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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

CITY CENTER TIF DISTRICT
BOARD OF DIRECTORS
SPECIAL CALLED MEETING NOTICE

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

Reinvestment Zone Number Five, City of Dallas, Texas
("City Center Tax Increment Financing District")

November 19, 2024, at 11:00 a.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=m7de28ac65c1229448c4ace02de440c5e>

Telephone: (469) 210-7159

Access Code: 2485 199 1402

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.
Chair Joseph Pitchford, City Center Tax Increment Financing District
2. Introduction of meeting participants.
3. Public comments pertaining to agenda items 4 and 5.
4. Review and consider the Meeting Record of the January 11, 2024 joint meeting of the City Center TIF District Board of Directors, the Downtown Connection TIF District Board of Directors, and the Downtown Dallas Development Authority Board of Directors.
Presenter: Dorcy Clark, Senior Manager, Office of Economic Development
Recommended Action: Approve
5. Review and consider a development agreement with West End Lofts LP and/or its affiliates (“Developer”) in an amount not to exceed \$49,000,000 (“City Subsidy”) comprised of: (1) an amount not to exceed \$7,357,605 in the form of a Chapter 380 economic development grant sourced from the City’s Public/Private Partnership Fund; (2) an amount not to exceed \$13,366,719 in the form of a Chapter 380 economic development grant sourced from 2012 and 2024 City General Obligation Bond Funds; and (3) an amount not to exceed \$28,275,676 (“TIF Subsidy”) payable from current and future City Center TIF District funds in consideration of the West End Lofts Project, a mixed-use, mixed-income, and transit-oriented development project proposed on real property currently addressed as 805 Elm Street, 711 Elm Street, and 211 N. Austin Street (“Property”) located within and adjacent to the City Center TIF District
Presenter: Dorcy Clark, Senior Manager, Office of Economic Development
Recommended Action: Approve TIF Subsidy and forward a recommendation of approval of the TIF Subsidy to City Council
6. Adjournment
Chair Joseph Pitchford, City Center Tax Increment Financing 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.**"

"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]