

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 1, 2026

26-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
MAYOR PRO TEM JESSE MORENO, PRESIDING

PRESENT: [6] Moreno, Ridley, Gracey, Cadena, Blair, Roth

ABSENT: [1] West

The meeting was called to order at 1:00 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 1:00 p.m. and reconvened to open session at 2:48 p.m.

After all business properly brought before the city council had been considered, the meeting adjourned at 4:43 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 1, 2026

EXHIBIT A

RECEIVED

2026 MAY 26 PM 6:39

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

260512

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

June 1, 2026

1:00 PM

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart **Assigned: 08/29/25	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West **Assigned: 08/29/25
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart **Assigned: 08/29/25	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley **Assigned: 08/29/25
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West **Assigned: 08/29/25	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart * Assigned: 07/17/25	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, Mendelsohn, Moreno, Resendez, Roth, West, Willis ***Assigned: 09/16/25	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart **Assigned: 08/29/25
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley **Assigned: 08/29/25	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis **Assigned: 08/29/25
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn **Assigned: 08/29/25
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth **Assigned: 08/29/25

(C) – Chair, (VC) – Vice Chair

*Assigned:07/17/25

**Assigned: 08/29/25

***Assigned: 09/16/25

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings **of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This Council Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1d372e057ce0d8ba8dec55d67f23eb34>

Call to Order

MINUTES

1. [26-1824A](#) Approval of May 4, 2026, Economic Development Committee Meeting Minutes

Attachments: [Minutes](#)

The committee may vote to make recommendations to City Council regarding any of the following items on this agenda.

BRIEFING ITEMS & ACTION ITEMS

- A. [26-1826A](#) Review and approve a list of recommended census tracts for nomination to the Economic Development & Tourism Office within the Governor's Office for possible designation as Opportunity Zones pursuant to the Opportunity Zone Program (Opportunity Zone 2.0) as administered by the U.S. Department of the Treasury [Heather Lepeska, Deputy Director, Office of Economic Development]

Attachments: [Presentation](#)

- B. [26-1825A](#) Planning & Development Department: *DallasNow* Year One [Jason Pool, Assistant Director, Planning & Development]

Attachments: [Presentation](#)

BRIEFING MEMOS & ACTION ITEMS

C. [26-1827A](#)

Upcoming Agenda Items: New Markets Tax Credit transactions in support of the following three projects: Forest Theater Redevelopment at 1918 Martin Luther King Jr. Blvd, Salvation Army of North Texas Campus at 8625 N. Stemmons Freeway, and Pecan Deluxe Manufacturing Expansion at 2575 Lone Star Drive [Heather Lepaske, Deputy Director, Office of Economic Development]

Attachments: [Memorandum](#)

D. [26-1828A](#)

Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 3 Exterior Improvement Grant Program for Retail Properties in accordance with the Program Statement (Exhibit A) for economic development grants of up to \$100,000 to eligible small businesses in City Council District 3 to support building facade improvements and other exterior capital improvements to retail properties in City Council District 3; and (2) the allocation of \$1,200,000 for the District 3 Exterior Improvement Grant Program for Retail Properties [Heather Lepaske, Deputy Director, Office of Economic Development]

Attachments: [Memorandum](#)

E. [26-1829A](#)

Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 5 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for economic development grants of up to \$100,000 to eligible small businesses in City Council District 5 to support building facade improvements and other exterior capital improvements to commercial properties in City Council District 5; (2) the rescission of the pilot economic development program established by City Council Resolution No. 19-0948 on June 12, 2019, and as amended by City Council Resolution No. 20-1232 on August 26, 2020, specifically for Neighborhood Empowerment Zone No. 10 ("NEZ No. 10"), and (3) the reallocation of \$950,000 from the NEZ No. 10 economic development program to the District 5 Exterior Improvement Grant Program for Commercial Properties [Heather Lepaske, Deputy Director, Office of Economic Development]

Attachments: [Memorandum](#)

F. [26-1830A](#)

Upcoming Agenda Item: Authorize a business personal property tax abatement agreement with Amarumayu, LLC and/or affiliates for a period of ten (10) years in an amount equal to the City's taxes assessed on fifty percent (50%) of the increased taxable value of the business personal property resulting from the Project to be located on real property addressed as 9078 Van Horn Drive, Dallas, Texas 75241 (City Council District 8) [Heather Lepaske, Deputy Director, Office of Economic Development]

