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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street,
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

250360

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

April 7, 2025

1:00 PM

REVISED

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
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AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

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<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1330bf98804eab0776a0c9f4e6a44664>

Call to Order

MINUTES

- 1 [25-1135A](#) Approval of March 3, 2025 Economic Development Committee Meeting Minutes.

Attachments: [Minutes](#)

BRIEFINGS/POTENTIAL ACTION ITEMS

- A. [25-1137A](#) Update the committee on *DallasNow*, a land management system software that is used for managing land use and permitting [Jason Pool, Assistant Director, Planning & Development Department].

Attachments: [Presentation](#)

- B. [25-1139A](#) Off-Street Parking & Loading Development Code Amendment [Emily Liu, Director, Planning & Development Department]

Attachments: [Presentation](#)

- C. [25-1140A](#) Proposed Amendments to Chapter 52, to simplify permitting fees [Emily Liu Director, M. Samuell Eskander, Deputy Director/Building Official, Vernon Young, Deputy Director, Catherine Lee, Assistant Director, Planning and Development]

Attachments: [Presentation](#)

BRIEFING MEMOS

- D. [25-1144A](#) Upcoming Agenda Items: Authorize (A) proposed amendment of the Downtown Connection TIF District ("TIF District") Project Plan and Reinvestment Zone Financing Plan ("Plan") to: (1) add a provision for a directed sale of an approximately 1.09 acre property addressed as 660 N. Griffin Street (and the current location of City of Dallas Fire Station No. 18) in the Downtown Connection Sub-district of the Downtown Connection TIF District; and (2) reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building (replace Fire Station No. 18) line item in the Downtown Connection Sub-district's budget to support the relocation and development of a new Fire Station No. 18, and (B) proposed development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the "Developer") in an amount not to exceed \$29,399,487 ("TIF Subsidy"), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project ("Project") including: (a) City's acquisition from Developer of three properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located); (b) City's directed sale to Developer of an approximately 1.09 acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and (c) reimbursement of development costs associated with Developer's design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements) [Tamara Leak, Assistant Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- E. [25-1141A](#) Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient. [Maria Smith, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- F. [25-1142A](#) Proposed Amendments to City Code Section 51A-8.601(b) [Emily Liu, Director, Planning and Development Department]

Attachments: [Memorandum](#)

- G. [25-1143A](#) Proposed amendments to the Dallas One- and Two-Family Dwelling Code to allow construction of up to eight dwelling units under the code [Emily Liu, Director, Planning and Development Department]

Attachments: [Memorandum](#)

EXECUTIVE SESSION

- H. [25-1145A](#) Deliberate the offer of a financial or other incentive to a business prospect ("Project Beckett") that the City seeks to locate within the City and with which the City is conducting economic development negotiations and/or seek advice of its attorney related to Project Beckett (Sec. 551.087 T.O.M.A and Sec. 551.071 T.O.M.A) [Heather Lepeska, Assistant Director, Office of Economic Development]

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]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1135A

Item #: 1

Approval of March 3, 2025 Economic Development Committee Meeting Minutes.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 3, 2025

25-0013

ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER OMAR NARVAEZ, PRESIDING

PRESENT: [6] *Atkins (**1:16 p.m.), Narvaez, West, Arnold (**1:03 p.m.), Stewart, Ridley

ABSENT: [1] Bazaldua

The meeting was called to order at 1:02 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the meeting adjourned at 2:14 p.m.

Presiding Officer

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 3, 2025

EXHIBIT A

RECEIVED

2025 FEB 27 PM 8:23

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Economic Development Committee

March 3, 2025

1:00 PM

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Call to Order

MINUTES

1. [25-803A](#) Approval of February 3, 2025 Economic Development Committee Meeting Minutes.

Attachments: [Minutes](#)

BRIEFING ITEMS

- A. [25-804A](#) Urban Design Peer Review (“UDPR”) Program Overview [Arturo Del Castillo, Assistant Director, Planning and Development Department]

Attachments: [Presentation](#)

BRIEFING MEMOS

- B. [25-805A](#) Upcoming Agenda Item: Acquisition of approximately 79,933 square feet of commercially improved land (approximately 1.83 acres) addressed as 13305 Montfort Drive for future central park in Valley View-Galleria Area [Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

- C. [25-806A](#) Upcoming Agenda Item: Construction Services Contract with Meca Construction, LLC in an amount not to exceed \$887,790.60, for construction of the original scope of work for the Rosemont Safe Routes to School Project, including speed humps, neckdowns and curb extensions, bike lanes, sidewalks, Americans with Disabilities Act ramps, pedestrian crosswalk markings, four-way stop signs, and stop bars on Montclair Avenue, 7th Street, Ranier Street, W. Canty Street, N. Windomere Avenue, and N. Winnetka Avenue near the Rosemont Upper Campus and Rosemont Lower Campus (Davis Garden TIF District)
[Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

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MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 3, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 3, 2025

Item 1: Approval of February 3, 2025 Economic Development Committee Meeting Minutes.

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Atkins, Arnold absent when vote taken; Bazaldua absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 3, 2025

BRIEFING ITEMS

Item A: Urban Design Peer Review (“UDPR”) Program Overview

The following individuals briefed the committee on the item:

- Arturo Del Castillo, Assistant Director, Planning and Development Department;
- Thea Gray Parker, Senior Planner, Planning and Development Department;
- Robin Bentley, Assistant City Manager, City Manager’s Office; and
- Kevin Spath, Deputy Director, Office of Economic Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 3, 2025

BRIEFING MEMOS

- Item B: Upcoming Agenda Item: Acquisition of approximately 79,933 square feet of commercially improved land (approximately 1.83 acres) addressed as 13305 Montfort Drive for future central park in Valley View-Galleria Area
- Item C: Upcoming Agenda Item: Construction Services Contract with Meca Construction, LLC in an amount not to exceed \$887,790.60, for construction of the original scope of work for the Rosemont Safe Routes to School Project, including speed humps, neckdowns and curb extensions, bike lanes, sidewalks, Americans with Disabilities Act ramps, pedestrian crosswalk markings, four-way stop signs, and stop bars on Montclair Avenue, 7th Street, Ranier Street, W. Cauty Street, N. Windomere Avenue, and N. Winnetka Avenue near the Rosemont Upper Campus and Rosemont Lower Campus (Davis Garden TIF District)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 3, 2025

EXHIBIT C



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1137A

Item #: A.

Update the committee on *DallasNow*, a land management system software that is used for managing land use and permitting [Jason Pool, Assistant Director, Planning & Development Department].



City of Dallas

DallasNow: Update

**Economic Development
Committee
April 7, 2025**

Jason Pool
Assistant Director – Customer Experience
Planning & Development Department

Purpose

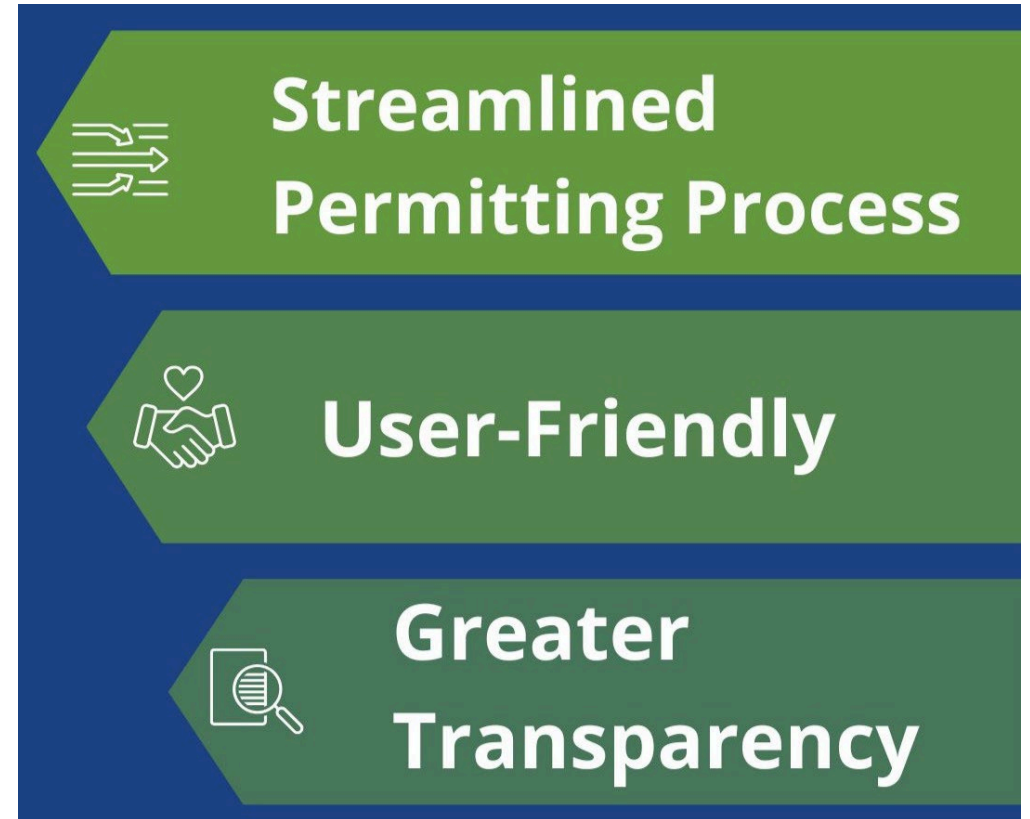


- Introduce *DallasNow*
- Provide an overview key highlights & benefits
- Share important dates, planned downtime, & support resources

What is *DallasNow*?



- Land Management System software for managing land use & permitting
 - Current system, Posse, has been in place for more than 20 years



Why DallasNow?



- A Unified System for a Unified Department
 - Integrated & Accessible
 - Fully Digital
 - Real-Time Transparency
- [DallasNow Video](#)



DallasNow: Preparation & Support



- Planning & Development is currently holding staff training in hands-on practice environment
- During the coming weeks PDD is providing announcements, demos, workshops & engagement sessions – <https://Dallas.gov/DallasNow>
- After Go-Live on May 5th, PDD will provide ongoing support & enhancements



DallasNow: System Integration



- Integration & Downtime
 - April 25th to May 4th Limited services due to data migration & testing.
- The following services will continue to be available during the scheduled downtime:
 - Inspections
 - Emergency Releases
 - Consultations



DallasNow: Next Steps



Customer Service Initiative

- Phase One - April 14th thru April 24th (before Go-Live)
 - Extended hours from 8am to 6:30 pm at Oak Cliff Municipal Center
- *DallasNow* Official Go-Live – May 5th
- Phase Two - May 5th thru May 16th (after Go-Live)
 - All PDD team members will be available to support customers



DallasNow is Coming Soon!



- DallasNow Opens May 5th



[Dallas.gov/DallasNow](https://dallas.gov/DallasNow)





City of Dallas

DallasNow: Update

**Economic Development
Committee
April 7, 2025**

Jason Pool
Assistant Director – Customer Experience
Planning & Development Department



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1139A

Item #: B.

Off-Street Parking & Loading Development Code Amendment [Emily Liu, Director, Planning & Development Department]



City of Dallas

Off-Street Parking & Loading Development Code Amendment

**Economic Development Committee
April 7, 2025**

Emily Liu, FAICP - Director
Dr. Andreea Udrea, PhD, AICP - Deputy Director
Planning & Development Department

- **Purpose**
- **Code Amendment Proposal**
- **Timeline**
- **Current Parking Regulations**
- **Zoning Ordinance Advisory Committee (ZOAC) Recommendation**
- **City Plan Commission (CPC) Recommendation**

Purpose



Presentation of the summary of the CPC-recommended Parking Reform in preparation for City Council public hearing and consideration



Code Amendment Proposal



DCA190-002

Consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.101 & 1.102, 2.102, 4.110, 4.120, 4.200, 4.300, 4.320, 4.330, 4.505, 4.702, 4.800, 4.1106, & 4.1107, 13.300, 13.400, & 13.700 and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards.



Code Amendment Proposal



DCA190-002

Consideration of amending Chapters 51 and 51A of the Dallas City Code

Not a change to existing PDs that have parking ratios!

*Ex: Deep Ellum, Uptown/Oak Lawn, Bishop Arts, Victory, Design District, Oak Cliff, Fort Worth Avenue
– they have their own parking ratios and regulations (**reduced from code**)*



Code Amendment Proposal



Amendment to the Dallas Development Code regarding off-street parking and loading requirements, including off-street parking management strategies and design of parking lots and bicycle spaces.

Shifting focus from the quantity of required off-street parking spaces to quality of access to a building by enabling flexible and right-size solutions to support adopted citywide transportation, environmental, and land use policies by reducing priority of single-occupant vehicle trips and increasing opportunity for housing, business activity, and multimodal transportation options.



Timeline - Summary



October 3, 2019	Authorization by CPC
March 2020 – January 2024	ZOAC review and recommendation of approval
November 21, 2024 - March 4, 2025	CPC discussions and public hearings
March 20, 2025	CPC recommendation of approval with changes



Timeline - Full



August 28, 2019	Council Member West memo requesting the authorization of a code amendment by City Plan Commission
October 3, 2019	Authorized by CPC
March 5, 2020 – August 26, 2021	<u>25 ZOAC meetings:</u> Reviewed current conditions, research and best practices, and developing proposal.
August 2023	Public listening sessions and reintroduction at ZOAC



Timeline - Full



September 6, 2023

Briefing at City Council as requested by the August 3, 2023, five-signature memo

December 5, 2023

ZOAC discussion

January 30, 2023

ZOAC recommendation of approval

November 21, 2024

December 3, 2024

January 16, 2025

February 13, 2025

March 4, 2025

CPC discussions and public hearings

March 20, 2025

CPC recommendation of approval



Current Parking Regulations



- When a business or residence is established on a property, the development code requires that it must provide a certain number of car parking and truck loading spaces off the public right-of-way.
- Requirement is usually a ratio.
 - *Ex. One space per 300 square feet of building;*
 - *Ex. One space per bedroom;*
 - *Ex. One space per each million of gallons of capacity*
 - *Ex. Six spaces per bowling alley*
- Limited reductions may be available for certain projects.



ZOAC Recommendation



Shift to quality of parking and access to a lot/building:

- **Flexible parking requirements:** no required parking minimums for any land use citywide
- **Loading requirements:** no changes
- **Transportation Demand Management Plan:** Required analysis and incentives for use of sustainable transportation at the time of development
- **Design elements:** Impact on curb cut number and width, use of alleyways, required pedestrian paths, updated bike parking standards, and surface water management



City Plan Commission Proposal _ Summary



Parking: Keep requirement for quantity and limited shift to quality. Maintain parking ratios for selected uses and selected circumstances, and few design standards, no requirement for management.

