

Memorandum



CITY OF DALLAS

DATE September 30, 2025

TO Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT **Upcoming Agenda Item: Management Agreement with Red Bird Public Improvement District Inc. for first year of operations**

On October 22, 2025, the City Council will be asked to consider authorization of a management agreement in an amount not to exceed \$200,000.00 with Red Bird Public Improvement District Inc., the non-profit corporation designated as the management entity for the RedBird Public Improvement District (RBPID), for its first year of operation.

Background

On May 28, 2025, the City Council authorized the creation of the RBPID for a ten-year term (2026–2035) in accordance with Chapter 372 of the Texas Local Government Code by Resolution No. 25-0872

On August 27, 2025, the City Council designated Red Bird Public Improvement District Inc. as the management entity for RBPID, approved the RBPID 2026 Service Plan, and authorized a management agreement funded from special assessments by Resolution No. 25-1408.

In addition to that ongoing management agreement funded from special assessments on taxable property in the RBPID, this agreement coming before City Council on October 22, 2025 is a separate and distinct agreement with RBPID and is proposed to be funded solely by a City Council District 3 discretionary allocation in an amount not to exceed \$200,000.00 from the ARPA Redevelopment Fund. Unlike the management agreement authorized by City Council on August 27, 2025 (which governs RBPID's long-term management beginning January 1, 2026), this management agreement coming before City Council on October 22, 2025 will provide one-time stand-alone support to ensure that the RBPID has the organizational capacity and resources necessary to launch operations during its first year (i.e., prior to the collection of special assessment revenues). This management agreement does not amend, replace, or duplicate the management agreement authorized by City Council on August 27, 2025, and this management agreement creates no future fiscal year commitments.

Pursuant to Texas Local Government Code Chapter 252.022(7), this management agreement is exempt from the bidding requirements because the management services are available from only one source. Specifically, the petition establishing the RBPID designated RBPID as the management entity, as authorized under Chapter 372 of the

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Texas Local Government Code, and City Council confirmed and authorized this designation by Resolution No. 25-1408 on August 27, 2025.

Should you have any questions, please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690 or maria.smith@dallas.gov.

Service First, Now!



Robin Bentley,
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors