

May 28, 2025

**WHEREAS**, Chapter 372 of the Texas Local Government Code (“the Act”) allows for the creation of public improvement districts; and

**WHEREAS**, on February 1, 2025, the Preferred Place, LLC (“PP”), representing owners of real property located within the RedBird Public Improvement District (the “District”), delivered to the City of Dallas a petition to create the District in accordance with the Act; and

**WHEREAS**, the Act requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area or 50% of the record owners of real property liable for assessment; and

**WHEREAS**, the City’s Public Improvement District (PID) Policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment for new or renewing commercial or mixed-use district PIDs; and

**WHEREAS**, City staff reviewed the petitions and determined that owners of record representing at least 50% of the appraised value and at least 50% of the land area of real property liable for assessment have signed the petitions, thereby meeting the minimum requirements for creation set in the Act but falling below the City’s petition approval threshold from owners of at least 60% of value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment; and

**WHEREAS**, pursuant to the City’s PID Policy, a waiver to the City’s 60% threshold criteria shall only be authorized by a vote of a three-quarters majority of the City Council; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution providing for the establishment of the District to provide supplemental public services to be funded by assessments on real property and real property improvements, City Council must hold a public hearing on: (i) the advisability of the improvements; (ii) the nature of the improvements; (iii) the estimated cost of the improvements; (iv) the boundaries of the public improvement district; (v) the method of assessment; and (vi) the apportionment of costs between the district and the municipality as a whole; and

**WHEREAS**, On April 23, 2025, the City Council authorized a waiver to the minimum public improvement district petition thresholds outlined in the City’s PID Policy, by Resolution No. 25-0659; and

**WHEREAS**, on April 23, 2025, the City Council called for a public hearing to be held on May 28, 2025, to hear comments and concerns regarding the creation of the District and at the close of the public hearing, to consider a resolution to create the District, by Resolution No. 25-0647; and

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**WHEREAS**, after providing the notices required by Section 372.009 of the Act, the City Council on May 28, 2025, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.

**Now, Therefore,**

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

**SECTION 1.** That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on May 28, 2025, hereby finds and declares:

- A. District Name.** The name of the District is RedBird Public Improvement District.
- B. Advisability of Services and Improvements Proposed for District.** It is advisable to create the District to provide the services and improvements described in this Resolution and **Exhibit B**.
- C. District Location.** The District is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The boundaries of the District are shown in **Exhibit A**.
- D. Nature of the Proposed Services and Improvements.** The purpose of the assessments to be levied in the District is to supplement and enhance services provided to or for the District's benefit, including, but not limited to: public safety and enhanced security, capital improvements, distinctive lighting and signage, marketing and promotional activities, and related expenses incurred to establish, administer, and operate the District as authorized by the Act and the City Council. To the extent of a conflict between the proposed permissible services and improvements referenced in this Petition, the Service Plan, and the Act, the Act shall prevail.
- E. Estimated Cost of the Services and Improvements. No Bonded Indebtedness.** During the next ten-year term of the District, the estimated annual cost of services and improvements to be provided by the District is expected to begin at approximately \$241,500.00 in 2026 and to end at \$1,233,101.00 in 2035. The total estimated net assessment revenue to be collected during the ten-year period is approximately \$5,927,368.00. The District shall incur no bonded indebtedness. The ten-year budget detailing the estimated cost per year and total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**. The proposed services and improvement cost shall be paid solely from assessment funds or sources other than additional City funds.

**SECTION 1. (continued)**

- F. Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD"). The net assessment amount for 2026 is proposed to be \$278,000.00. The annual assessment rate for 2026 is approximately equal to \$0.15 per \$100.00 valuation. Once levied, this assessment rate shall not increase during the 2026 Service Plan year.

Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation, subject to appropriations set forth in the petition that created the District. Any future increase in the assessment rate would also be subject to a public hearing and the City Council approval.

- G. Apportionment of Costs Between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Texas Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from the City real property taxes. Payment of assessments by exempt jurisdictions and entities must be established by contract. Property owned by tax-exempt religious organizations will be exempt from assessment as well as the City rights-of-way, the City parks, railroad rights-of-way, and cemeteries. The City of Dallas is not responsible for payment of assessment against the City-owned property in the District.

- H. District Management.** The District shall be managed by Preferred Place, LLC (PP), a Texas limited liability company established as a limited liability company under applicable state laws, or its successors or assigns, as approved by property owners and the City Council. Any successor or assignee shall be subject to approval by the Director of the Office of Economic Development. PP will be responsible for the management of the District, development, and the recommendation of an annually updated Service Plan, and perform other required responsibilities pursuant to a

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**SECTION 1.** (continued)

contract with the City. The City Council will review and approve annually the Service Plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act.

- I. **District Dissolution.** The District shall automatically dissolve on December 31, 2035, unless renewed or dissolved through the petition and approval process as provided by the Act. If the District is dissolved, the District nonetheless shall remain in effect for the purpose of meeting obligations of indebtedness for improvements.
- J. **Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. At this time, staff is not recommending that an advisory board be appointed but is recommending that the responsibilities for the development and recommendation of the annual Service Plan and other duties of the advisory board contained in the Act be assigned to PP or a successor entity approved by property owners and the City Council.