No changes to loading requirements:

- Requirement is usually triggered by square footage and is 1, 2, and additional 1 space per each threshold
 - *Ex: personal service use: 0 to 10,000 sf – none; 10,000 sf to 60,000sf – 1; each additional 60,000 sf - 1 additional*



City Plan Commission Proposal _ Summary



1. Single-family (detached and attached) and duplex –
reduction: 1 space per unit

2. Multifamily – reduction: ½-space per dwelling unit

- Allocated percentage for guest parking
- Added requirement for 1 loading space for buildings over 150 units
- **Affordable housing** – No minimum as parking bonus in exchange of affordable housing



City Plan Commission Proposal _ Summary



3. **TOD and Downtown** – No minimums for any use in CA districts or within ½ mile of light rail and streetcar stations
4. **Office and retail** – No minimums for office uses and most retail
5. **Industrial and Commercial Service** – No minimums for industrial, commercial and business service, and selected vehicle-related uses except when contiguous with single-family uses, and
 - a simplified/unified ratio for commercial service uses at 1 space per 500 sf



City Plan Commission Proposal _ Summary



6. Bars, restaurants, and commercial amusement – Reduced: 1 space per 200 sf,

- Exception: No minimums for bars and restaurants in buildings under 2,500 square feet
- Staff recommended language: No parking required for the first 2,500 square feet of floor area
 - *Ex: Building 2,499 sf = 0 required parking*
 - *CPC recommendation: Building 2,501 sf = 13 spaces required*
 - *Staff recommendation: Building 2,501 sf = 1 space required*



City Plan Commission Proposal _ Summary



7. Designated historic buildings – No minimums for buildings designated as historical landmark at any level

- Exception: when used for bar, restaurant, or commercial amusement and within 300 ft of single-family – 1 space per 200 sf
- If reduced ratio, SUP required for establishing parking ratio

8. Places of worship – No minimums if under 20,000 sf; above 20,000 sf maintain existing ratios (*per sf or per fixed seats*)

9. Schools, all types, all levels – No changes from current code, maintain existing required parking ratios

- 1 ½ per kindergarten/elementary classroom; 3 ½ per middle classroom; 9 ½ per senior high school classroom



City Plan Commission Proposal _ Summary



10. Modified Delta Overlay – Minimums remain for currently allowed uses on properties covered by the Modified Delta Overlay MD-1 *(CR zoning district uses per current ratios in code)*

11. Paid parking – Allowing all off-street parking for a fee for all uses

12. Bicycle parking – increased minimum requirement and clarified standards

13. Development Impact Review (DIR) - lower triggering from 6,000 trips per day / 600 trips per hour generated to 1,000 trips per day / 100 trips per hour generated





14. Design standards

- Limiting curb cut entrances and widths
- Requiring pedestrian path through large parking lots
- Prohibiting parking lot surface water from draining across sidewalks
- Standardized loading regulations
- Allowing entrance to parking from any alleyway

Next Steps



Full City Council Briefing – May 7, 2025

City Council Public Hearing – May 14, 2025





City of Dallas

Off-Street Parking & Loading Development Code Amendment

**Economic Development Committee
April 7, 2025**

Emily Liu, FAICP - Director
Dr. Andreea Udrea, PhD, AICP - Deputy Director
Planning & Development Department



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1140A

Item #: C.

Proposed Amendments to Chapter 52, to simplify permitting fees [Emily Liu Director, M. Samuel Eskander, Deputy Director/Building Official, Vernon Young, Deputy Director, Catherine Lee, Assistant Director, Planning and Development]



City of Dallas

Proposed Amendments to Certain Permitting Fees

**Economic Development
Committee
April 7, 2025**

Emily Liu, Director
M. Samuell Eskander, Deputy Director/Building Official
Vernon Young, Deputy Director
Catherine Lee, Assistant Director
Planning and Development
City of Dallas⁵³

Presentation Overview



- Purpose
- Background
- Proposed Fee Amendments
 - Commercial Remodel Project Fees
 - Q-Team Review Fees
 - Simplification of Fees
- Staff Recommendations
- Next Steps



Purpose



- Staff is proposing to amend certain permitting fees in the City Code



Background



- The City hired MGT Consulting to conduct a comprehensive fee study in 2023 based on a full cost recovery model
- The study resulted in recommendations for new and updated fees, which were implemented on May 1, 2024
- Prior to this, fees had not been adjusted since 2015



Fee Study Implementation Timeline

Fee study completed	October 25, 2023
City Council memo	October 27, 2023
EcoDev Committee briefing	November 6, 2023
EcoDev Committee briefing	December 4, 2023
City Council agenda item – held under advisement	December 13, 2023
City Council agenda item – held under advisement	January 24, 2024
City Council agenda item – approved	March 27, 2024
New fee schedule in effect	May 1, 2024

Background



PDD recommends three fee categories for further amendment this year.

1. **Commercial Remodel Fees:** the fee calculation adopted by Council included an error. The mistake resulted in an inadvertent fee reduction in larger projects, which has resulted in a correlated revenue loss.
2. **Q-Team Fees:** the consultant study did not review Q-Team fees, and staff is now proposing a small amendment.
3. **Inefficient Fees:** The consultant recommended a number of new, small fees that are rarely charged to customers. Staff recommends deleting and streamlining these fees to simplify our permitting process.



Amendment #1: Commercial Remodel Fees



- Commercial remodels are one of the city's highest volume permit application types.
- When the 2024 fee changes were implemented, an error was included in the formula for calculating a commercial remodel permit fee. Rather than adopting the consultant's proposed **increase** in the commercial remodel permit fee, the staff error resulted in a large **decrease** in the fee for larger commercial remodel projects.



Commercial Remodel Fees



The inadvertent fee reduction has caused a revenue shortfall in the Planning and Development Department.

- Actual revenue collected in FY25 through 2/19/24: **\$2.9M**
- Revenue that would have been collected using the former commercial remodel fee: **\$5.6M**
- Revenue that would have been collected using the consultant's proposed fee: **\$8.4M**

The reduction in the commercial remodel fee has caused a loss of revenue of **\$2.7M year to date in FY25**, and will result in a **total annual loss of \$8.6M compared to the previous fee schedule.**



Commercial Remodel Fees



PDD has taken proactive measures to address the loss of revenue through hiring freeze, deferred fleet replacement, limiting staff overtime, and suspending travel and training.

These cost savings measures, along with utilization of a portion of the departmental fund balance, will offset the revenue loss in FY25.

To address future years, staff recommends that the commercial remodel permit fee be amended to **revert back to the pre-May 1, 2024 fee structure, as adjusted for inflation.** The inflation rate between 2015 through 2025 is approximately 33% per the U.S. Bureau of Labor Statistics.

*if item is delayed, PDD risks forgoing an average of \$1.1M per month



Permit Fee Sample by Project Valuation



Valuation Range	Current Permit Fee (Inadvertent 2024 Reduction)	Former Permit Fee (Prior to 2024 Reduction)	Proposed Permit Fee (Former Fee + Inflation)
\$1,000	\$132.00	\$100.00	\$175.00
\$4,000	\$165.96	\$100.00	\$175.00
\$20,000	\$257.79	\$193.04	\$256.74
\$40,000	\$431.51	\$386.08	\$513.49
\$70,000	\$679.83	\$675.64	\$898.60
\$90,000	\$759.79	\$868.68	\$1,155.34
\$150,000	\$1,108.73	\$1,441.75	\$1,917.53
\$400,000	\$2,587.63	\$3,811.00	\$5,068.63
\$600,000	\$3,810.09	\$5,681.00	\$7,555.73
\$800,000	\$3,796.86	\$7,525.00	\$10,008.25
\$1,000,000	\$5,865.15	\$9,345.00	\$12,428.85
\$2,000,000	\$6,829.14	\$18,253.00	\$24,276.49
\$4,000,000	\$10,886.34	\$35,852.00	\$47,683.16
\$8,000,000	\$19,317.23	\$70,544.00	\$93,823.52
\$12,000,000	\$47,370.95	\$103,706.00	\$137,928.98



FYTD Revenues Comparison



Valuation Range	Volume FYTD ¹	Current Fee Schedule	Previous Fee Schedule	Proposed Fee Schedule
\$0 to \$2,000.00	1,225	\$162,043.20	\$161,700.00	\$215,061.00
\$2,001.00-\$25,000.00	1,011	\$200,220.62	\$145,849.67	\$193,980.06
\$25,001-\$60,000	274	\$122,583.97	\$108,359.92	\$144,118.69
\$60,001 to \$100,000	95	\$72,810.44	\$73,743.92	\$98,079.41
\$100,001 to \$300,000	227	\$287,915.08	\$406,776.05	\$541,012.15
\$300,001 to \$500,000	90	\$233,453.44	\$346,728.74	\$461,149.23
\$500,001 to \$700,000	39	\$155,470.18	\$219,759.13	\$292,279.64
\$700,001 to \$900,000	26	\$104,330.53	\$194,266.34	\$258,374.23
\$900,001 to \$1,100,000	30	\$187,014.09	\$281,314.40	\$374,148.16
\$1,100,001 to \$2,500,000	54	\$360,327.64	\$836,414.07	\$1,112,430.71
\$2,500,001 to \$5,000,000	22	\$247,336.02	\$728,618.69	\$969,062.86
\$5,000,001 to \$10,000,000	10	\$204,310.92	\$596,545.72	\$793,405.80
\$10,000,001 or greater	10	\$550,104.81	\$1,467,427.34	\$1,951,678.36
Total	3,113	\$2,887,921	\$5,567,504	\$7,404,780

¹ Volume totals from October 1, 2024 through February 19, 2025



Amendment #2: Q-Team Review Fee



- Q-Team is the city's expedited plan review process. The 2023 consultant study did not include a review of the Q-Team process or fee structure.
- The current fee structure imposes a fee cap of \$2,000 (or two hours) for projects under 10,000 square feet, regardless of how many hours staff actually works on the project.
 - FY2023-24 – 834 projects
 - FY2024-25 – 341 projects (as of February 28)
- Staff recommends increasing the fee cap for projects under 10,000 square feet to \$10,000 (or up to 10 hours).



Amendment #3: Streamlining & Elimination



PDD recommends streamlining two fees categories that create complications for applicants:

- **Zoning Verification** – Staff recommends consolidating four different fee options into a single fee of \$307.
- **Address Assignment** – Staff recommends consolidating five different fee options into a single fee of \$50 per address or suite.



Amendment #3: Streamlining & Elimination



PDD also recommends elimination of certain fees due to low or no utilization:

- Certificate of Occupancy – Duplicate
- Inspection Scheduling Fee
- Mover's License Replacement Fee
- Postage and Handling Fee
- Signs – Non-premise Replacement Sticker

These adjustments will provide greater clarity to applicants, streamline the application process, and improve overall efficiency in fee collection and cost recovery.



Staff Recommendation



Staff recommends the Economic Development Committee forward an ordinance to City Council for consideration and approval amending commercial remodel fees and Q-Team review fees, combining certain other fees, and eliminating certain fees in Chapter 52 of the Administrative Procedures for the Construction Codes



Next Steps



- City Council Action – April 23, 2025
- Ordinance Effective Date – July 1, 2025





City of Dallas

Proposed Amendments to Certain Permitting Fees

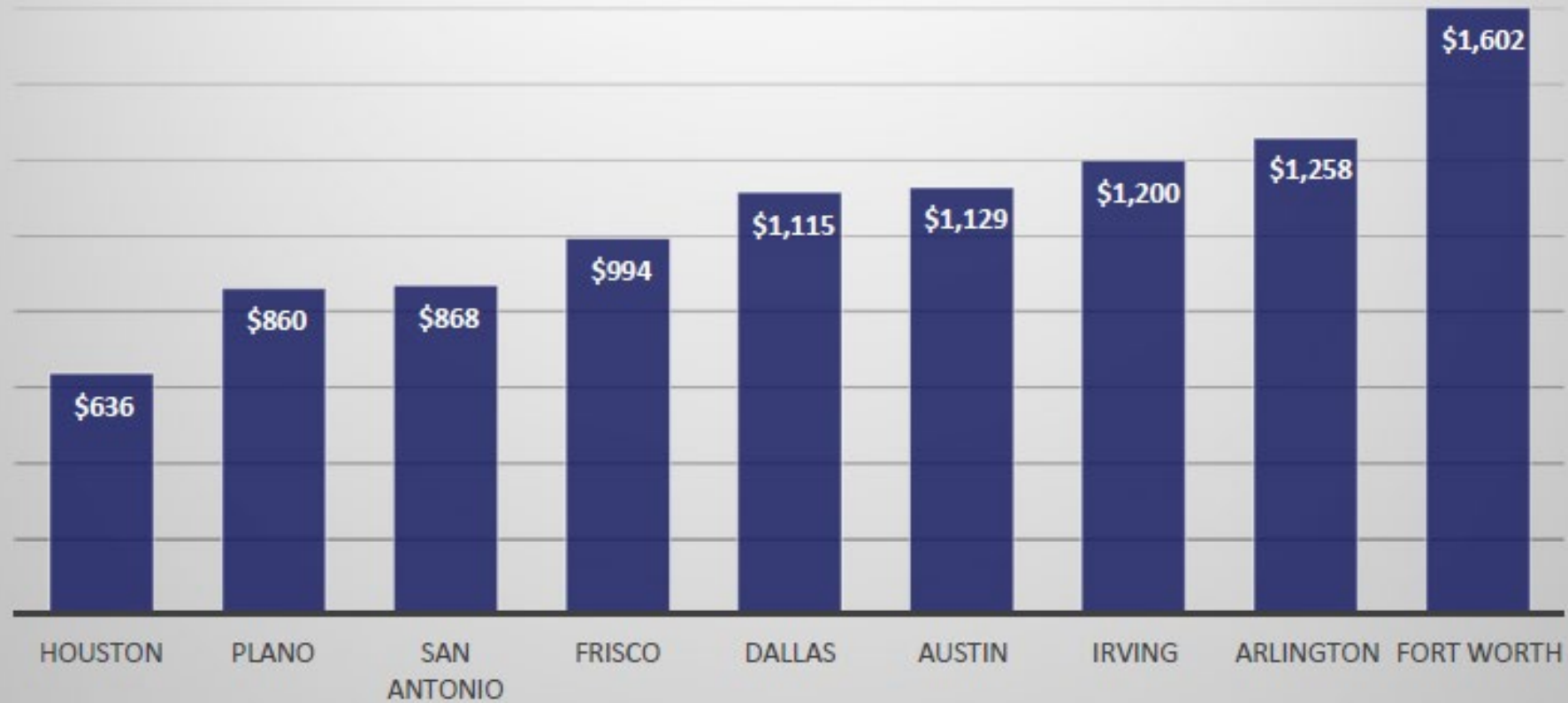
**Economic Development
Committee
April 7, 2025**

Emily Liu, Director
M. Samuell Eskander, Deputy Director/Building Official
Vernon Young, Deputy Director
Catherine Lee, Assistant Director
Planning and Development
City of Dallas⁶⁹

Addendum



Commercial Construction - Retail Remodel (includes Plan Review & Inspections)



AVERAGE FEE – **\$1,074**

MEDIAN FEE – **\$1,115**



Commercial Construction - Office Remodel (includes Plan Review & Inspections)



AVERAGE FEE – \$1,928
MEDIAN FEE – \$1,744



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1144A

Item #: D.

Upcoming Agenda Items: Authorize (A) proposed amendment of the Downtown Connection TIF District ("TIF District") Project Plan and Reinvestment Zone Financing Plan ("Plan") to: (1) add a provision for a directed sale of an approximately 1.09 acre property addressed as 660 N. Griffin Street (and the current location of City of Dallas Fire Station No. 18) in the Downtown Connection Sub-district of the Downtown Connection TIF District; and (2) reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building (replace Fire Station No. 18) line item in the Downtown Connection Sub-district's budget to support the relocation and development of a new Fire Station No. 18, and (B) proposed development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the "Developer") in an amount not to exceed \$29,399,487 ("TIF Subsidy"), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project ("Project") including: (a) City's acquisition from Developer of three properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located); (b) City's directed sale to Developer of an approximately 1.09 acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and (c) reimbursement of development costs associated with Developer's design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements) [Tamara Leak, Assistant Director (I), Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 4, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Items: Authorize (A) proposed amendment of the Downtown Connection TIF District ("TIF District") Project Plan and Reinvestment Zone Financing Plan ("Plan") to: (1) add a provision for a directed sale of an approximately 1.09 acre property addressed as 660 N. Griffin Street (and the current location of City of Dallas Fire Station No. 18) in the Downtown Connection Sub-district of the Downtown Connection TIF District; and (2) reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building (replace Fire Station No. 18) line item in the Downtown Connection Sub-district's budget to support the relocation and development of a new Fire Station No. 18, and (B) proposed development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the "Developer") in an amount not to exceed \$29,399,487 ("TIF Subsidy"), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project ("Project") including: (a) City's acquisition from Developer of three properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located); (b) City's directed sale to Developer of an approximately 1.09 acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and (c) reimbursement of development costs associated with Developer's design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements)**

On April 23, 2025, staff will seek City Council authorization to call a public hearing for May 14, 2025 to receive comments on proposed amendments to the Downtown Connection TIF District Project Plan and Reinvestment Zone Plan to facilitate the proposed Fire Station No. 18 Relocation Project.

Additionally, on May 14, 2025, staff will seek City Council authorization of a development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the "Developer") in an amount not to exceed \$29,399,487 ("TIF Subsidy"), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project.

DATE April 4, 2025

SUBJECT

Upcoming Agenda Items: Authorize (A) proposed amendment of the Downtown Connection TIF District (“TIF District”) Project Plan and Reinvestment Zone Financing Plan (“Plan”) to: (1) add a provision for a directed sale of an approximately 1.09 acre property addressed as 660 N. Griffin Street (and the current location of City of Dallas Fire Station No. 18) in the Downtown Connection Sub-district of the Downtown Connection TIF District; and (2) reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building (replace Fire Station No. 18) line item in the Downtown Connection Sub-district’s budget to support the relocation and development of a new Fire Station No. 18, and (B) proposed development agreement with Tango North RF, LLC, a Texas limited liability company and/or its affiliates or assigns (collectively, the “Developer”) in an amount not to exceed \$29,399,487 (“TIF Subsidy”), payable from existing and future TIF District funds, for the Fire Station No. 18 Relocation Project (“Project”) including: (a) City’s acquisition from Developer of three properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located); (b) City’s directed sale to Developer of an approximately 1.09 acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and (c) reimbursement of development costs associated with Developer’s design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements)

PAGE 2 of 2

On April 1, 2025, the Downtown Connection TIF District Board of Directors and the Downtown Dallas Development Authority Board of Directors reviewed and unanimously approved the TIF District Plan amendments and unanimously recommended approval of the development agreement and TIF Subsidy for the Fire Station No. 18 Relocation Project.

Please see the attached **Exhibit A** for more detailed information regarding these Upcoming Agenda Items. Should you have any questions, please contact Tamara Leak, Assistant Director (I), Office of Economic Development, at tamara.leak@dallas.gov or (214) 671-8043.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

Downtown Connection TIF District Plan Amendments & Fire Station No. 18 Relocation Project

**Economic Development Committee
April 7, 2025**

The logo of the City of Dallas, featuring a stylized white 'D' with a three-lobed flower inside, set against a dark blue background with a fine white grid pattern.

City of Dallas

Tamara L. Leak, EDFP, HDFP
Assistant Director [I]
Office of Economic Development

Overview



- Background: Downtown Connection TIF District
- Background: Fire Station No. 18
- Proposed Fire Station No. 18 Relocation Project
- Staff Recommendation
- TIF District Board and DDDA Board Action and Next Steps
- Appendices



Background: Downtown Connection TIF District



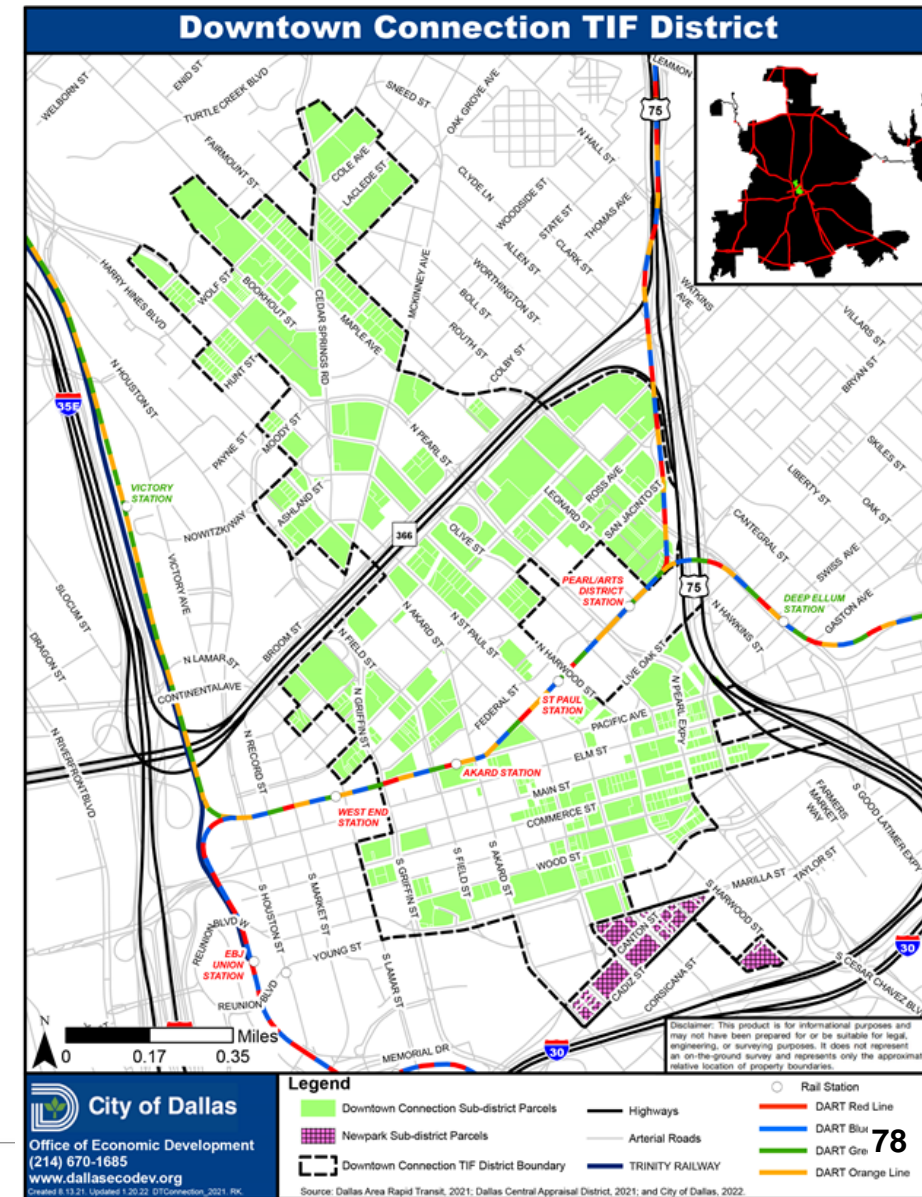
Initiated in 2005 by property owner petition to:

- Create a fund for public capital improvements in the core of downtown essential for redevelopment of vacant/historic buildings, underutilized vacant and surface parking lots
- Create a downtown neighborhood with more residents, greater density and critical mass of development

Downtown Dallas Development Authority (DDDA), a Local Government Corporation, was also created in 2005 to:

- Support implementation of the Downtown Connection TIF District's Project Plan and Reinvestment Zone Financing Plan
- Issue two series of tax increment contract revenue bonds to support the District's catalyst project – the Mercantile Block, Lone Star Gas Lofts Complex, and Continental building
- See **Appendix A** for more information on DDDA bond sales and repayment

District expires on December 31, 2035 or when \$402.9 million Net Present Value (approximately \$1 billion total dollars) is collected



Background: Downtown Connection TIF District



- June 2022: City Council approved various Plan amendments:
 - Increased the geographic area of the District to create two sub-districts:
 - Downtown Connection Sub-district: boundary of the TIF District prior to 2022 amendment
 - Newpark Sub-district: new 14.2-acre sub-district created to support Newpark Dallas, a multi-phased, mixed-use development just south of City Hall
 - Increased and restructured the District's budget to create a separate budget for each sub-district to support:
 - Newpark Dallas
 - Continued growth of underutilized parts of downtown
 - Redevelopment of existing building supply and vacant/surface parking lots
 - Development of additional mixed-income housing
 - Upgrade of public infrastructure needed to support future development projects
 - **Replacement of two functionally obsolete Dallas Fire Rescue stations in downtown (Fire Stations 18 and 4)**
 - Established a termination date for the Newpark Sub-district: 12/31/2052
 - Term of Downtown Connection Sub-district was not changed



Background: Fire Station No. 18



- **Address:** 660 N. Griffin Street
- **Property Size:** 1.09 acres (47,673 square feet)
- **Year Constructed:** 1975
- **Building Size:** 12,330 square feet
- **Number of Bays:** 5 (accessed by backing in from Griffin Street)
- **Number of Personnel per Shift:** 14
- **As-is Appraised Value:** \$5,198,310



Background: Fire Station No. 18 Existing Conditions



- Fire Station No. 18 is 50 years old, beyond its useful life, functionally obsolete, and unable to adequately address current and future fire safety needs of development existing and planned in downtown Dallas
- Current conditions include:
 - Increased maintenance and repair requests for deteriorating mechanical systems
 - Over the past 5 years, 357 maintenance/service requests have been submitted
 - To date, 83 requests remain “open” (most frequent issues involve Electrical, HVAC, Miscellaneous, Plumbing, and Overhead Doors)
 - Open sleeping area with 14 beds and no privacy
 - Co-located showers and restrooms with no gender separation
 - Fire apparatus must be backed in from Griffin Street causing traffic hazards for DFR staff and the public
 - Workout room located in the apparatus bays
 - Laundry room also located in the apparatus bays



Background: Fire Station No. 18 Existing Conditions



Workout area
in apparatus
bay



Laundry
area in
apparatus
bay



Restrooms &
showers



Open
sleeping
area



Proposed Solution



- Reprogram TIF District funds within the Downtown Connection Sub-district budget to increase allocation to the Public Safety Building budget line item
- Enter into a public/private partnership with a fee developer to use TIF District funds generated in the Downtown Connection Sub-district to acquire a new site for the relocation of the fire station and reimburse developer's costs to deliver a new fire station that can provide pull-through access for fire apparatus and is away from high traffic streets (Griffin Street, Ross Avenue and Field Street)
- Directed sale of the existing fire station property





