendments by Resolution No. 13-1622; Ordinance No. 29143; and

WHEREAS, on December 14, 2016, the City Council authorized: (1) an amendment to the Plan for the Downtown Connection TIF District to add the Statler/Library redevelopment project to the Plan; (2) approval of the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval, of a 0.129 acre (5,600 square feet) City-owned tract of land addressed as 210 South Harwood Street located in the TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the Zone's Plan; and (3) corresponding modifications to the Plan by Resolution No. 16-1959; Ordinance No. 30274; and

WHEREAS, on June 22, 2022, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) create two sub-districts within the Zone: (a) Downtown Connection Sub-district (original Zone boundary) and (b) Newpark Sub-district; (2) increase the geographic area of the Zone to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment; (3) increase the total budget of the Zone (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars); (4) modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18; (5) establish a termination date for the Newpark Sub-district of December 31, 2052; (6) establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%; (7) establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); (8) request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027; and (9) make corresponding modifications to the Zone boundary, budget and Plan by Resolution No. 22-1025; Ordinance No. 32249; and

WHEREAS, on May 14, 2025, the City Council authorized amendments to the Plan for the Downtown Connection TIF District to: (1) add a provision to the Plan for a direct sale of approximately 1.09 acres of City-owned property addressed as 660 N. Griffin Street including the existing Fire Station No. 18 in as-is condition and at fair market value in

accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; (2) reprogram \$6,980,602.00 in net present value (NPV) 2006 dollars (approximately \$17,561,516.00 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item in the Downtown Connection Sub-district budget to support the relocation and construction of a new Fire Station No. 18 facility in the Zone; and (3) make corresponding modifications to the Zone's Plan by Resolution No. 25-0765; Ordinance No. 33114; and

WHEREAS, on August 29, 2024, the Downtown Connection TIF District Board of Directors and the Downtown Dallas Development Authority Board of Directors reviewed and recommended approval of the proposed amendment of the Plan to add approximately 0.432 acres of real property addressed as 1401 Commerce Street to the Downtown Connection Sub-district of the Zone; and

WHEREAS, on September 30, 2025, the Downtown Connection TIF District Board of Directors and the Downtown Dallas Development Authority Board of Directors reviewed and recommended approval of the proposed amendment of the Plan to add approximately 1.5379 acres of real property addressed as 901 Main Street to the Downtown Connection Sub-district of the Zone; and

WHEREAS, on October 6, 2025, the Economic Development Committee of the City Council was briefed regarding the proposed amendment to the Plan for the Downtown Connection TIF District; and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the TIF District, any other taxing districts, and any other interested persons to speak for or against the proposed amendment to the Plan for the Downtown Connection TIF District; and

WHEREAS, on October 8, 2025, the City Council authorized a public hearing to be held on October 22, 2025 to hear public comments regarding the proposed amendment to the Plan for the Downtown Connection TIF District. The public hearing was held on October 22, 2025 and was subsequently closed; and

WHEREAS, the Act requires the City to publish notice of the public hearing in a newspaper having general circulation in the City, and, in compliance with the Act, notice of the public hearing was published in Dallas Morning News, a daily newspaper of general circulation in the City, at least seven days before the date of the public hearing.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Ordinance No. 26020, as amended, previously approved on June 8, 2005, and Ordinance No. 26096, as amended, previously approved on August 29, 2005

are hereby further amended to: **(1)** increase the geographic area of the Downtown Connection Sub-district of the Zone by approximately two acres of real property to promote development or redevelopment of the Zone; and **(2)** make corresponding modifications to the Zone's boundary and Plan attached hereto as **Exhibit A**.

SECTION 2. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 3. That the amendment to the Plan will result in benefits to the City and the property in the Zone.

SECTION 4. That the unimproved and underutilized property in the proposed expansion area arrests or impairs the sound growth of the City, improvements in the TIF District will significantly enhance the value of all taxable real property in the TIF District, development or redevelopment in the proposed expansion area would not occur solely through private investment in the foreseeable future, and inclusion of the of the property will have an overall benefit to the TIF District and the City.

SECTION 5. That the tax increment base for the expansion area, which is the total appraised value of all taxable real property located in the expansion area, is to be determined as of January 1, 2025, the year in which the TIF District Plan is being amended to include the expansion area.

SECTION 6. That **Exhibit A (A-1)** and **Exhibit B** of Ordinance No. 26020 shall be completely deleted and the new attached **Exhibit A** shall be substituted.

SECTION 7. That **Exhibit A** of Ordinance No. 26096, as amended, shall be completely deleted and the new attached **Exhibit A** shall be substituted.

SECTION 8. That Ordinance Nos. 26020 and 26096 shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That if any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or un-enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
TAMMY PALOMINO, City Attorney

BY: _____
Assistant City Attorney

Passed: _____