**SECTION 2.** That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and that the action of the City Council closing the public hearing in these proceedings is hereby ratified and confirmed.

**SECTION 3.** That the District is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution, with an effective date of January 1, 2026. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 1 of this Resolution and **Exhibit B**.

**SECTION 4.** The District shall automatically dissolve on December 31, 2035 unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law. The power of the City to continue to levy and collect assessments within the District will cease, and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient under Section 372.005(b) of the Act.

**SECTION 5.** That City Council hereby approves the Petitioned Service Plan prepared by PP which is attached hereto and made part hereof (**Exhibit B**) and directs PP to implement it in accordance with the Act and the following contractually required administrative provisions:

- A. **Service Plan Budget Modifications.** The Petitioned Service Plan covers a period of 10 years, groups services and improvements to be provided into program

**SECTION 5.** (continued)

categories ("Program Category"), and the percentage of available funds allocated to each Program Category by PP. As required by the Act, changes to the adopted Annual Service Plan budget amounts require the City Council approval.

- B. No Collection of Assessments in Excess of Petitioned Cost Total.** The City has no power to levy and collect assessments within the District in excess of the total cost of services and improvements that property owners agreed to when they signed the District's creation petition. If appraised property values increase or decrease within the District, the apportionment of the cost among the property owners may change on an annual basis but the cumulative amount of assessment revenue that is generated over the District's term cannot exceed the total cost of services and improvements projected on the Petitioned Service Plan. No over-collection of assessments is anticipated over the District's term. If, however, the District's cumulative, net assessment collections will exceed the cumulative assessments budgeted on the Petitioned Service Plan, PP shall: (1) reduce the District's assessment rate in a subsequent year(s) to offset the over-collection, (2) return the assessment funds to the property owners, and/or (3) retain and not expend such additional assessments until a revised petition for an early renewal of the District that includes the additional assessments and increased service levels/costs is signed by the District property owners and approved by the City Council, in accordance with the Act and the City's PID Policy.
- C. Excess Funds.** The District must identify any unspent assessment funds arising from greater than anticipated collections and/or lower than budgeted costs on the upcoming year's Annual Service Plan as either revenue available for current/future expenditures or return the excess funds to property owners. The District's revenue at any time (inclusive of unspent carry-forward revenue and interest generated from assessments) should not exceed the total cost of services and improvements budgeted on the Petitioned Service Plan. Requests to carry-forward funds in excess of 20.0% of the District's budgeted collections, PP must explain/justify why the District is carrying such a large fund balance (i.e., future capital improvement project, etc.). At no time shall carryover funds be used for services or improvements that were not approved in the District's Petition. If in the last year of the District's term, there are unspent funds, the City Council reserves the right to adjust the assessment rate to absorb such funds to the extent not otherwise approved by the City Council to be used during the District's ensuing creation term. In all instances, the City Council shall have final approval as to whether the District and/or PP is permitted to carry over assessments to the following year.
- D. Expenditure Overruns and Use of Approved Fund Balance/Contingency Reserves.** If annual expenditures will exceed revenues (for example, due to lower than projected collections or greater than projected costs), PP shall take measures

**SECTION 5.** (continued)

to avoid a negative fund balance at year-end, such as: (1) reducing spending among Program Categories in a manner that best serves the interest of District property owners, tenants, and residents, provided that amendments to Program Category budget percentages require the City Council approval, (2) accessing approved amounts set-aside in a budgeted contingency reserve category as applicable, (3) and/or accessing approved excess assessments carried forward from prior year fund balance.

**SECTION 6.** That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with PP to manage special supplemental services to be paid from the assessments collected. The contract with PP shall be in accordance with the Petitioned Service Plan and this Resolution and shall provide for compliance by the PP with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

**SECTION 7.** That the contract with PP shall also provide for assessment collection services by Dallas County ("County") to the PP for collection of the special assessments. The County shall receive a fee per account as compensation for its collection services. Currently, the fee is \$2.90 per account and subject to change by the County.

**SECTION 8.** That the contract with PP shall provide that the City shall be responsible for disbursement of the assessments to the District. City will transfer assessment funds to PP at least 30-45 days from the end of the previous month. Additionally, City will retain a percentage of the net assessments (assessments less collection service fees) for repayments, if any, required by the County in settlement of tax protests ("retainage funds"). If the retainage funds are not sufficient to address repayments, the deficiency funds shall be provided by PP.

**SECTION 9.** That the contract shall include, but not limited to, the terms and conditions as set forth in the City of Dallas Public Improvement District Policy as amended on January 8, 2025 by Resolution No. 25-0162.

**SECTION 10.** That the Director of the Office of Economic Development (or his or her designee) is directed to, no later than seven (7) days after the date this resolution takes effect, shall file a copy of this resolution with the Dallas County Clerk's office in accordance with Section 372.010 of the Act.

**SECTION 11.** This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.