Fire Station No. 18 Relocation Project



-



Proposed Project: Summary



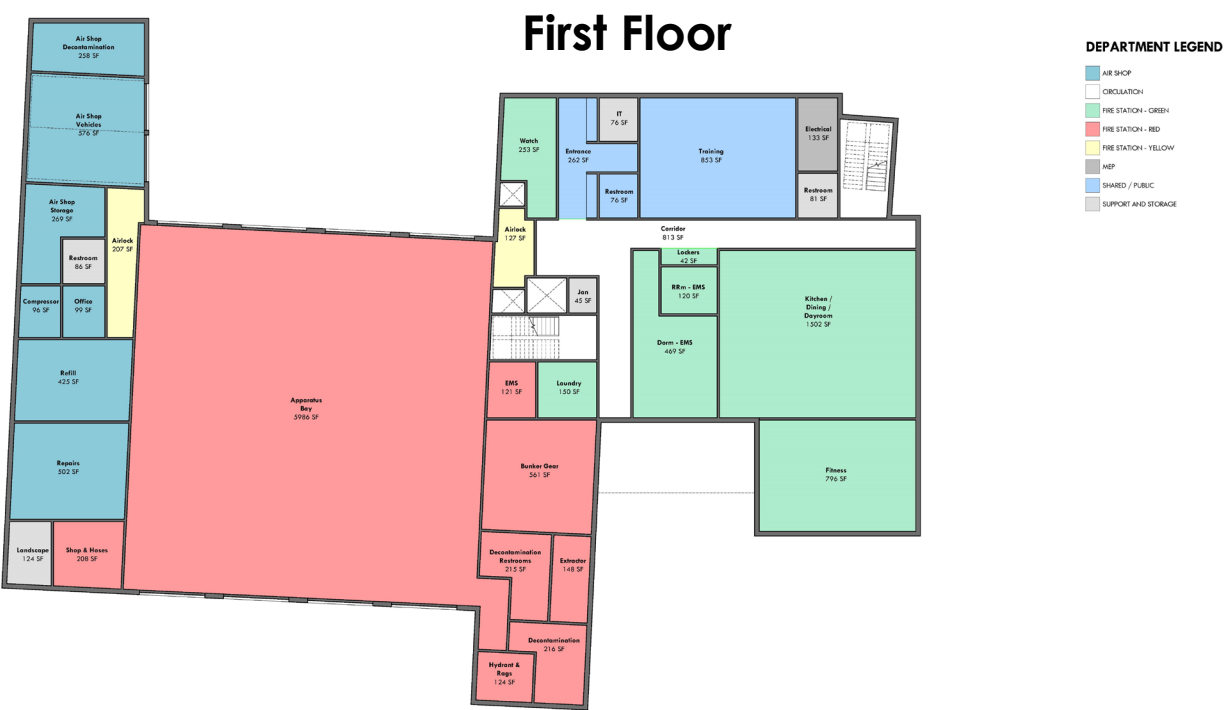
- **Project Developer:** Tango North RF, LLC and/or an affiliate or assigns (“Developer”) will design, finance, and construct a new Fire Station No. 18 (the “Fire Station No. 18 Relocation Project” or “Project”)
- **Project Summary:** delivery of a new fire station facility on Developer Property to meet the current and future needs of Dallas Fire Rescue by providing:
 - a new building approximately 23,000 square feet in size that can accommodate functional space that does not exist at the current station
 - an area for cleaning personnel protective equipment, portable equipment, and other clothing that is properly ventilated with lighting and drainage connected to a sanitary sewer system
 - a decontamination area for cleaning and disinfecting emergency medical equipment
 - a transition zone located between the apparatus area and the “house” living space
 - private sleeping rooms and accompanying showers and restrooms
 - at least 4 pull-through bays that can accommodate storage of 2 apparatus in each bay (nearly doubling the capacity of existing Fire Station No. 18)
- **Estimated Total Project Cost:** \$29,399,487
- **Construction Start Date:** December 31, 2026
- **Substantial Completion Date:** December 31, 2028



Proposed Project: Preliminary Floor Plans



- Design is subject to change



DFR Station 18 San Jacinto Site Study
BRW PROJECT: 222103 01/22/2025

BRWARCHITECTS



DFR Station 18 San Jacinto Site Study
BRW PROJECT: 222103 01/22/2025

BRWARCHITECTS



Proposed Project: Estimated Budget



- Estimated Total Project Cost: \$29,399,487
- Project costs are subject to change
- Final total project cost will be based on final design and bidding of the project

Fire Station No. 18 Development Budget		
HARD COSTS:		
General Requirements	\$	470,290
Existing Conditions	\$	752,605
Earthwork	\$	220,280
Exterior Improvements (includes off-site improvements)	\$	1,927,121
Utilities (includes off-site improvements)	\$	887,750
Concrete	\$	785,936
Masonry	\$	1,062,191
Metals	\$	1,114,949
Wood, Plastics, and Composites	\$	443,228
Thermal and Moisture Protection	\$	768,759
Openings	\$	1,151,548
Finishes	\$	1,118,330
Specialties	\$	172,645
Equipment	\$	187,050
Furnishings	\$	30,000
Conveying Equipment	\$	185,000
Fire Suppression	\$	138,270
Plumbing	\$	712,811
Heating, Ventilating, and Air-Conditioning (HVAC)	\$	919,446
Integrated Automation	\$	146,597
Electrical	\$	1,249,130
Communications	\$	389,886
Electronic Safety and Security	\$	258,223
GC General Conditions & Overhead (12%)	\$	1,811,045
GC Contingency (3%)	\$	507,093
GC Fee (4%)	\$	696,407
Construction Administration (2% - paid to third party)	\$	362,132
Hard Cost Escalation/Contingency (6%)	\$	1,108,123
TOTAL ESTIMATED HARD COSTS	\$	19,576,845
SOFT COSTS:		
Architecture & Design	\$	2,093,196
Civil Engineering	\$	523,299
Surveys	\$	125,000
Commissioning	\$	250,000
Materials Testing & Inspection	\$	366,105
Building Permit & Impact Fees	\$	87,347
City Bond Office Plan Review	\$	100,000
City Facilities and Real Estate Management Fees	\$	20,000
Utility Company Fees	\$	393,182
Developer Legal & Accounting	\$	50,000
Financing Fees	\$	4,194,858
Soft Cost Contingency (10%)	\$	388,813
Developer Fee (4%)	\$	954,151
Soft Costs Total	\$	9,545,952
Total Probable Costs for Fire Station 18	\$	29,122,797
Difference in Appraised Land Value due to Developer	\$	276,690
Total Project Costs	\$	29,399,487



Staff Recommendation: Downtown Connection TIF District Plan Amendments



- Staff recommends amending the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan (“Plan”) to:
 - add a provision to the Plan for a directed sale of the current location of Fire Station No. 18 (as-is) to the Developer (no public bidding requirement for City-owned property in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code (see **Appendix B**)
 - in the Downtown Connection Sub-district’s budget, reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item

Downtown Connection TIF District Current Projected Increment Revenues to Retire TIF Fund Obligations						
Category	Current 2006 NPV Budget	Proposed Amended NPV Budget	Difference	Current Est. Total Dollar Budget	Amended Est. Total Dollar Budget	Difference
Catalyst Projects: - Environmental remediation, demolition, historic façade restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies	\$68,000,000	\$68,000,000	\$0	\$68,000,000	\$68,000,000	\$0
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing	\$239,255,247	\$232,274,645	(\$6,980,602)	\$722,117,430	\$704,555,914	(\$17,561,516)
Uptown/Downtown connection improvements	\$0	\$0	\$0	\$0	\$0	\$0
Park and plaza design and acquisition	\$1,500,000	\$1,500,000	\$0	\$3,834,480	\$3,834,480	\$0
Affordable Housing²	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$3,000,000	\$0
Retail Initiative/Streetscape Improvements	\$1,985,000	\$1,985,000	\$0	\$1,985,000	\$1,985,000	\$0
Downtown Area Plan	\$515,000	\$515,000	\$0	\$515,000	\$515,000	\$0
Public Safety Building (replace Fire Station #18)	\$5,146,398	\$12,127,000	\$6,980,602	\$13,438,980	\$31,000,496	\$17,561,516
Administration and Implementation	\$3,940,386	\$3,940,386	\$0	\$10,072,889	\$10,072,889	\$0
Debt Service (Principal and Interest)	\$79,555,857	\$79,555,857	\$0	\$206,972,265	\$206,972,265	\$0
Total Project Costs	\$402,897,888	\$402,897,888	\$0	\$1,029,936,044	\$1,029,936,044	\$0



Staff Recommendation: TIF Subsidy



Staff recommends authorization of a development agreement with Tango North RF, LLC and/or its affiliates or assigns (“Developer”) in an amount not to exceed \$29,399,487 (“TIF Subsidy”) for:

- (1) City’s acquisition from Developer of three vacant properties addressed as 1205 Patterson Avenue, 1212 San Jacinto Street, and 1214 San Jacinto Street totaling approximately 0.967 acres (the property on which the future Fire Station No. 18 will be located);
- (2) City’s directed sale to Developer of an approximately 1.09-acre property addressed as 660 N. Griffin Street (the property on which the existing Fire Station No. 18 is located); and
- (3) Reimbursement of development costs associated with Developer’s design, engineering, financing, construction, and conveyance to the City of a new Fire Station No. 18 facility (and associated infrastructure and streetscape improvements)



Staff Recommendation: TIF Subsidy



TIF Subsidy shall be payable upon completion of the Project, upon Developer's satisfaction of all terms and conditions of the development agreement, and in accordance with the TIF District Increment Allocation Policy. Project costs may only be reimbursed upon completion of the Project and a post-construction audit conducted by the City which includes the review and approval of all receipts, documentation, and invoices.

TIF Subsidy includes: reimbursement of costs (actual expenditures) of building design, engineering and construction which include costs of required utility improvements, building fixtures, off-site public improvements, and construction management; reimbursement of actual expenditures for streetscape improvements which may include, but are not limited to sidewalk construction, street/pedestrian lighting and landscaping; the difference in the appraised values for the Developer Property and the City Property; and financing costs, including interest, which shall not exceed \$4,195,000

Upon completion and City acceptance of the newly constructed facility, Developer and City shall effectuate a real estate transaction whereby the City shall acquire the Developer's Property inclusive of the new facility, and the Developer shall simultaneously acquire the City Property through a directed land sale by the City

The budget shown below outlines the recommended TIF Subsidy for the Project in accordance with the established budget for the Downtown Connection Sub-district. No interest shall accrue on any portion of the TIF Subsidy

Budget Category	Amount
Public Safety Building (replace Fire Station #18)	\$29,399,487
Total Proposed TIF Subsidy	\$29,399,487

Note: TIF Subsidy paid may be less if actual Project costs are less



Staff Recommendation: TIF Subsidy Conditions



Minimum Investment. Developer shall invest (or cause to be invested) and provide documentation to the OED Director evidencing a minimum of \$21,000,000 in investment expenditures for delivery of the Project, including construction costs, construction-related softs costs, developer's fee, and professional fees (e.g., architecture, engineering, landscape architecture, interior design, surveying, environmental remediation) associated with the Project ("Minimum Investment") by December 31, 2027.

Construction management costs may be included in the Minimum Investment calculation if the construction management services are directly related to ensuring the quality of the construction of the Project and are performed by an independent and unaffiliated third-party. Construction management costs must be evidenced by invoices with detailed descriptions of services performed. Developer legal fees, marketing fees, carrying costs and other similar costs shall not be considered an eligible investment expenditure. With the exception of professional fees and other eligible due diligence costs for the Project, no expenditures made by Developer prior to execution of the LOI shall count towards the Minimum Investment calculation.

Developer's Fee. Developer's fee for the Project shall not exceed 4% of the total Project cost (not including developer's fee, financing fees, and payments made by City's Office of Economic Development directly to the City's Office of Bond & Construction Management and to the City's Facilities and Real Estate Management Department).



Staff Recommendation: TIF Subsidy Conditions



Required Project Components. The Project shall include the following Required Project Components (“Required Project Components”):

- ground-up construction of a new fire station facility of at least 22,000 square feet in size; and
- fire station facility shall have at least four (4) pull-through bays for apparatus storage; and
- minimum of 28 on-site parking spaces and a minimum of 8 off-site parking spaces; and
- on-site and off-site improvements (public and private) necessary to complete the Project (e.g. utilities; demolition/reconstruction of surface parking lot; lighting; landscaping; signage; streetscape; traffic signals).

Environmental Site Assessment. Developer shall commission an Environmental Site Assessment for Developer’s Property and provide a copy of the report to the Director for review prior to City Council consideration of the Project and TIF Subsidy.

Building Permit Deadline. Developer shall obtain a building permit for the Project by December 31, 2026. A grading permit does not constitute meeting this requirement.

Review of Preliminary Design Plans. Developer shall submit draft preliminary plans (site plan, landscape plan, elevations, floor plans, etc.) for the design of the Project to the Director of the Office of Economic Development (“Director”) and the Chief of Dallas Fire Rescue (“Chief”) for review, comments (if any) and approval.



Staff Recommendation: TIF Subsidy Conditions



Review of Construction Drawings. Developer shall submit construction drawings for the Project at 20% and 90% completion levels to the Director and Chief for review, comments (if any) and approval prior to submitting an application and 100% construction drawings to the City for a building permit for the Project.

Performance Bond. Developer shall provide evidence of a Performance Bond and Payment Bond by the Developer's General Contractor prior to commencing construction of the Project.

Replat Project Site. Prior to conveyance of the Project and Project Site to the City, the Developer shall prepare the required documents and complete the replatting process for the Project Site.

Substantial Completion Deadline. Construction of the Project, including any associated public improvements, shall be complete, and all portions of the building shall be occupiable by December 31, 2028, as evidenced by certificate(s) of occupancy, letter(s) of acceptance, certificate(s) of completion, and/or similar documentation issued by the City ("Substantial Completion"). Developer shall also obtain final acceptance of any public infrastructure improvements associated with the construction of the Required Project Components, as evidenced by a letter(s) of acceptance or similar documentation issued by the City, by June 30, 2029.



Staff Recommendation: TIF Subsidy Conditions



M/WBE Inclusion in Construction of Project. Developer shall make a good faith effort to comply with a goal of forty percent (40%) participation by certified Minority/Women-owned Business Enterprises ("M/WBE") for all hard construction expenditures (public and private improvements) for the Project and meet all process and reporting requirements of the City's Business Inclusion and Development ("BID") program. Compliance shall be coordinated with the City's Office of Procurement Services.

Quarterly Reporting. Until all Required Project Components have passed final building inspection and Developer has submitted all required paperwork documenting Substantial Completion to the OED Director, Developer shall submit to OED quarterly status reports for ongoing work on the Project. Such status reports shall be due within thirty (30) calendar days following the end of each calendar quarter after the City Council authorization of the Agreement.

Project Modifications. Director, after review, approval and recommendation by the Chief, may authorize modifications to the Project and an extension of the Project's material dates and deadlines by up to twelve (12) months for just cause except as provided under Force Majeure.

Excess Project Costs. All hard construction costs in excess of \$19,576,845, including those costs incurred as a result of change orders and claims, shall be paid by Developer, and Developer shall not look to the City for any reimbursement of such excess costs unless such costs are related to a City's directive. The Director and/or Chief reserve the right to review and approve all change orders for the Project. City reserves the right to perform inspections, measurements or verifications of the estimates of work quantities as are necessary. City also reserves the right to conduct a reasonable audit of the construction contractor's books, records and other data related to any proposed change order.



Staff Recommendation: TIF Subsidy Conditions



Legal/Accounting Fees. Developer may submit documentation for reimbursement up to \$50,000 for legal/accounting fees incurred as part of securing financing and constructing the Project. Costs may be reimbursed upon completion of the Project and review and approval of all receipts and invoices by the City, including City Attorney's Office and at the City's discretion. Approval of reimbursement of legal/accounting fees not exceeding the cumulative total limit of \$50,000 shall not be unreasonably withheld.

Post Construction Audit and Conveyance. Upon completion of construction and a City-conducted post-construction audit, the Developer shall convey the land and all building improvements on the Project Site to the City, and the City shall simultaneously convey the City Property (at no cost) and all building improvements on the City Property to Developer. City agrees to make a good faith effort to complete the post-construction audit no later than 90 calendar days after the City's receipt of all necessary supporting documents, subject to the completeness of the documentation provided by Developer to City. Developer shall pay all contractors, subcontractors, and liens on the Project and Project Site prior to conveyance to City.



