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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Public Notice

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CITY SECRETARY

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**Tax Increment Reinvestment Zone Number Twelve
("DEEP ELLUM TIF DISTRICT")**

**Tax Increment Reinvestment Zone Number Thirteen
("GRAND PARK SOUTH TIF DISTRICT")**

**BOARD OF DIRECTORS
SPECIAL CALLED JOINT MEETING**

**June 22, 2026 at 2 p.m.
Dallas City Hall, 6DN Conference Room and Videoconference**

Detailed information pertaining to this agenda may be found at
<https://cityofdallas.legistar.com/Calendar.aspx>

Video Conference:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m4d0c0b23543e266f2ac301cc1b5020aa>

Telephone: (469) 210-7159 **Access Code:** 2499 789 7041

The City of Dallas will make reasonable modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Equity & Inclusion by calling (214) 670-7311 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

Individuals and interested parties wishing to speak must register with the Office of Equity & Inclusion by calling (214) 670-7311, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Modificaciones Razonables a los programas u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Equidad y Inclusión llamando al (214) 670-7311 o TTY (800) 735-2989, dos (2) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/government/Pages/Live.aspx>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en la Oficina de Equidad y Inclusión llamando al (214) 670-7311, 24 horas antes del tiempo de la reunión.

AGENDA

1. Call meeting to order and declare a quorum is established.
Jon Hetzel, Chair, Deep Ellum TIF District
Michael Hubbard, Chair, Grand Park South TIF District
2. Action Item: Select chair to preside over the Special Called Meeting.
3. Introduction of meeting participants.
4. Public comments pertaining to agenda items 5 through 10.

Action Items (5-10):

5. Review and consider the Meeting Record of the January 28, 2026 Deep Ellum TIF District Board Meeting.
Presenter: Vasavi Pilla, Senior Manager, Office of Economic Development
Board(s): Deep Ellum TIF District
Recommended Action: Approve
6. Review and consider the Meeting Record of the December 4, 2025 Grand Park South TIF District Board Meeting.
Presenter: Angela Hardiman, Manager, Office of Economic Development
Board(s): Grand Park South TIF District
Recommended Action: Approve
7. Review and consider TIF development agreement with Fair Park First in an amount not to exceed \$3,000,000, from the Deep Ellum TIF District Set-Aside for Grand Park South Area – Infrastructure and Places of Assembly, in consideration of the Community Park at Fair Park Project located within Fair Park in the Grand Park South area.
Presenter(s): Angela Hardiman, Manager, Office of Economic Development
Vasavi Pilla, Senior Manager, Office of Economic Development
Board(s): Deep Ellum TIF District
Recommended Action: Approve and forward a recommendation of approval to City Council.
8. Review and consider a request by the City's Park and Recreation Department of an amount not to exceed \$500,000, from the Deep Ellum TIF District Set-Aside for Grand Park South Area – Infrastructure and Places of Public Assembly, for design and engineering services related to the North Phase of the Fair Park Loop Trail Project in the Grand Park South area located within and adjacent to Fair Park in the Grand Park South area.
Presenter(s): Angela Hardiman, Manager, Office of Economic Development
Vasavi Pilla, Senior Manager, Office of Economic Development
Board(s): Deep Ellum TIF District
Recommended Action: Approve and forward a recommendation of approval to City Council.

9. Review and consider request by Dallas Water Utilities and the City's Transportation and Public Works Department of an amount not to exceed \$500,000, from the Deep Ellum TIF District Set-Aside for Grand Park South Area – Infrastructure and Places of Public Assembly, for engineering services related to the Water, Wastewater, Stormwater, Paving, and Transportation Infrastructure Needs Assessment Study for the MLK, Jr. Station/J.B. Jackson Jr. Transit Center development area, generally focused on a one-half mile radius from the MLK, Jr. Station/J.B. Jackson Jr. Transit Center, in the Grand Park South area.
Presenter: Angela Hardiman, Manager, Office of Economic Development
Board(s): Deep Ellum TIF District
Recommended Action: Approve and forward a recommendation of approval to City Council.

10. Review, and consider Thirty21, a new multi-family project proposed to be developed by the Phoenician Development Group LLC, in partnership with the Dallas Public Facility Corporation, on approximately 0.91 acres at 3021 Martin Luther King Jr. Blvd in the Grand Park South TIF District.
Presenter: Jasmine Bazley, Assistant Director, Office of Housing & Community Empowerment
Board(s): Grand Park South TIF District
Recommended Action: Approve recommendation of project to the Office of Housing and Community Empowerment.

11. Adjournment
Jon Hetzel, Chair, Deep Ellum TIF District
Michael Hubbard, Chair, Grand Park South TIF District

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 pistola 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**."

June 22, 2026 – Special Called Joint Meeting
Board of Directors of Deep Ellum TIF District and
Grand Park South TIF District

"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.**"

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 matters regarding cybersecurity measures, policies, or contracts aimed at protecting critical infrastructure facilities [Tex. Govt. Code §551.0761]