

Memorandum



CITY OF DALLAS

DATE March 2, 2026

TO Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT **Upcoming Agenda Item: Acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue to support the Fire Station No. 45 relocation and redevelopment project (“Project”) as necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan (City Council District 6)**

In late March or early April 2026, the Facilities and Real Estate Management Department, on behalf of Dallas Fire-Rescue, will seek City Council authorization to acquire approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue in an amount not to exceed \$5,126,000 (\$5,100,000 purchase price plus \$26,000 closing costs) in existing Fort Worth Avenue TIF District funds to support the Fire Station No. 45 relocation and redevelopment project (“Project”) as necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan.

On February 26, 2026, the Fort Worth Avenue TIF District Board of Directors reviewed and recommended approval of: (1) a request by Dallas Fire-Rescue in an amount not to exceed \$7,681,000 from existing Fort Worth Avenue TIF District funds to support the Fire Station No. 45 relocation and redevelopment project (“Project”), specifically including the acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue (“Property”), demolition of existing Property improvements, installation of security fencing for the Property, and professional design services for a new Fire Station No. 45 on the Property, and (2) a finding that the dedication of TIF District funds to support the Project is necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan.

On March 3, 2026, this item will be briefed by memorandum to the Public Safety Committee of City Council.

Please see the attached **Exhibit A** for more detailed information regarding the relocation and redevelopment project for Fire Station No. 45. Should you have any questions or require any additional information, please contact Kevin Spath, Director, Office of Economic Development at (214) 670-1691 or kevin.spath@dallas.gov.

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PAGE **2 of 2**

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Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

EXHIBIT A



Kevin Spath

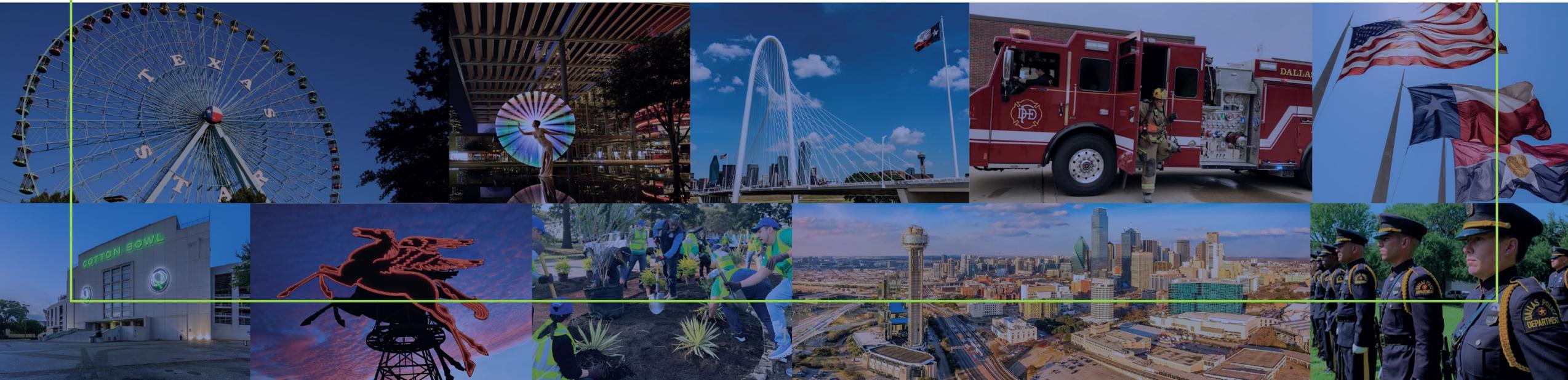
Director

Office of Economic Development

Relocation and Redevelopment of Fire Station No. 45

Economic Development Committee

March 2, 2026



Overview



- **Background**
- **Proposed Project**
- **Next Steps**

- **Appendix**

Background: Fire Station No. 45



About Station

Station #45 opened in 1959 to serve the citizens of West Dallas and North Oak Cliff. The three bay station houses has a livable area of 8,110 square feet. The station's "hidden" in a commercial area; other than the frequent sounds of the speaker opening and sirens sounding, most passersby are not aware of its existence.

Address: 716 West Commerce Street, Dallas, TX 75208

Council District: [District 6 >](#)

Built: 1959

Neighborhood Type: Residential

Number of Bays: 3

Square Miles Served: 3.31

Square Feet: 8,110

Division: 2

Battalion: 1

Apparatus List: Engine 45, Rescue 45, Booster 45

Background: Fire Station No. 45

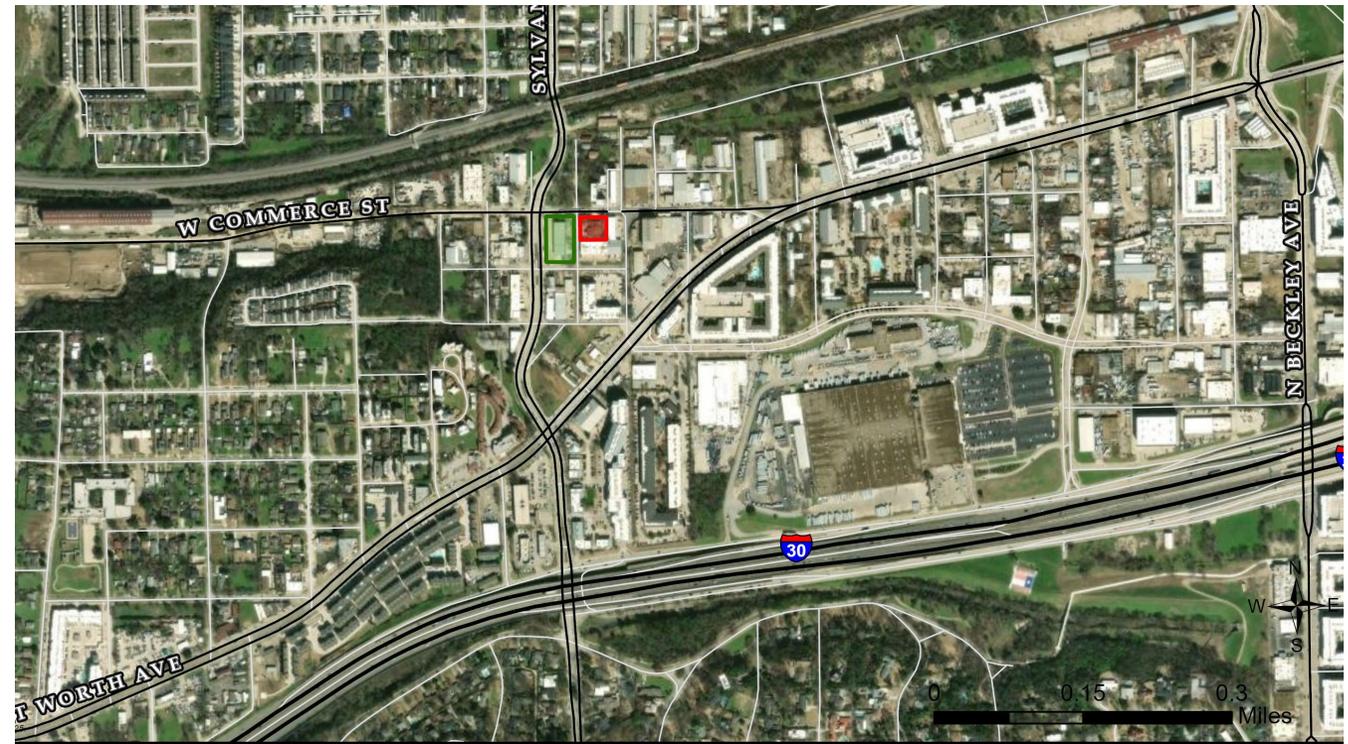
- Aging (66 years old; opened in 1959), undersized, and functionally obsolete facility with inadequate bay capacity, poor layout, ventilation and insulation, and insufficient for modern apparatus and firefighter wellness needs
- Significant life-safety and code deficiencies including no sprinkler or alarm systems, outdated electrical infrastructure, ADA non-compliance, lack of gender-separated facilities, no decontamination zone, and remaining encapsulated asbestos
- Operational and site safety constraints with restricted apparatus maneuvering that requires blocking Commerce Street, no pull-through bays to reduce backing risks, and insufficient on-site parking for personnel and the public
- **Substantial rehabilitation or potential replacement of Fire Station No. 45 was identified for the 2024 Bond Program but did not receive bond funding allocation**

Background: Fire Station No. 45

- Since August 2024, the Office of Economic Development has been collaborating with Dallas Fire-Rescue (DFR) to evaluate potential sites for the relocation and redevelopment of Fire Station No. 45
- In late 2025, DFR prioritized acquisition of 2222 Sylvan Avenue property for future relocation of Fire Station No. 45
- In January 2026, the City's Facilities and Real Estate Management Department (FRM) submitted a non-binding purchase offer of \$5,100,000 (based on independent appraised value of the property) for 2222 Sylvan Avenue, and the property owner accepted the offer