Staff Recommendation: TIF Subsidy Conditions



Deed Restrictions for Mixed-Income Housing. Prior to closing the directed land sale of the City Property to the Developer, the Developer shall execute deed restrictions, upon approval as to form by the City Attorney, to secure compliance with the Downtown Connection TIF District Mixed-Income Housing Guidelines for any future residential development on formerly City-owned property in the TIF District. Specifically, the guidelines require a minimum of thirty percent (30%) of all residential units constructed on City-owned land purchased by a private developer to be rented at a reduced rental rate to households earning at or below eighty percent (80%) of the area median family income for the Dallas Metro Area. The deed restrictions shall be recorded in the Real Property Records of Dallas County.

Force Majeure. Notwithstanding any other provision of the LOI to the contrary, in the event the Director determines the Project has been delayed as a result of force majeure, after being provided written notice by Developer, Developer shall have additional time to complete the Project, as may be required in the event of force majeure, defined herein, so long as Developer is diligently, and faithfully pursuing completion of the Project as determined by the Director and/or Chief.. "Force Majeure" shall mean any contingency or cause beyond the reasonable control of Developer, as determined by the Director including, without limitation, acts of nature or the public enemy, war, riot, civil commotion, insurrection, state, federal or municipal government, or de facto governmental action (unless caused by acts or omissions of Developer), fires, explosions, floods, and strikes. In the event of Force Majeure, Developer shall be excused from doing or performing the same during such period of delay, so that the completion dates applicable to such performance, or to the construction requirement shall be extended for a period equal to the period of time Developer was delayed. Extension of Project deadlines as a result of Force Majeure shall not require City Council approval.



Staff Recommendation: TIF Subsidy Conditions



Successors and Assigns. Until completion of the Project and conveyance to the City, an assignment of the Developer's duties and obligations under the Agreement shall only be allowed to a direct affiliate of Developer with the prior written approval of the OED Director, not to be unreasonably withheld, conditioned, or delayed.

After completion of the Project, Developer may assign its rights or obligations under the Agreement to any entity provided the assignee expressly assumes all of the obligations of the Developer under the Agreement for the balance of the term of such Agreement.

Any receivables due under the Agreement may be assigned by Developer or assignee upon providing the OED Director with written notice within thirty (30) calendar days of such assignment. Developer and assignee have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, interest under the Agreement for the benefit of their respective lenders without the consent of, but with written notice to, the OED Director. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate the lender to perform any obligations or incur any liability under the Agreement unless the lender agrees in writing to perform such obligations or incur such liability.



TIF District and DDDA Board Action and Next Steps



April 1, 2025: Downtown Connection TIF District Board of Directors and the DDDA Board of Directors reviewed and unanimously approved the TIF District Plan amendments and unanimously recommended approval of the development agreement and TIF Subsidy for the Fire Station No. 18 Relocation Project

April 23, 2025: City Council will call a public hearing to be held on May 14, 2025 to consider the proposed TIF District Plan amendments

May 14, 2025: City Council will conduct a public hearing to receive citizen comments on the proposed TIF District Plan amendments and, at the close of the public hearing, consider approval of the TIF District Plan amendments

May 14, 2025: If the proposed TIF District Plan amendments are approved, City Council will, at the same meeting, consider a development agreement and TIF Subsidy for the Fire Station No. 18 Relocation Project





Appendices



Appendix



Appendix A: DDDA Background and TIF District Bonds Repayment Status

Appendix B: Excerpts from Chapter 311 of Texas Tax Code and Chapter 272 of Texas Local Government Code



Appendix A: DDDA Background & TIF District Bonds Repayment Status



- June 8, 2005, City Council:
 - Created the Downtown Connection TIF District (TIRZ Eleven) by Ordinance No. 26020
 - Established the DDDA to aid, assist and act on behalf of the City in the performance of the City's governmental and proprietary functions with respect to TIRZ Eleven and the City Center TIF District (TIRZ Five) under Chapter 431 of the Texas Transportation Code
 - Approved the DDDA's Articles of Incorporation and authorized the City Manager to file the articles with the Secretary of State
 - Approved the DDDA's by-laws by Resolution No. 05-1755
- August 29, 2005, City Council:
 - Authorized the execution of a Tri-Party Agreement by and among the City, TIRZ Eleven, and the DDDA, effective as of March 8, 2006 by Resolution No. 05-2545
 - In the agreement the City delegated to the DDDA certain duties and responsibilities with respect to TIRZ Eleven, including, but not limited to, the power to issue, sell or deliver its bonds, notes or other obligations in accordance with the terms of the Tri-Party Agreement
 - Adopted the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 26096
 - Adopted a Chapter 380 Program whereby the City may make economic development loans or grants from City general funds or from tax increment revenues to TIRZ Eleven or to the DDDA in furtherance of implementing the Project and Financing Plan
 - Authorized a Development Agreement with Forest City for the Mercantile Complex, the Continental Building and the Atmos Complex by Resolution No. 05-2545



Appendix A: DDDA Background & TIF District Bonds Repayment Status (continued)



- March 8, 2006, City Council:
 - Authorized the issuance and sale of up to \$51,000,000 in Downtown Dallas Development Authority Contract Tax Increment Revenue Bonds for the Mercantile project improvements;
 - Approved the Preliminary Official Statement, Trust Indenture and Bond Resolution; and,
 - Enacted other relating provisions by Resolution No. 06-0873
- October 10, 2007, City Council:
 - Authorized the issuance and sale of up to \$30,000,000 in Downtown Dallas Development Authority Contract Tax Increment Revenue Bonds for the Mercantile project improvements;
 - Approved the Preliminary Official Statement and Bond Resolution; and
 - Enacted other relating provisions by Resolution No. 07-2993
- For both issuances, the issuer was DDDA and the Credit Pledge was:
 - Downtown Connection TIF District increment; or
 - City of Dallas General Fund annual appropriation, if increment accrual is insufficient

Downtown Connection TIF Tax Increment Financing District Fund
Status of DDDA Bonds and Repayment
As of September 30, 2024

Project	Bond Sales	Principal & Interest	Total Paid (P & I)	Balance Due
Mercantile	Series 2006 (\$50,605,343)	\$139,671,210	\$57,028,793	\$82,642,417
Mercantile	Series 2007 (\$28,950,514)	\$67,301,055	\$38,402,670	\$28,898,385
Total		\$206,972,265	\$95,431,463	\$111,540,802



Appendix B: Chapter 311 Texas Tax Code

Chapter 372 Texas Local Government Code



- **Chapter 311 Tax Increment Financing Act**

- Sec. 311.008. POWERS OF MUNICIPALITY OR COUNTY

- (b) A municipality or county may exercise any power necessary and convenient to carry out this chapter, including the power to:

- (2) acquire real property by purchase, condemnation, or other means and sell real property, on the terms and conditions and in the manner it considers advisable, to implement project plans;

- **Chapter 272 Sale or Lease of Property by Municipalities, Counties , and Certain Other Local Governments**

- Sec. 272.001. NOTICE OF SALE OR EXCHANGE OF LAND BY POLITICAL SUBDIVISION; EXCEPTIONS

- (b) The notice and bidding requirements of Subsection (a) do not apply to the types of land and real property interests described by this subsection and owned by a political subdivision.

- (6) a municipality's land that is located in a reinvestment zone designated as provided by law and that the municipality desires to have developed under a project plan adopted by the municipality for the zone;





Downtown Connection TIF District Plan Amendments & Fire Station No. 18 Relocation Project

**Economic Development Committee
April 7, 2025**

Tamara L. Leak, EDFP, HDFP
Assistant Director [I]
Office of Economic Development



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1141A

Item #: E.

Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient. [Maria Smith, Assistant Director, Office of Economic Development]

Memorandum



CITY OF DALLAS

DATE April 4, 2025

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, Chad West

SUBJECT

Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.

On April 23, 2025, in accordance with Chapter 372 of the Texas Local Government Code, the City Council will be asked to consider resolutions calling for public hearings to be held on May 28, 2025 to receive comments concerning:

- 1) renewal of the Deep Ellum Public Improvement District (DEPID),
- 2) early renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (KWP/DAD PID),
- 3) creation of the Far East Dallas Public Improvement District (FEDPID), and
- 4) creation of the RedBird PID (RBPID)

The call for public hearing items for the creation of the FEDPID and RBPID will be considered in tandem with resolutions requesting City Council authorization of a waiver to the City's minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of FEDPID and RBPID as sufficient.

Renewal of Deep Ellum Public Improvement District (DEPID)

Deep Ellum Foundation, representing owners of real property located within the DEPID, submitted petitions to the City of Dallas requesting the renewal of the DEPID for a new ten-year term, effective January 1, 2026 to December 31, 2035.

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

PAGE 2 of 7

City staff reviewed the petitions and verified that owners of record representing 64.0% of the appraised value and 61.7% of the land area of real property in the DEPID liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the City of Dallas PID Policy and Chapter 372 of the Local Government Code (the Act). The City's PID policy requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment. State law (the Act) requires signed petitions from owners of at least 50% of the appraised value of real property liable for assessment and at least 50% of the land area or 50% of the record owners of real property liable for assessment.

The City Council first authorized the creation of the DEPID in 1999. This is the fourth renewal. The DEPID is generally bounded by north of Interstate 30 (I-30), generally following Haskell Avenue on the east, the Dallas Area Rail Transit (DART) Green line, Elm Street, and Texas Street on the north, and U.S. Highway 75 (US 75) on the west, as shown in the attached **Exhibit A**. With this renewal, DEPID is proposing an expansion of its current boundary, adding 75 new parcels and over 45 acres of total area.

The purpose of DEPID is to provide public safety and enhanced security, homeless outreach and engagement, cleaning and trash removal, beautification, common area improvements permissible under the Act, capital improvements, trail improvements, distinctive lighting and signage, transportation and parking services, business recruitment and development to promote the area in and around the district, marketing and promotional activities, events and cultural enhancement activities and related expenses incurred to establish, administer, and operate the district as authorized by the Act and City Council. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the 2026-2035 Service Plan) is attached as **Exhibit B**. The proposed assessment rate is \$0.12 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval. City Council may choose to approve or deny the renewal of the DEPID. Unless renewed, the DEPID will terminate on December 31, 2025, resulting in the cessation of services and improvements provided within the DEPID.

Renewal of Klyde Warren Park/Dallas Arts District Public Improvement District (KWP/DAD PID)

Woodall Rodgers Park Foundation (WRPF), representing owners of real property located within the KWP/DAD PID, submitted petitions to the City of Dallas requesting the early

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

PAGE **3 of 7**

renewal of the KWP/DAD PID for a new ten-year term, effective January 1, 2026 to December 31, 2035.

City staff reviewed the petitions and verified that owners of record representing 63.7% of the appraised value and 60.5% of the land area of real property in the KWP/DAD PID liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the City of Dallas PID Policy and the Act.

The City Council first authorized the creation of the KWP/DAD PID in 2013. This is the third renewal. The KWP/DAD PID is generally bounded by Randall Street on the North, Maple Avenue, Woodall Rogers Freeway, and U.S. Highway 75 on the East, Bryan Street on the South, and Griffin Street and Magnolia Street on the West, as shown in the attached **Exhibit C**.

The purpose of the KWP/DAD PID is to provide security, beautification, programming, cultural enhancements, custodial and landscape maintenance, and capital improvements. Additionally, a smaller portion of the assessments may also be used for the administration of the KWP/DAD PID to include costs related to staff time, liability insurance, and financial audit related costs as authorized by the Act. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the 2026-2035 Service Plan) is attached as **Exhibit D**. The proposed assessment rate is \$0.05 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval. City Council may choose to approve or deny the renewal of the KWP/DAD PID. Unless renewed, KWP/DAD PID will terminate on December 31, 2031, resulting in the cessation of services and improvements provided within the KWP/DAD PID.

Request for City's Consent for Pledging of KWP/DAD PID Assessments by WRPF to finance Klyde Warren Park Phase II Capital Improvements

The WRPF is requesting the City's consent to pledge up to \$48.16 million in KWP/DAD PID assessments to repay a third-party loan from the State Infrastructure Bank that will be used to finance certain capital improvement costs related to the completion of Klyde Warren Park ("Phase II"). The WRPF is taking on the loan and not the City. The KWP/DAD PID's proposed assessment rate of \$0.05 per \$100.00 of appraised value includes \$0.025 per \$100.00 of appraised value to fund the repayment of Phase II loan principal and interest costs, subject to annual City Council approval. Once the loan is fully repaid, the assessment rate will decrease from \$0.05 cents per \$100 valuation to \$0.025 per \$100 valuation. As a condition of WRPF's PID management contract, the WRPF shall ensure

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

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that all loan obligations are fulfilled without requiring reimbursement, financial assistance, or guarantee from the City of Dallas or negatively impacting day-to-day KWP/DAD PID operations and ordinary service delivery. The WRPF agrees to cover any financial shortfalls if assessment revenues do not meet the projected values.

Furthermore, the WRPF understands and acknowledges that the City of Dallas assumes no responsibility or liability for any debt, repayment obligations, pledges, financial shortfall, or assessment shortfall in collection related to the Phase II construction or regular services. City funds are not available to satisfy any liability, debt, repayment obligation, pledge, financial shortfall, assessment shortfall, or any associated financial obligations in connection with Klyde Warren Park Phase II loan or to reimburse lenders for losses related to the Klyde Warren Park Phase II loan. No City-owned property, including Klyde Warren Park and any park improvements thereon, shall be utilized as loan collateral.

Finally, WRPF agrees to limit the Phase II loan repayment term to a maximum of ten years to correspond with the KWP/DAD PID's petitioned term. The KWP/DAD PID cannot be dissolved as long as debt obligations secured by the KWP/DAD PID's assessments remain outstanding. Regular reporting to the City of Dallas will be provided by WRPF to ensure compliance with the above requirements.

Creation of Far East Dallas Public Improvement District (FEDPID)

Ferguson Road Initiative (FRI), representing owners of real property located within the FEDPID, submitted petitions to the City of Dallas requesting the creation of the FEDPID for a seven-year term, effective January 1, 2026 to December 31, 2032. Ferguson Road Initiative, an existing Texas non-profit corporation operating under the provisions of Section 501(c) of the Internal Revenue Code proposes to manage the FEDPID.

