

Oak Cliff Gateway TIF District

Board of Directors

Meeting Record

The Oak Cliff Gateway TIF District Board of Directors meetings are recorded. Agenda materials and digital recordings may be reviewed/requested by contacting the Office of Economic Development at 214-670-1685.

Meeting Date: December 15, 2025

Meeting Start time: 2:02 p.m.

Board Members Present: Christopher Aslam (Chair), Tom Krampitz (City, Vice-Chair), Jesus Javier Ponce (City), Jude Akpunku (City), Orlando Alameda (DISD), Luis Tamayo (County), and Joe Mayer (Parkland HD)

Board Members Absent: Eric Johnson (City)

Staff in attendance: Sue Hounsel, Angela Hardiman, Roy Palacios, Tamara Leak, Teralandur Kasturi, Tanita Marvels, and Natalia Johnson

Others in attendance: Andrew Rambler, Keith Aldis, Anne Hagan, Claudia Vargas, and VG Brooks

AGENDA:

1. Call to order and introduction of meeting participants.

The meeting was called to order at 2:02 p.m.

2. Review and approval of the December 16, 2024 meeting minutes.

Action Taken/Recommendation(s): Approval

Motion made by: Mr. Tamayo	Motion seconded by: Mr. Akpunku
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

3. Review and consideration of the Oak Cliff Gateway TIF District Annual Report for FY 2024-2025.

Recommended action: Approval and Recommendation of approval to City Council

Motion made by: Mr. Orlando	Motion seconded by: Mr. Tamayo
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

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4. **Review and consideration of a regular meeting schedule for the Oak Cliff Gateway TIF District Board of Directors during calendar year 2026.**

Recommended action: The Board approved a set of quarterly meeting dates:

- **January 6th at 10am**
- **April 27th at 2pm**
- **September 21st at 2pm**
- **December 14th at 2pm**

Motion made by: Mr. Johnson	Motion seconded by: Mr. Tamayo
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

5. **Review and consideration of a development agreement with 549 E Jefferson Blvd, LLC and/or its affiliates in an amount not to exceed \$10,000,000, payable from current and future Oak Cliff Gateway TIF District funds, in consideration of The Jefferson Project ("Project") on property currently addressed as 549 E. Jefferson Boulevard. Recommended action: Approval and Recommendation of approval to City Council**

Motion made by: Mr. Krampitz	Motion seconded by: Mr. Akpunku
Item passed unanimously: X	Item passed on a divided vote:
Item failed unanimously:	Item failed on a divided vote:

6. **Meeting adjourned at 2:42 p.m.**

I attest that these are an accurate reflection of the business conducted by the Oak Cliff Gateway TIF Board on this date.

(Meeting Chair Signature)

(Board Coordinator Signature)

**Oak Cliff Gateway TIF District Board of Directors
Funding Request and Recommended Funding Proposal
for Phase I Plaza Area Project at Halperin Park
January 6, 2026**

This summary provides information on the gap funding request submitted by the Southern Gateway Public Green Foundation (SGPGF) to support the Phase I Plaza Area Project at Halperin Park, located in the Oak Cliff Gateway TIF District (OCG TIF District), and the Office of Economic Development's (OED) recommendation for City funding.

PROJECT BACKGROUND

On November 10, 2021, by Resolution No. 21-1840, the City Council authorized a development agreement between the City's Park and Recreation Department and SGPGF for the design and construction of Southern Gateway Deck Park (now Halperin Park) Plaza Area. SGPGF was created to develop a public plaza above Interstate Highway 35E and raise funds for its design and construction. The deck superstructure would be built by the Texas Department of Transportation (TxDOT) and primarily funded through the North Central Texas Council of Governments (NCTCOG).

The development agreement was executed on April 13, 2022. Per the development agreement, the City would own the Plaza Area and its related improvements upon completion. The Plaza Area would cover approximately five acres, spanning Interstate Highway 35 East (IH-35) from Marsalis Avenue to Ewing Avenue. The Plaza Area would be designed atop the deck superstructure in two phases. Phase I would include the area from Ewing Avenue to Lancaster Avenue. Phase II would include the area from Lancaster Avenue to Marsalis Avenue.

The estimated total Project cost for Phase I, including the deck superstructure and Plaza Area, is \$122,000,000. The estimated construction cost for the Phase I Plaza Area is \$75,000,000.

PROJECT STATUS

SGPGF's construction of the Phase I Plaza Area is approximately 80-85% complete (at the time of application), and SGPGF is targeting 100% completion in Spring 2026. SGPGF has dedicated significant effort to fundraising and has secured donations from well-respected philanthropic organizations such as the Communities Foundation of Texas and the Moody Foundation, as well as a significant gift from the Halperin Foundation, which includes naming rights to the Plaza Area.

Despite SGPGF's efforts, the Project still faces a funding gap of approximately \$24 million (at the time of application) to complete construction of the Phase I Plaza Area and support initial operations. Bridge financing (secured through a line of credit) protects the construction of the Project while SGPGF completes fundraising. When the Phase I Plaza Area is completed in Spring 2026, a final balloon payment on the bridge financing will be due. However, after construction of the Phase I Plaza Area is completed and the Plaza Area moves into operations, SGPGF will be managing and operating all activities, and it is critical that SGPGF's reliance on the line of credit is minimized.