Background: Property to be Acquired

- Property is approximately 0.845 acres at the southeast corner of Sylvan Avenue and W. Commerce Street
- Adjacent to existing Fire Station No. 45
- Zoning: Planned Development District 714 (fire station allowed by-right)
- City Council District 6
- Located in the Fort Worth Avenue TIF District
- 2025 Certified Taxable Value (DCAD) \$1,174,950



Economic Development
Economic Development
-8958

Legend

- Fire Station No. 45
- 2222 Sylvan Avenue

Background: Property to be Acquired

- Fire Station No. 45
- 2222 Sylvan Avenue



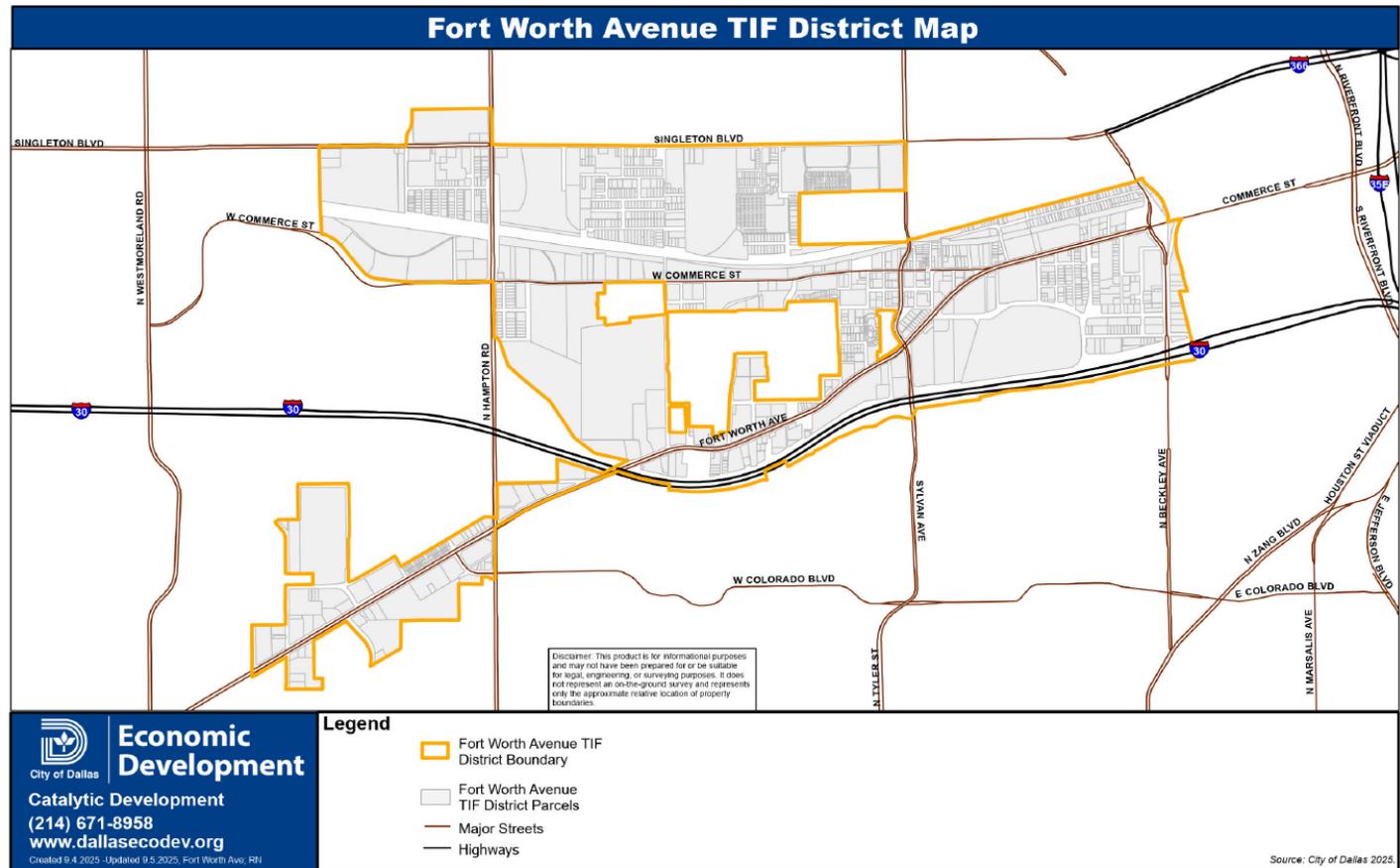
Background: Property to be Acquired

- Property contains one existing 10,757 square foot, one-story commercial building constructed in 1977 and renovated in 2023
- Property is 100% vacant
- Facilities and Real Estate Management Department, in coordination with Office of Economic Development and Office of Environmental Quality and Sustainability, is conducting due diligence review of the Property prior to acquisition