City staff reviewed the petitions and verified that owners of record representing 55.3% of the appraised value and 52.3% of the land area of real property in the FEDPID liable for assessment had signed the petitions, thereby meeting the minimum requirements for creation set in the Act but falling below the City's petition approval threshold from owners of at least 60% of value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment. **Per the City's PID Policy, a waiver to the City's 60% threshold criteria shall only be authorized by a vote of a three-quarters majority of the Dallas City Council.**

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

PAGE 5 of 7

Accordingly, staff is recommending a two-step approval process. On April 23, 2025, the City Council will be asked to consider a waiver of the City's PID Policy (i.e. less than the City's 60% petition approval thresholds) as it relates to verifying the sufficiency of FRI's petition request. If a three-quarters majority of the City Council votes to approve a waiver to the City's 60% threshold criteria, then the process will continue with a public hearing on May 28, 2025. At the conclusion of the public hearing, the City Council will vote to approve or deny the creation of the FEDPID with a boundary as shown in **Exhibit E**.

The FEDPID is generally bounded by north of Interstate 30 (I-30), generally following Ferguson Road northwest and southeast, Buckner Boulevard on the east and west, and includes The Loop Trail on the west, as shown in the attached **Exhibit E**.

The purpose of the FEDPID is to provide public safety and enhanced security, beautification, recreation, common area improvements permissible under the Act, capital improvements, trail improvements, distinctive lighting and signage, business recruitment and development to promote the area in and around the FEDPID, marketing and promotional activities, and related expenses incurred to establish, administer, and operate the FEDPID. The seven-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the 2026-2032 Service Plan) is attached as **Exhibit F**. The proposed assessment rate is \$0.12 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

City Council may choose to approve or deny the creation of the FEDPID.

Creation of RedBird Public Improvement District (RBPID)

Preferred Place, representing owners of real property located within RBPID, submitted petitions to the City of Dallas requesting the creation of the RBPID for a ten-year term effective January 1, 2026 to December 31, 2035.

City staff reviewed the petitions and verified that owners of record representing 54.7% of the appraised value and 54.5% of the land area of real property in the RBPID liable for assessment had signed the petitions, thereby meeting the minimum requirements for creation set in the Act but falling below the City's petition approval threshold from owners of at least 60% of value of real property liable for assessment and at least 60% of the land area or 60% of the record owners of real property liable for assessment. **Per the City's PID Policy, a waiver to the City's 60% threshold criteria shall only be authorized by a vote of a three-quarters majority of the Dallas City Council.**

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

PAGE 6 of 7

Accordingly, staff is recommending a two-step approval process. On April 23, 2025, the City Council will be asked to consider a waiver of the City's PID Policy (i.e. less than the City's 60% petition approval thresholds) as it relates to verifying the sufficiency of Preferred Place's petition request. If a three-quarters majority of the City Council votes to approve a waiver to the City's 60% threshold criteria, then the process will continue with a public hearing on May 28, 2025. At the conclusion of the public hearing, the City Council will vote to approve or deny the creation of the RBPID with a boundary as shown in **Exhibit G**.

The RBPID is generally bounded by West Camp Wisdom Road to the north, U.S. Highway 67 to the east, north of Interstate 30 (I-30) to the south, and east of Cockrell Hill Rd on the west, as shown in the attached **Exhibit G**.

The purpose of the RBPID is to provide public safety and enhanced security, capital improvements, distinctive lighting and signage, marketing and promotional activities, and related expenses incurred to establish, administer, and operate the RBPID. The ten-year budget detailing the estimated cost of supplemental services per year and total estimated costs for the entire term (the 2026-2035 Service Plan) is attached as **Exhibit H**. The proposed assessment rate is \$0.15 per \$100.00 valuation. The assessment rate is set annually and is subject to a public hearing and City Council approval.

Preferred Place proposes to form a Texas non-profit corporation tentatively called the RedBird Improvement District Corporation to manage the RBPID. The corporation shall be established under the provisions of Section 501(c) of the Internal Revenue Code.

City Council may choose to approve or deny the creation of the RBPID.

Should you have any questions, please contact Maria Smith, Assistant Director of the Office of Economic Development, at maria.smith@dallas.gov or 469-953-7181.

Service First, Now!



Robin Bentley,
Assistant City Manager

DATE April 4, 2025

SUBJECT **Upcoming Agenda Items (Public Improvement Districts): Call for Public Hearing to be held on May 28, 2025 to (1) renew the Deep Ellum Public Improvement District, (2) renew the Klyde Warren Park/Dallas Arts District Public Improvement District, (3) create the Far East Dallas Public Improvement District, and (4) create the RedBird Public Improvement District; and in tandem, (5) resolutions authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions requesting the creation of the Far East Dallas Public Improvement District and RedBird Public Improvement District as sufficient.**

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Exhibits

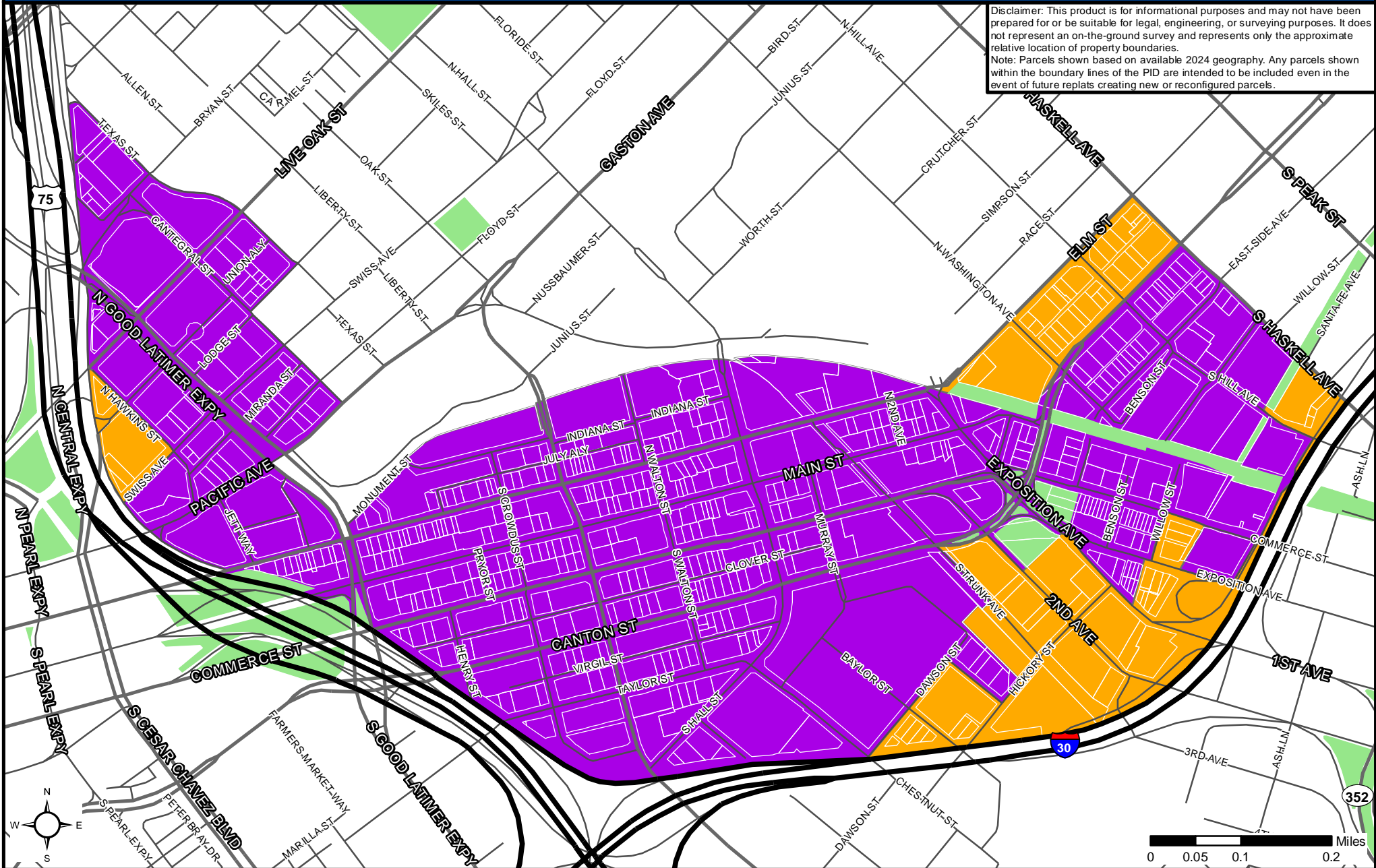
1. Exhibit A- Deep Ellum PID Boundary
2. Exhibit B- Deep Ellum PID Service Plan
3. Exhibit C- Klyde Warren Park/Dallas Arts District PID Boundary
4. Exhibit D- Klyde Warren Park/Dallas Arts District PID Service Plan
5. Exhibit E- Far East Dallas PID Boundary
6. Exhibit F- Far East Dallas Service Plan
7. Exhibit G- RedBird PID Boundary
8. Exhibit H- RedBird PID Service Plan

c:	Kimberly Bizer Tolbert, City Manager	Alina Ciocan, Assistant City Manager
	Tammy Palomino, City Attorney	Donzell Gipson, Assistant City Manager
	Mark Swann, City Auditor	Jack Ireland, Chief Financial Officer
	Billerae Johnson, City Secretary	Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
	Preston Robinson, Administrative Judge	Directors and Assistant Directors
	Dominique Artis, Chief of Public Safety	
	Dev Rastogi, Assistant City Manager	
	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager	

Exhibit A - Proposed Deep Ellum PID

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Note: Parcels shown based on available 2024 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Legend

- Deep Ellum PID Existing Boundary
- Deep Ellum PID Proposed Boundary Expansion

- Tax Parcels - 2024
- Parks

- Highways
- Major Streets
- Streets

EXHIBIT B DEEP ELLUM PUBLIC IMPROVEMENT DISTRICT PETITION SERVICE PLAN 2026-2035											
	% [†]	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET	2033 BUDGET	2034 BUDGET	2035 BUDGET
REVENUE											
* Fund Balance from Previous Year		80,000	99,221	208,495	208,496	208,496	208,496	208,496	208,497	208,497	208,497
Interest on Cash Balance		-	-	-	-	-	-	-	-	-	-
** Net Assessment Revenue		1,705,381	2,080,565	2,538,289	3,096,713	3,777,989	4,609,147	5,623,160	6,860,255	8,369,511	10,210,803
TOTAL REVENUE		\$ 1,785,381	\$ 2,179,786	\$ 2,746,785	\$ 3,305,209	\$ 3,986,486	\$ 4,817,643	\$ 5,831,656	\$ 7,068,751	\$ 8,578,008	\$ 10,419,300
EXPENDITURES											
¹ Safety, Services and Improvements	56%	1,000,000	1,258,407	1,672,977	2,089,751	2,603,930	3,362,300	4,017,900	4,977,861	6,158,005	7,592,855
² Promotion, Programming & Cultural Enhancements	22%	385,000	377,685	424,896	478,008	537,759	604,978	680,601	765,676	861,385	969,058
³ Organization and Administration	14%	250,000	279,946	380,743	464,507	566,698	566,698	843,474	1,029,038	1,255,427	1,531,620
⁴ Audit	1%	25,580	27,626	29,837	32,223	34,801	37,585	40,592	43,840	47,347	51,135
⁵ Insurance	1%	25,580	27,626	29,837	32,223	34,801	37,585	40,592	43,840	47,347	51,135
⁶ PID Renewal Fee	0%	-	-	-	-	-	-	-	-	-	15,000
TOTAL EXPENDITURES	94%	\$ 1,686,160	\$ 1,971,291	\$ 2,538,289	\$ 3,096,713	\$ 3,777,989	\$ 4,609,147	\$ 5,623,160	\$ 6,860,255	\$ 8,369,511	\$ 10,210,803
FUND BALANCE / RESERVES ^{††}	5.8%	\$ 99,221	\$ 208,495	\$ 208,496	\$ 208,496	\$ 208,496	\$ 208,496	\$ 208,497	\$ 208,497	\$ 208,497	\$ 208,497
TOTAL EXPENDITURES & RESERVES	100.0%	\$ 1,785,381	\$ 2,179,786	\$ 2,746,785	\$ 3,305,209	\$ 3,986,486	\$ 4,817,643	\$ 5,831,656	\$ 7,068,751	\$ 8,578,008	\$ 10,419,300
Category Details											
* Estimated PID funds from prior term to carryover to the new term to be utilized for petitioned services											
** Net assessment reflects the deduction of City and County fees from the gross assessment collection											
[†] The % for each expense service category is calculated by dividing the \$ amount of each category by the total revenue. The carryover % is calculated by dividing the total carryover \$ amount by the net assessment revenue											
^{††} Estimated PID funds to carry over to the new service plan year to be utilized for petitioned services											
¹ Safety and security related initiatives including but not limited to security patrol, fleet services and transportation resources for security patrol, lighting, and signage. Homeless outreach, transport, encampment mitigation and related services and supplies. Transportation and parking services, supplies and improvements. Cleaning services including trash pickup, sidewalk cleaning, janitorial services as well as equipment and equipment repairs, pest control, graffiti mitigation and prevention. Beautification including landscaping, park improvements, lighting and building repairs and enhancements as well as related amenities including irrigation, trash facilities, electrical service and water utilities. Support and gap financing of capital improvements and acquisition, construction, relevant professional services, operation and maintenance of transportation, park and public gathering facilities, historic markers, district identification and wayfinding signage including neighborhood parking programs signage, paint, murals, and neighborhood improvements design and other district improvements and decor.											
² Marketing and other promotional activities and services including but not limited to website, WIFI and web services, social media, advertising, public relations, streetlight pole banners, branded materials, brochures and flyers, videography and photography, artwork, district events, tours and newsletters. Business development and communications including to promote the district, engagement events, collateral, data collection, as well as efforts to ease the burden of opening and operating a business. Cultural enhancement activities, installations and services including historic preservation and archiving, art and cultural exhibition development, curation, fabrication and promotion, and supporting art creation as well as attracting and fostering artists and artists' opportunities.											
³ Overhead cost of operating and maintaining PID functions											
⁴ Cost for contractual required annual independent audit. Cost for contractual required insurance coverage as applicable (i.e. Workers' Comp & Employers Liability, Business Automobile Liability, Commercial General Liability, Commercial Crime, Directors and Officers/Professional Liability)											
⁵ Contractual required insurance coverage as applicable (i.e. Workers' Comp & Employers Liability, Business Automobile Liability, Commercial General Liability, Commercial Crime, Directors and Officers/Professional Liability)											
⁶ PID creation/renewal Application fee, payable at end of term											

