

November 12, 2025

WHEREAS, the City of Dallas, to perform its governmental functions, seeks to ensure efficient and cost-effective use of City facilities to best serve residents and employees; and

WHEREAS, in an August 29, 2025 memorandum, the Mayor laid out the City Council Committee assignments and gave each a policy priority for the 2025-2027 City Council term; and

WHEREAS, the Committee on Finance was directed to “Determine whether Dallas City Hall and other municipal facilities effectively support City operations and best serve the citizens of Dallas; Consider all potential options and identify the most fiscally responsible course to address the mounting deferred maintenance and carrying costs of Dallas City Hall”; and

WHEREAS, the Committee on Finance received a briefing on the state of Dallas City Hall on October 21, 2025; and

WHEREAS, the Special Called Joint Meeting of the Economic Development Committee and Finance Committee received a briefing on the state of Dallas City Hall on November 3, 2025; and

WHEREAS, the Committee on Finance received a briefing on the state of Dallas City Hall on November 4, 2025, and

WHEREAS, the Committee on Finance asked staff to explore relocating City operations to alternative facilities; and

WHEREAS, further evaluation of real estate and economic development opportunities is necessary to guide decisions regarding the future of City Hall and related facilities.

Now, Therefore,

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

SECTION 1. That the City Council hereby directs the City Manager to **(i)** evaluate real estate opportunities to advance Option 3 from the November 4, 2025 State of City Hall Briefing; and **(ii)** report the findings to the Committee on Finance no later than February 2026.

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SECTION 2. That the scope of the evaluation of the real estate opportunities should include the following:

- a) Finalize the evaluation of office space needs for departments currently located within City Hall, the Oak Cliff Municipal Center, and other major City staff facilities;
- b) Review office space available for lease and purchase citywide, and develop a list of proposed sites for creation of one or more new government center offices;
- c) Compare the costs to lease, buy, or build replacement office space versus the cost to repair City Hall;
- d) Leverage external expertise, pursuant to applicable laws, to review deferred maintenance costs determined by staff;
- e) Review alternate siting options for non-traditional office uses currently housed at City Hall such as data center space, call center staff, emergency operations center space, ceremonial space, and City Council Chambers; and;
- f) Present an update on each item above to the Committee on Finance no later than February 2026.

SECTION 3. That the City Council further directs the City Manager to evaluate economic development options to redevelop City Hall in a manner supportive of the Kay Bailey Hutchison Convention Center Master Plan, that increases tax revenue to the City of Dallas, and that creates catalytic growth in the central business district and to report findings to the Committee on Finance.

SECTION 4. That the scope of the evaluation of the economic development options should include the following:

- a) Completion of a market study of the highest and best use(s) for the City Hall site;
- b) Completion of an analysis of the potential economic impact of a redevelopment of the City Hall site based on the market study findings; and
- c) Determination of the value of the City Hall site.

SECTION 5. 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.