Background: Fort Worth Avenue TIF District

- Established by City Council in 2007
- Project Plan and Reinvestment Zone Financing Plan (Plan) approved in 2008
- Plan amended in 2009 and 2023
- Scheduled to terminate December 31, 2029
- To date, taxable value of real property has increased by \$915,855,281 within the TIF District, an increase of 164% above the adjusted base year value
- City participation: 70% through 2029
- County participation: 55% through 2028



Background: Fort Worth Avenue TIF District

November 2023 Amendments of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan

- Board of Directors and City Council approved several amendments of the Fort Worth Avenue TIF District Project Plan and Financing Plan
- One of the amendments reallocated budget funding capacity to support district-wide initiatives including substantial public infrastructure and public facility needs (i.e. fire station) in the budget category called “Parks, Open Space, Trails, Gateways and other District-Wide Improvements including public facilities”

Proposed Project

- Close on the Property acquisition in April 2026
- Immediately upon Property acquisition, demolish the existing building on the Property and install perimeter security fence
- Coordinate with Office of Bond and Construction Management for procurement of professional design services to commence design of a new Fire Station No. 45.

Proposed Project: Funding

Request by Dallas Fire-Rescue in an amount not to exceed \$7,681,000 from existing Fort Worth Avenue TIF District funds to support the Fire Station No. 45 relocation and redevelopment project (“Project”), specifically including the following components:

- \$5,126,000 (\$5,100,000 purchase price and \$26,000 closing costs) for the acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue (“Property”)
- \$50,000 for demolition of existing Property improvements
- \$5,000 for installation of security fencing for the Property
- \$2,500,000 for professional design services and associated soft costs for the new Fire Station No. 45 (architecture/engineering design fees; geotechnical services; Q-Team plan review; permitting; design contingency; Office of Bond & Construction Management administrative fee)

Proposed Project: Funding

On February 26, 2026, the Fort Worth Avenue TIF District Board of Directors is scheduled to review and consider recommending approval of:

- (1) a request by Dallas Fire-Rescue in an amount not to exceed \$7,681,000 from existing Fort Worth Avenue TIF District funds to support the Fire Station No. 45 relocation and redevelopment project (“Project”), specifically including the acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue (“Property”), demolition of existing Property improvements, installation of security fencing for the Property, and professional design services for a new Fire Station No. 45 on the Property, and
- (2) a finding that the dedication of TIF District funds to support the Project is necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan.

Next Steps

- March 3, 2026: This item will be briefed by memorandum to the Public Safety Committee.
- March 25 or April 8, 2026: The Facilities and Real Estate Management Department, on behalf of Dallas Fire-Rescue, will seek City Council authorization to acquire approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue in an amount not to exceed \$5,126,000 (\$5,100,000 purchase price plus \$26,000 closing costs) in existing Fort Worth Avenue TIF District funds to support the Fire Station No. 45 relocation and redevelopment project (“Project”) as necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan.
- Prior to closing on acquisition, complete due diligence activities and arrange for demolition and installation of security fencing.
- After closing, coordinate with Office of Bond and Construction Management for procurement of professional design services for the new facility.

Appendix

Appendix: Fort Worth Avenue TIF District Budget

- Budget allocation shown includes proposed \$7,681,000 Fort Worth Avenue TIF District funding to support the relocation and redevelopment of Fire Station No. 45

Fort Worth Avenue TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget	Allocated	Balance
Public Infrastructure Improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	\$29,897,074	\$1,790,063	\$28,107,011
Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation	\$36,579,417	\$9,136,875	\$27,442,542
Redevelopment/Development Projects	\$24,386,278	\$0	\$24,386,278
Parks, Open Space, Trails, Gateways and other District-Wide Improvements including public facilities	\$36,579,417	\$9,531,000	\$27,048,417
Economic Development Grants	\$36,579,417	\$5,624,811	\$30,954,606
Administration and Implementation	\$5,364,981	\$1,024,269	\$4,340,712
Total project costs	\$169,386,583	\$27,107,018	\$142,279,566
<p><i>Budget shown above in estimated current dollars based on assumption of aggressive growth for the remaining term of the TIF District; this assumption results in the Plan budget not being realized; TIF Plan shows the budget in net present value; Values above do not include interest payments or receipts.</i></p> <p><i>Public Infrastructure Improvements category includes TIF District-Wide Set-Aside funds allocated to The Collective Project in the amount of \$824,063.</i></p>			



**SERVICE
FIRST,
NOW!**

Kevin Spath

Director

Office of Economic Development

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