Exhibit C - Klyde Warren Park/Dallas Arts District PID

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Note: Parcels shown based on available 2024 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

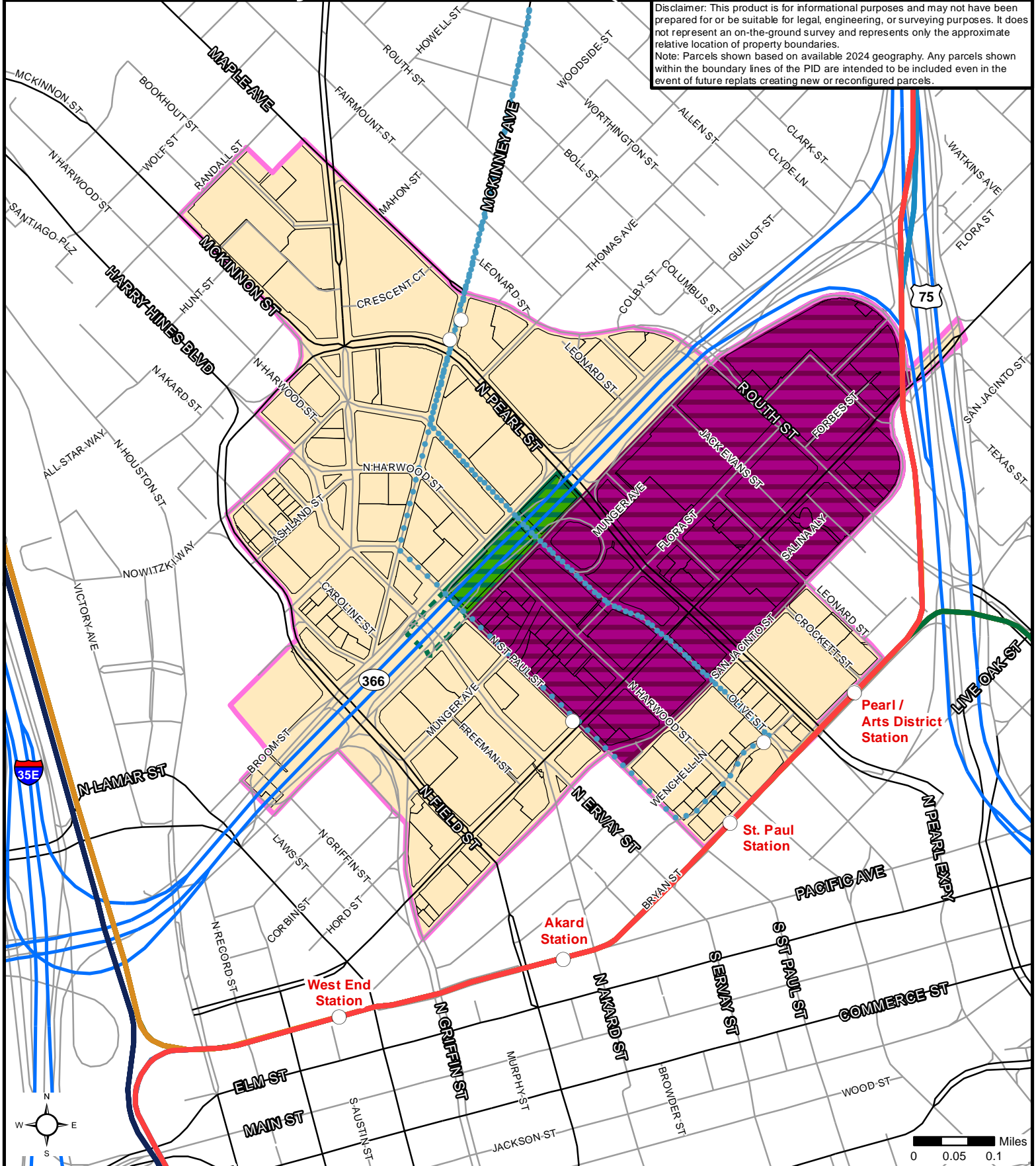
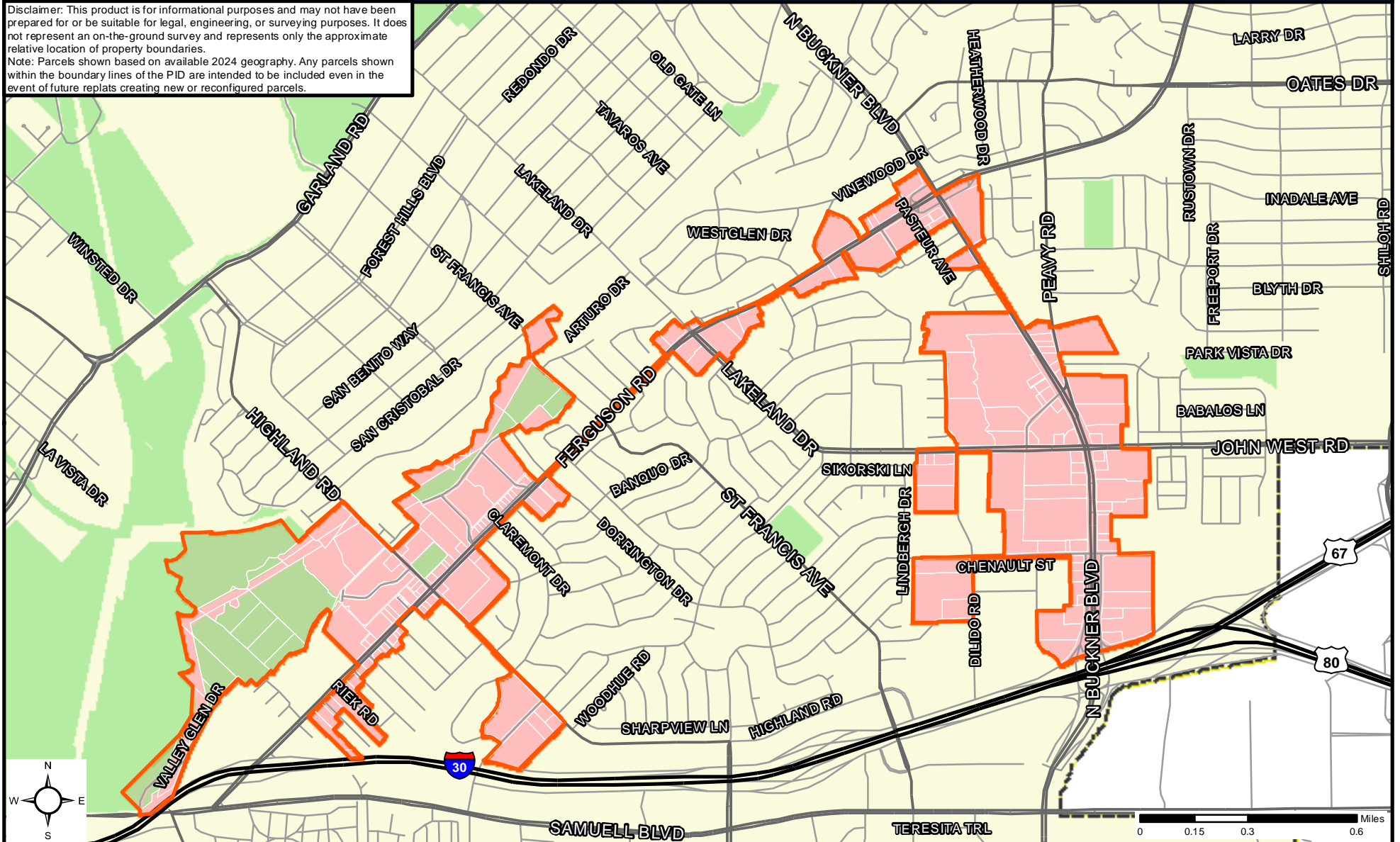


EXHIBIT D												
KLYDE WARREN PARK/DALLAS ARTS DISTRICT PID BUDGET												
PETITION SERVICE PLAN 2026 TO 2035												
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
%												
REVENUE												
Net assessment revenue to support KWP and DAD operations			\$2,371,995	\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929	\$5,486,568	\$6,309,553	\$7,255,986	\$8,344,384
Net assessment revenue to support capital improvements			\$2,371,995	\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929	\$5,486,568	\$6,309,553	\$7,255,986	\$8,344,384
Net Assessment Revenue Subtotal			\$4,743,989	\$5,455,588	\$6,273,926	\$7,215,015	\$8,297,267	\$9,541,857	\$10,973,136	\$12,619,106	\$14,511,972	\$16,688,768
TOTAL REVENUE			\$4,743,989	\$5,455,588	\$6,273,926	\$7,215,015	\$8,297,267	\$9,541,857	\$10,973,136	\$12,619,106	\$14,511,972	\$16,688,768
EXPENDITURES												
1	Security	8%	\$355,799	\$409,169	\$439,175	\$487,014	\$560,066	\$572,511	\$658,388	\$725,599	\$798,158	\$834,438
2	Operations & Capital Improvements	24%	\$1,114,838	\$1,282,063	\$1,443,003	\$1,641,416	\$1,949,858	\$2,242,336	\$2,578,687	\$2,997,038	\$3,446,593	\$4,088,748
3	Programming, Promotion & Cultural Enhancements	12%	\$545,559	\$627,393	\$768,556	\$865,802	\$954,186	\$1,145,023	\$1,316,776	\$1,514,293	\$1,777,717	\$2,086,096
4	Finance & Administration	4%	\$177,900	\$204,585	\$235,272	\$306,638	\$342,262	\$405,529	\$466,358	\$536,312	\$616,759	\$667,551
5	Liab Ins & Audit	4%	\$177,900	\$204,585	\$250,957	\$306,638	\$342,262	\$405,529	\$466,358	\$536,312	\$616,759	\$667,551
6	Klyde Warren Park Phase II and DAD Capital Improvements	50%	\$2,371,995	\$2,727,794	\$3,136,963	\$3,607,508	\$4,148,634	\$4,770,929	\$5,486,568	\$6,309,553	\$7,255,986	\$8,344,384
TOTAL OPERATING EXPENDITURES			\$4,743,989	\$5,455,588	\$6,273,926	\$7,215,015	\$8,297,267	\$9,541,857	\$10,973,136	\$12,619,106	\$14,511,972	\$16,688,768
FUND BALANCE/ RESERVES			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Assumes a 15% annual increase in property values based on the future growth and development of Uptown and Downtown portions of PID. The PID has experienced an average annual growth rate of approximately 10%, which is related to new												
*	construction and property appreciation within the PID boundaries. In addition, KWP and DAD will support the remaining operating costs of their organizations through fundraising and other activities, which are not included in the Service Plan. Net assessment reflects the deduction of City and County fees from the gross assessment collection at \$0.05 per \$100 of value											
†	The % for each expense service category is calculated by dividing the \$ amount of each category by the total revenue.											
1	24-hour security in KWP and DAD.											
2	Lawn care, horticultural upgrades, cleaning services, repairs, equipment rental, electrical work, utilities, trash collection, graffiti and rodent control, pavement cleaning/detailing/staining and restoration, and capital improvements for safety and connectivity in KWP and DAD											
3	Providing free Wi-Fi, holiday lighting, TVs on the Porch, daily/weekly programming and cultural enhancements in KWP and DAD, event production and equipment rental, signage, public relations, website, advertising, promotion and marketing for both KWP and DAD											
4	Partial cost of staff time and office related expenses for KWP and DAD											
5	Liability insurance carried for the Park and Dallas Arts District, and the annual audit and tax return preparation											
6	Construction and related costs associated with completion of Klyde Warren Park Phase II and other DAD Capital Improvements.											

Exhibit E - Proposed Far East Dallas PID

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Note: Parcels shown based on available 2024 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Economic Development