Attachments: [Memorandum](#)

- G. [26-1869A](#) Potential School Construction and Zoning Review Updates [Emily Liu, Director, Planning and Development]

Attachments: [Memorandum](#)

- H. [26-1876A](#) Evaluation of Electronic Vehicle (EV) Charging Infrastructure Requirements and Research Overview and Peer City Analysis for Potential EV Policy Amendments [Mina Eskander, Deputy Director, Planning and Development]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 1, 2026

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 1, 2026

Item 1: Approval of May 4, 2026, Economic Development Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Gracey and unanimously adopted. (West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 1, 2026

BRIEFING ITEMS AND ACTION ITEMS

Item A: Review and approve a list of recommended census tracts for nomination to the Economic Development & Tourism Office within the Governor's Office for possible designation as Opportunity Zones pursuant to the Opportunity Zone Program (Opportunity Zone 2.0) as administered by the U.S. Department of the Treasury

The following individuals addressed the committee on the item:

- Heather Lepaske, Deputy Director, Office of Economic Development; and
- Kevin Spath, Director, Office of Economic Development

Councilmember Ridley moved to forward the recommended list of 42 Opportunities Zones to the Governor's Office.

Motion seconded by Councilmember Roth.

During discussion, Councilmember Ridley amended his motion to adopt the list of 42 census tracks as Opportunity Zones to the Governor's Office; with the allowance of councilmembers to withdraw any census track within their districts with a deadline of June 15, 2026; there was no objection voiced by the committee.

After discussion, Chair Ridley called a vote and declared the item unanimously forwarded as amended. (West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 1, 2026

BRIEFING ITEMS AND ACTION ITEMS

Item B: Planning & Development Department: *DallasNow* Year One

The following individuals addressed the committee on the item:

- Jason Pool, Assistant Director, Planning & Development; and
- Emily Liu, Director, Planning and Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 1, 2026

BRIEFING MEMOS AND POTENTIAL ACTION ITEMS

- Item C: Upcoming Agenda Items: New Markets Tax Credit transactions in support of the following three projects: Forest Theater Redevelopment at 1918 Martin Luther King Jr. Blvd, Salvation Army of North Texas Campus at 8625 N. Stemmons Freeway, and Pecan Deluxe Manufacturing Expansion at 2575 Lone Star Drive
- Item D: Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 3 Exterior Improvement Grant Program for Retail Properties in accordance with the Program Statement (Exhibit A) for economic development grants of up to \$100,000 to eligible small businesses in City Council District 3 to support building facade improvements and other exterior capital improvements to retail properties in City Council District 3; and (2) the allocation of \$1,200,000 for the District 3 Exterior Improvement Grant Program for Retail Properties
- Item E: Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 5 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for economic development grants of up to \$100,000 to eligible small businesses in City Council District 5 to support building facade improvements and other exterior capital improvements to commercial properties in City Council District 5; (2) the rescission of the pilot economic development program established by City Council Resolution No. 19-0948 on June 12, 2019, and as amended by City Council Resolution No. 20-1232 on August 26, 2020, specifically for Neighborhood Empowerment Zone No. 10 (“NEZ No. 10”), and (3) the reallocation of \$950,000 from the NEZ No. 10 economic development program to the District 5 Exterior Improvement Grant Program for Commercial Properties

The committee discussed the items.

- Item F: Upcoming Agenda Item: Authorize a business personal property tax abatement agreement with Amarumayu, LLC and/or affiliates for a period of ten (10) years in an amount equal to the City’s taxes assessed on fifty percent (50%) of the increased taxable value of the business personal property resulting from the Project to be located on real property addressed as 9078 Van Horn Drive, Dallas, Texas 75241 (City Council District 8)

Councilmember Blair moved to forward item F to the full city council with the committee’s recommendation of approval.

Motion seconded by Councilmember Roth and unanimously adopted. (Cadena absent when vote taken; West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

JUNE 1, 2026

BRIEFING MEMOS AND POTENTIAL ACTION ITEMS (cont.)

Item G: Potential School Construction and Zoning Review Updates

Item H: Evaluation of Electronic Vehicle (EV) Charging Infrastructure Requirements and Research Overview and Peer City Analysis for Potential EV Policy Amendments

Chair Moreno held item G and item H until the next Economic Development Committee meeting.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, JUNE 1, 2026

EXHIBIT C