

October 22, 2025

WHEREAS, the City of Dallas (City) recognizes the importance of its role in local economic development; and

WHEREAS, on December 9, 1992, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) in accordance with the Tax Increment Financing Act, as amended, Texas Tax Code, Chapter 311, as amended (the Act) to promote development and redevelopment in the District through the use of tax increment financing by Resolution No. 92-4302; Ordinance No. 21492, as amended; and

WHEREAS, on April 9, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Resolution No. 97-1225; Ordinance No. 23092, as amended; and

WHEREAS, on October 18, 2018, the Dallas Park and Recreation Board adopted the Dallas Heritage Village at Old City Park Master Plan; and

WHEREAS, on October 18, 2018, the Cedars TIF District Board of Directors reviewed and adopted an Economic Development TIF Grant Program for the Cedars TIF District, as amended (attached as Exhibit A); and

WHEREAS, on October 18, 2018, the Cedars TIF District Board of Directors reviewed and recommended approval of Cedars TIF District funding in an amount not to exceed \$650,000.00 (in the form of a grant) to support the historic restoration of the Park Avenue House and Rall House to be used as co-working office space at the Dallas Heritage Village (now Old City Park) located at 1515 South Harwood Street; and

WHEREAS, on June 12, 2019, the City Council authorized (1) a development agreement with the Dallas County Heritage, Society (DCHS), in an amount not to exceed \$650,000.00, payable from existing and/or future Cedars TIF District Funds, to support the historic restoration of the Park Avenue House and Rall House to be used as co-working office space at the Dallas Heritage Village (now Old City Park) located at 1515 South Harwood Street; and (2) an increase in appropriations in an amount not to exceed \$650,000.00 in the Cedars TIF District Fund by Resolution No. 19-0918; and

WHEREAS, due to turnover of leadership at DCHS as well as impacts of COVID-19 in 2020 and 2021, DCHS was unsuccessful in raising the \$550,000.00 in required matching funds for the project, and, as a result, the development agreement was never executed, and the project never moved forward; and

WHEREAS, on October 26, 2022, the City received a new request from the DCHS for TIF District funding to support an updated historic restoration project at Old City Park; and

October 22, 2025

WHEREAS, on November 8, 2022, the Cedars TIF District Board of Directors reviewed and unanimously recommended approval of a development agreement with the Dallas County Heritage Society in an amount not to exceed \$650,000.00 payable from existing Cedars TIF District funds in consideration of the historic restoration of the Blum House and the Rall House to be used for leasable office space and park programming at Old City Park located at 1515 South Harwood Street; and

WHEREAS, the expenditure of Cedars TIF District funds supporting this Project is consistent with promoting development and redevelopment of the Cedars TIF District in accordance with the purposes for its creation, the ordinance adopted by the City Council approving the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan, and is for the purpose of making public improvements consistent with and described in the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan; and

WHEREAS, the proposed Project supports the following goals of the Cedars TIF District's Project Plan and Reinvestment Zone Financing Plan: (1) support the growth and success of activities at the Dallas Convention Center, Dallas Heritage Village (now Old City Park), and Farmers Market, (2) secure growth and investment in the Cedars TIF District, (3) encourage economic revitalization through hotel, for-sale and rental housing, retail, and office development, and (4) encourage preservation of historic buildings; and

WHEREAS, on December 14, 2022, to further implement the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan, the City entered into a development agreement with DCHS in an amount not to exceed \$650,000.00 payable in the form of a grant from existing Cedars TIF District Funds, in consideration of the historic restoration of the Blum House and the Rall House at Old City Park (the Project) located at 1515 South Harwood Street by Resolution 22-1774; and

WHEREAS, on January 26, 2023, a Request for Qualifications was issued for Engineering, Architectural and Landscape Architecture Consulting Services for the 2024 Capital Improvements Projects: and

WHEREAS, on October 22, 2024, the Park and Recreation Department, Planning and Design Division Facilities Group sent a Request for Proposal for Architectural and Engineering Services for the City Park - Blum and Rall House Restorations Project to the nine top ranked architecture firms: and

WHEREAS, on December 12, 2024, in accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, TreanorHL, Inc. was selected as the most qualified consultant for the City Park - Blum and Rall House Restorations Project: and

October 22, 2025

WHEREAS, it is now desirable to authorize a professional services contract with TreanorHL, Inc. for architectural and engineering services for the discovery / scope-to-budget assessment of existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the City Park for the Blum and Rall House Restorations Project located at 1515 South Harwood Street, in an amount not to exceed \$401,207.00.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a professional services contract with TreanorHL, Inc., approved as to form by the City Attorney, for architectural and engineering services for the discovery/scope-to-budget assessment, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Blum and Rall House(s) Restoration Project located at 1515 South Harwood Street in City Park, in an amount not to exceed \$401,207.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$401,207.00 to TreanorHL, Inc., as follows:

Blum House

Cedars Tax Increment Financing District Fund
Fund 0033, Department ECO,
Unit W438, Object 4112,
Activity TCED, Program CEDTIF0011,
Encumbrance/Contract No. PKR-2025-00027794,
Commodity 90600, Vendor VC30683

\$99,800.00

Rall House

Cedars Tax Increment Financing District Fund
Fund 0033, Department ECO,
Unit W438, Object 4112,
Activity TCED, Program CEDTIF0011,
Encumbrance/Contract No. PKR-2025-00027794,
Commodity 90600, Vendor VC30683

\$299,400.00

October 22, 2025

SECTION 2. (continued)

Reimbursables	
Cedars Tax Increment Financing District Fund	
Fund 0033, Department ECO,	
Unit W438, Object 4112,	
Activity TCED, Program CEDTIF0011,	
Encumbrance/Contract No. PKR-2025-00027794,	
Commodity 90600, Vendor VC30683	<u>\$ 2,007.00</u>
 Total	 \$401,207.00

SECTION 3. That 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.