

Exhibit A

City of Dallas Cedars Tax Increment Financing District Economic Development TIF Grant Program Adopted October 18, 2018

The City of Dallas wishes to establish a Grant Program for the Cedars Tax Increment Financing (“TIF”) District, pursuant to Chapter 311 of the Texas Tax Code, to implement the Project and Reinvestment Zone Financing Plan (“Plan”) for the Cedars Tax Increment Financing District (“District”).

Program Purpose

The purpose of the Cedars TIF District Grant Program is to fulfill the public purposes of: (1) development and diversification of the economy of the District; (2) development or expansion of residential, transportation, business, and commercial activity in the District; (4) elimination of unemployment and underemployment in the District; (5) increasing residential units within the District; (6) public infrastructure improvements that create better pedestrian connections and living environment throughout the District; (7) encouraging preservation of historic buildings within the District; (8) support the growth and success of activities at the Dallas Convention Center, Dallas Heritage Village and Farmers Market; and (9) capitalize on activity centers in and adjacent to the District. The City will achieve these objectives by making Economic Development TIF Grants from the tax increment fund of the District. Specific actions allowed under this program include, but is not limited to, providing grants for the following:

Use of Funds

All grant award amounts and awardees must be recommended by the Cedars TIF Board of Directors and approved by City Council. Nothing contained herein shall obligate the City to provide grant awards, as this Program does not constitute an entitlement. Projects that support the purpose of this program **must** demonstrate the project is not financially feasible *but for* additional public support in the form of an Economic Development TIF Grant. Assistance in the form of an Economic Development TIF Grant is available only for those redevelopment and/or development projects that are desirable and not fully funded with other TIF budget categories. Requests for grants to support purely public infrastructure projects must demonstrate general benefit to the District and must specifically address one or more of the program purposes related to infrastructure improvements.

Payment of Funds

No grant funds will be distributed until all conditions of the grant/development agreement have been fulfilled. Grants can only come from increment contributed by the City and must be budgeted in the Plan, which provides for economic development grants. All grant projects are subject to the City’s procurement policies.

Eligible Types of Projects

Project must be at least one of the following types of development:

- Adaptive reuse of existing vacant or underutilized buildings
- Redevelopment of surface parking lots or underdeveloped parcels

- Mixed-income residential projects
- Retail or office development
- High density, mixed-use development
- Relocation of existing buildings to properties within the District
- Projects that provide linkages to existing transit services
- Projects that improve pedestrian, light-rail, car, bicycle and high-speed rail coordination, circulation and design throughout the district, including but not limited to design, lighting, utility burial, signage, wayfinding, streetscaping, landscaping
- Projects that provide offsite public improvements
- Projects that include creation of structured parking
- Public infrastructure projects that create better pedestrian connections and living environment throughout the district
- Projects that create multimodal linkages to other parts of downtown Dallas, including Farmers Market and Convention Center
- Projects applying for North Central Texas Council of Governments' funding programs (i.e. Transportation Alternative Set-Aside Program, Sustainable Development Funding Program, etc.)

General Eligibility Criteria

All grant projects will be reviewed based on the degree to which projects meet or support the following criteria:

- Meet one or more of the Program Purposes
- Activation of the street(s) adjacent to the project
- Project encourages the restoration of historic buildings
- Project incorporates recommendations of the Urban Design Peer Review Panel in to its design
- Project provides linkages to existing public transit, bike system, parking, and park and open spaces.
- Project provides non-project related linkages, improvements or signage to enhance the Cedars neighborhood.
- Project addresses specific district-wide issues such as parking (vehicular and bicycle), pedestrian improvements, mixed income housing, connections to the Central Business district and mobility issues.
- Promotes the development of an east-west traffic corridor within the district
- Promotes employment and business growth within the Cedars community
- Funding will be used as a local match for other grant programs or donations

Additional Requirements for All Grants

- The project and any related development must comply with the Mixed Income Housing Guidelines for the District, if applicable.
- Except in the case of single or limited source procurements (e.g. procurements with utility providers) or other special exceptions, either the developer or the City must competitively bid construction of public improvements and follow the City's Business Inclusion and Development policies for certified minority/women-owned business enterprise (M/WBE) participation in the construction of public improvements.
- The developer must make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction proportionate to the TIF funding provided.