Finance, Compliance and Administration
(214) 670-1685
www.dallasecodev.org

Created 5.21.2024, Updated 3.25.2025 Far_East_Dallas_PID.RK

Legend

- Proposed Far East Dallas PID
- City of Dallas

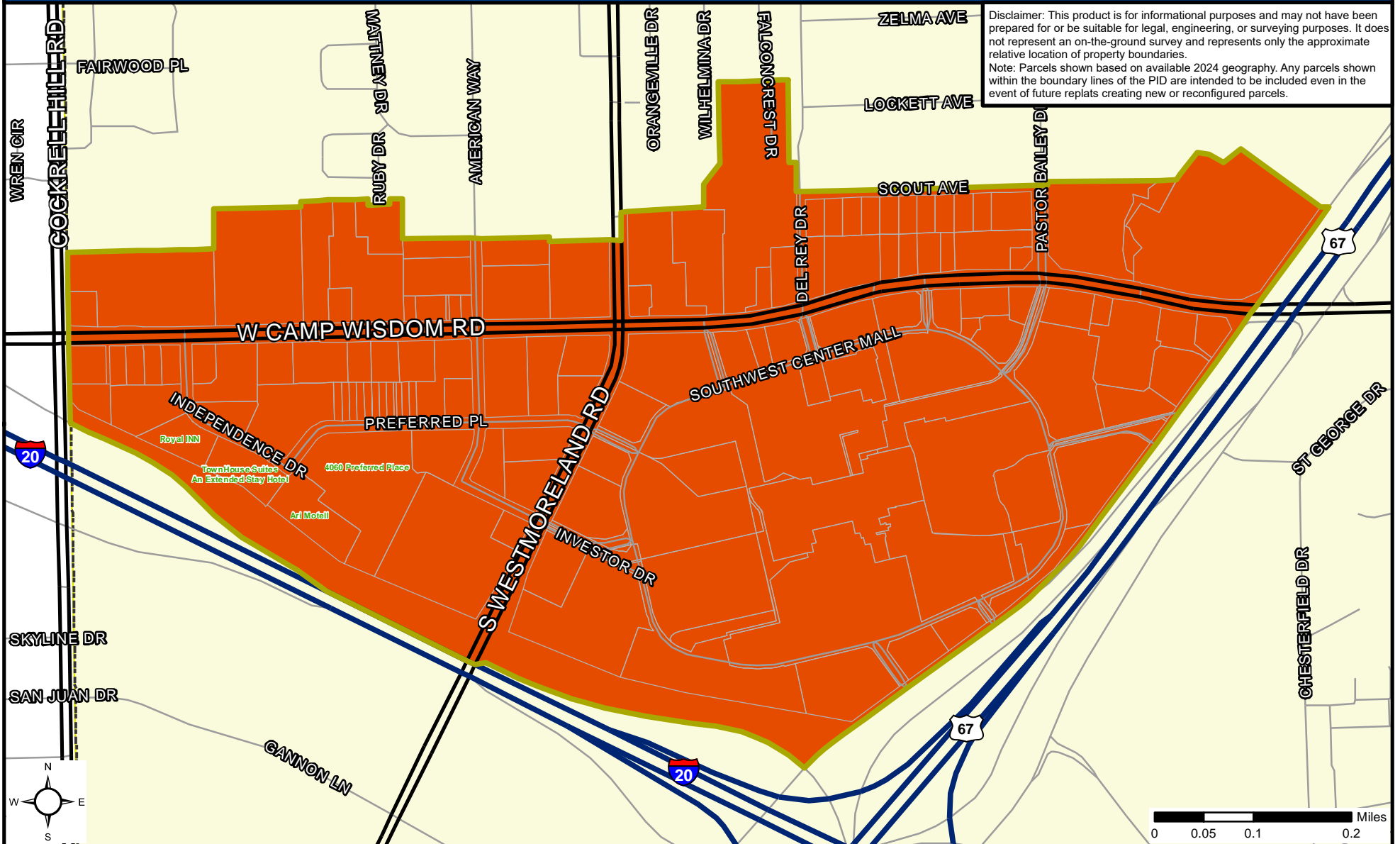
- Tax Parcels - 2024
- Park

- Highways
- Major Streets
- Streets

Source: City of Dallas, 2025; DCAD, 2024

EXHIBIT F FAR EAST DALLAS PUBLIC IMPROVEMENT DISTRICT PETITION SERVICE PLAN								
	% [†]	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET
REVENUE								
Fund Balance from Previous Year		-	116,172	163,482	180,642	217,715	244,929	285,600
Interest on cash balances		3,500	3,900	3,400	3,800	3,750	4,800	5,300
* Net Assessment Revenue		904,922	1,040,660	1,196,759	1,376,273	1,582,714	1,820,121	2,093,140
TOTAL REVENUE		\$ 908,422	\$ 1,160,732	\$ 1,363,642	\$ 1,560,715	\$ 1,804,179	\$ 2,069,850	\$ 2,384,040
EXPENDITURES								
¹ Public Area Improvements	19.3%	175,000	210,000	260,000	290,000	340,000	375,000	550,000
² Capital Improvements	0.0%	-	-	50,000	55,000	70,000	75,000	116,540
³ Business Development & Recruitment	4.4%	40,000	60,000	50,000	50,000	55,000	60,000	95,000
⁴ Marketing & Promotion	6.6%	60,000	70,000	70,000	80,000	95,000	115,000	175,000
⁵ Public Safety	41.3%	375,000	480,000	545,000	630,000	730,000	850,000	1,065,000
⁶ Administration	13.8%	125,000	160,000	190,000	220,000	250,000	290,000	340,000
⁷ Audit	0.9%	7,750	7,750	7,750	7,750	8,750	8,750	12,500
⁸ Insurance	1.0%	9,500	9,500	10,250	10,250	10,500	10,500	15,000
⁹ PID Renewal Fee	0.0%	-	-	-	-	-	-	15,000
TOTAL EXPENDITURES	87.2%	\$ 792,250	\$ 997,250	\$ 1,183,000	\$ 1,343,000	\$ 1,559,250	\$ 1,784,250	\$ 2,384,040
FUND BALANCE / RESERVES^{††}	12.8%	\$ 116,172	\$ 163,482	\$ 180,642	\$ 217,715	\$ 244,929	\$ 285,600	\$ 0
TOTAL EXPENDITURES & RESERVES	100.0%	\$ 908,422	\$ 1,160,732	\$ 1,363,642	\$ 1,560,715	\$ 1,804,179	\$ 2,069,850	\$ 2,384,040
Category Details								
* Net assessment reflects the deduction of City and County fees from the gross assessment collection at \$0.12 per \$100 of value								
† The % for each expense service category is calculated by dividing the \$ amount of each category by the total revenue. The carryover % is calculated by dividing the total carryover \$ amount by the net assessment revenue								
†† Estimated PID funds to carry over to the new service plan year for contingency fund during the term. All fund balance/reserve will be expensed by the end of the term.								
¹ Ongoing improvements to public areas not covered under capital improvements, such as landscaping and irrigation along intersections and medians, pedestrian lighting along sidewalks and streets, installation and improvements to street signage and markers, and acquisition and installation of public art/murals.								
² Design and construction for capital improvement such as intersection Improvements, lighting along trails, new and improved playground equipment in parks within the PID.								
³ Ongoing business and recruitment retention for district businesses and promotion districtwide								
⁴ Marketing and promotion consist of cultural enhancements and community events, communication efforts to enhance brand and delivery service enhancement updates, and creation of PID website.								
⁵ Public safety consist of crime prevention through environmental design, DPD expanded neighborhood patrol, supplemental security patrol for non-peak hours, and public safety community meetings and events.								
⁶ PID overhead costs to operate and maintain PID functions								
⁷ Contractual required annual independent audit								
⁸ Contractual required insurance coverage as applicable (i.e. Workers' Comp & Employers Liability, Business Automobile Liability, Commercial General Liability, Commercial Crime, Directors and Officers/Professional Liability)								
⁹ PID creation/renewal Application fee, payable at end of term								

Exhibit G - Proposed RedBird PID



Legend

- Proposed Red Bird PID Boundary
- Proposed Red Bird PID Tax Parcels - 2024
- City of Dallas

- Highways
- Major Streets
- Streets

EXHIBIT H
REDBIRD PUBLIC IMPROVEMENT DISTRICT
PETITION SERVICE PLAN 2026-2035

	% [†]	2026 BUDGET	2027 BUDGET	2028 BUDGET	2029 BUDGET	2030 BUDGET	2031 BUDGET	2032 BUDGET	2033 BUDGET	2034 BUDGET	2035 BUDGET
REVENUE											
Fund Balance from Previous Year		-	36,500	56,880.00	58,167	58,512	67,374	45,724	51,290	60,479	175,378
Interest on cash balances		-							500	500	500
* Net Assessment Revenue		278,000	322,480	374,077	433,929	503,358	583,895	677,318	785,689	911,399	1,057,223
TOTAL REVENUE		\$ 278,000	\$ 358,980	\$ 430,957	\$ 492,096	\$ 561,870	\$ 651,269	\$ 723,042	\$ 837,479	\$ 972,378	\$ 1,233,101
EXPENDITURES											
¹ Public Safety	71.9%	200,000	260,000	330,000	390,000	450,000	560,000	625,000	700,000	700,000	1,069,601
² Capital Improvement	0.0%	-	-	-	-	-	-	-	30,000	50,000	100,000
³ Marketing and promotions	3.6%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
⁴ Administration	7.2%	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	21,500
⁵ Audit	2.7%	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
⁶ Insurance	1.4%	4,000	4,600	5,290	6,084	6,996	8,045	9,252	9,500	9,500	9,500
⁷ PID Renewal Fee	0.0%										15,000
TOTAL EXPENDITURES	86.9%	\$ 241,500	\$ 302,100	\$ 372,790	\$ 433,584	\$ 494,496	\$ 605,545	\$ 671,752	\$ 777,000	\$ 797,000	\$ 1,233,101
FUND BALANCE / RESERVES^{††}	13.1%	\$ 36,500	\$ 56,880	\$ 58,167	\$ 58,512	\$ 67,374	\$ 45,724	\$ 51,290	\$ 60,479	\$ 175,378	\$ 0
TOTAL EXPENDITURES & RESERVES	100.0%	\$ 278,000	\$ 358,980	\$ 430,957	\$ 492,096	\$ 561,870	\$ 651,269	\$ 723,042	\$ 837,479	\$ 972,378	\$ 1,233,101

Category Details

* Net assessment reflects the deduction of City and County fees from the gross assessment collection

† The % for each expense service category is calculated by dividing the \$ amount of each category by the total revenue. The carryover % is calculated by dividing the total carryover \$ amount by the net assessment revenue

†† Estimated PID funds to carry over to the new year to be utilized for petitioned services during current term.

¹ Public Safety: The RedBird PID proposed to employee off duty Dallas police officers to bolster public safety in the PID confines. Each year, the majority of funds will be dedicated to this cause.

² Capital Improvement: These dollars will be reserved and carried forward to be expended for lighting Improvements, signage, and other Capital Improvements as authorized by Chapter 372.

³ Marketing and promotions: General marketing and awareness campaigns for the PID.

⁴ Administration: Bank Fees, accounting services, and IT services

⁵ Audit: Cost for contractual required annual independent audit

⁶ Insurance: Cost for contractual required insurance coverage as applicable

⁷ PID creation/renewal Application fee, payable at end of term



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1142A

Item #: F.

Proposed Amendments to City Code Section 51A-8.601(b) [Emily Liu, Director, Planning and Development Department]

Memorandum



CITY OF DALLAS

DATE April 2, 2025
Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, Chad West
SUBJECT Proposed Amendments to City Code Section 51A-8.601(b)

The Planning and Development Department recommends amendments to City Code Section 51A-8.601(b), General Standards following findings from a recent Engineering Audit conducted by the Office of the City Auditor.

On February 20, 2025, the Subdivision Review Committee unanimously recommended adoption of the proposed amendments. On March 6, 2025, the City Plan Commission also unanimously recommended adoption.

The audit assessed whether internal controls are in place to ensure infrastructure designs comply with City Code Section 51A-8.601(b). Key findings include:

- Unclear completeness and applicability of the list of thirteen referenced documents.
- Outdated requirements that no longer align with current engineering standards and practices.
- Need for updates to ensure the requirements reflect the latest industry standards and best practices.

The proposed amendments will:

1. Update the list of referenced documents to ensure accuracy, relevance, and alignment with current engineering and infrastructure standards.
2. Clarify applicability of the listed requirements to ensure consistency in their use for infrastructure reviews.
3. Improve public and developer awareness by clearly communicating updated requirements and expectations.

The intent of these amendments is to ensure that infrastructure designs are reviewed against current and applicable standards.

The draft amendment is attached as Exhibit A. PDD will place the proposed amendment on the April 9, 2025, Council agenda for consideration.

DATE April 2, 2025
SUBJECT Proposed Amendments to City Code Section 51A-8.601(b)
PAGE 2 of 2

If you have questions, please contact Emily Liu at yu.liu@dallas.gov.

Service First, Now!



Robin Bentley,
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
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
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-8.601; providing an updated list of standards, criteria, and requirements of which all street paving, storm drainage, bridge, and culvert design and construction must comply; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date. Now, Therefore,

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

SECTION 1. That Subsection (b) of Section 51A-8.601, “General Standards,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure.

- (1) The Thoroughfare Plan for the city of Dallas, as amended.
- (2) The Central Business District Streets and Vehicular Circulation Plan, as amended.
- (3) The Long Range Physical Plan for Parks and Recreational Facilities.
- (4) The Street Design Manual of the city of Dallas.
- (5) ~~[The storm drainage policy of the city of Dallas.~~
- ~~(6)]~~ The Drainage Design Manual of the city of Dallas.

(6[7]) The latest version of the Drainage, Paving, and Traffic Engineering Checklist of the planning and development department [~~Plan Development Checklist of the department~~].

(7[8]) The Standard Construction Details of the department of transportation and public works.

(8[9]) The Texas Uniform Traffic Control Device Manual, as amended.

[~~(10) The Dallas Central Business District Pedestrian Facilities Plan.~~]

(9[11]) The most recently adopted Dallas Bike Plan.

[~~(12) The City of Dallas Planning Policies.~~]

(13) ~~All other codes and ordinances of the city of Dallas.]”~~

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed _____



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1143A

Item #: G.

Proposed amendments to the Dallas One- and Two-Family Dwelling Code to allow construction of up to eight dwelling units under the code [Emily Liu, Director, Planning and Development Department]

Memorandum



CITY OF DALLAS

DATE April 2, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Update on the “Dallas Residential Building Code, One to Eight Dwelling Units” Ordinance Proposal**

This memorandum provides an update on the Planning and Development Department’s (PDD) proposal to amend the existing Dallas residential ordinance, currently known as the Dallas One- and Two-Family Dwelling Code. The proposed amendment, Dallas Residential Building Code, One to Eight Dwelling Units, will revise the ordinance to allow up to eight dwelling units to be constructed using residential-based codes. Currently, any structure with more than two dwelling units must comply with the International Building Code (IBC), which can add complexity and costs to smaller-scale residential developments.

Since initiating this project in December 2024, PDD has taken the following steps:

- **Best Practices:** Research was conducted on other cities that have proposed and implemented similar code changes. These case studies serve as a foundation for the proposed ordinance and provide insight into potential benefits and challenges.
- **Working Group Meetings:** Five virtual public meetings were held in January and February, inviting participation from architects, developers, contractors, and other stakeholders. The Dallas Fire Department actively participated in all five meetings, and feedback from attendees has been incorporated into the draft ordinance.
- **Organizations & Committee Meetings:** PDD engaged with various professional organizations, including the American Institute of Architects of Dallas (AIA), the Dallas Builders Association (DBA), and the Building Inspection Advisory, Examining & Appeals Board (BIAEA). Open discussions were held, and comments from the AIA, DBA, and BIAEA were considered in the proposed ordinance.
- **Ordinance:** On March 25, 2025, the BIAEA Board voted unanimously to pass the proposed ordinance with five friendly amendments. The final proposed ordinance has been revised to reflect the friendly amendments. The final ordinance is attached to this memo as Exhibit A for consideration by the Economic Development Committee. Upon approval of the committee, the

DATE April 2, 2025
SUBJECT **Update on the “Dallas Residential Building Code, One to Eight Dwelling Units” Ordinance Proposal**
PAGE **2 of 2**

ordinance will be placed on the next available Council agenda for consideration.

Should you have any questions or concerns, please contact Emily Liu, Director of Planning and Development, at yu.liu@dallas.gov.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
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City of Dallas

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Agenda Information Sheet

File #: 25-1145A

Item #: H.

Deliberate the offer of a financial or other incentive to a business prospect ("Project Beckett") that the City seeks to locate within the City and with which the City is conducting economic development negotiations and/or seek advice of its attorney related to Project Beckett (Sec. 551.087 T.O.M.A and Sec. 551.071 T.O.M.A) [Heather Lepaske, Assistant Director, Office of Economic Development]