ECONOMIC IMPACT OF PROJECT

Proximity to parks increases demand for residential and commercial development in cities. The growth and success of Klyde Warren Park exemplifies the economic impact of investments in parks and open space. A Phase I Economic Impact Study by the University of North Texas (UNT) Dallas projects Halperin Park will attract over 2 million annual visitors and 2,400 new residents within five years of opening. During that period, the park's economic impact is estimated to be nearly \$1 billion, including approximately \$325 million in retail and restaurant sales and \$14 million in property tax revenue. Local sales tax from new retail activity is projected to be between \$6.5 and \$7.5 million. The OCG TIF District is already realizing the anticipated catalytic development with East Dock, a 62,000-square-foot adaptive reuse and redevelopment project, slated for completion in early Spring 2026. Halperin Park will be a landmark City park and a community asset for the southern sector of Dallas while catalyzing economic development in the area.

CITY FUNDING PROPOSED FOR THE PROJECT

On August 15, 2025, the City Manager's Office received a memo from the Mayor's Office requesting that the remaining \$1,035,802 of the Mayor's discretionary funding allocation from the 2012 Bond Program (proposition No. 3) be allocated to the Halperin Park Project. This funding will be deployed in the form of an economic development grant as described below.

The Project is consistent with the goals and objectives of the OCG TIF District Project Plan and Reinvestment Zone Financing Plan ("Plan"). Therefore, to advance implementation of the Plan and facilitate SGPGF's full delivery of the Project for maximum public benefit, OED staff issued a letter of intent to SGPGF, proposing a tax increment financing ("TIF") development and Chapter 380 grant agreement ("Agreement") comprised of the two gap funding components listed below, and SGPGF accepted staff's letter of intent on December 23, 2025.

OED staff recommends City Funding in a total amount not to exceed \$8,000,000 as gap funding to support SGPGF's full delivery of the Phase I Plaza Area Project. The City Funding shall be disbursed upon SGPGF's submission of and OED staff's verification of detailed documentation evidencing Substantial Completion of the Required Project Components. The City Funding shall be comprised of the following:

- (1) A TIF subsidy ("TIF Subsidy") in an amount not to exceed \$6,964,198 as described below, and
- (2) an economic development grant ("Grant") in an amount not to exceed \$1,035,802 as described below.

The City Funding shall be disbursed upon SGPGF's submission of and OED staff's verification of detailed documentation evidencing Substantial Completion of the Required Project Components. The City Funding shall be comprised of the following:

1. TIF Subsidy. Up to \$6,964,198 in accordance with the established budget in the Oak Cliff Gateway TIF District Plan. No interest shall accrue on any portion of the TIF Subsidy.

Clarendon/Beckley/Kiest Sub-District	Amount
Parks and Open Space	\$6,964,198
TOTAL TIF SUBSIDY – amount not to exceed	\$6,964,198

Funds may be shifted among budget categories so long as the total TIF Subsidy does not exceed \$6,964,198. Additionally, the total TIF Subsidy shall not exceed \$6,964,198 under any circumstances but may be less if actual documented expenditures are less.

The TIF Subsidy is subject to the SGPGF’s satisfaction of all terms and conditions in the Agreement and in accordance with the OCG TIF District Increment Allocation Policy. The TIF Subsidy will be comprised of available District-Wide Set Aside funds and any unallocated increment in the Clarendon/Beckley/Kiest Sub-District.

2. Grant. Up to \$1,035,802 sourced from the City’s 2012 general obligation bond program (Mayor’s discretionary allocation of bond funds from Economic Development proposition No. 3) shall be disbursed as a Chapter 380 grant for capitalized costs of the Required Project Components and for no other purpose. No portion of the Grant shall be used to pay for developer fees, working capital, operating expenses, or any non-capitalized expenses of the Required Project Components. SGPGF’s submission of necessary documentation requesting the disbursement of the Grant shall include a capital cost affidavit (in a form attached to the Agreement).

REQUIRED PROJECT COMPONENTS

The Project shall include the following Required Project Components:

- i. Oak Cliff Trail: an Americans with Disabilities (ADA) accessible ramp connecting the lower park level to the landing and terrace above. The ramp includes a lighted handrail to enhance safety and aesthetics, glass fiber reinforced concrete (GFRC) panels on the exterior walls that mimic the limestone walls of Oak Cliff, and a grippy, high-friction coating to ensure safe footing for park visitors.
- ii. 12th Street Promenade: the main pedestrian pathway through the park. It skirts the main gathering spaces of the park (the great lawn and the amphitheater/grove seating areas) and runs from the southbound I-35 access road to the corner of Ewing and the northbound I-35 access road. The promenade is a symbolic nod to Halperin Park’s purpose by physically reconnecting the streetscape divided by I-35, running directly into 12th Street on the west side of the park.
- iii. Lighting: a robust, intentional lighting plan including over 500 distinct lighting elements to enhance the beauty of the park and provide a safe, visible environment for visitors and the surrounding community, comprised of ambient lighting, decorative, artistic light poles, emergency flood lighting, and recessed lighting. All fixtures use energy-efficient LED lighting and include safety elements.
- iv. Utilities: because Halperin Park and its foundations have been created literally from the air itself, all utilities have to be constructed from scratch and connected to existing lines

on the access road. Beneath its landscaped surface lie miles of utilities (including water, sewer, storm, gas, and fire lines) that ensure the park functions efficiently.

NEXT STEPS

- January 6: Economic Development Committee
- January 28: City Council

ATTACHMENT

- Project Visuals

ATTACHMENT

Project Visuals
Phase I Plaza Area Project at Halperin Park

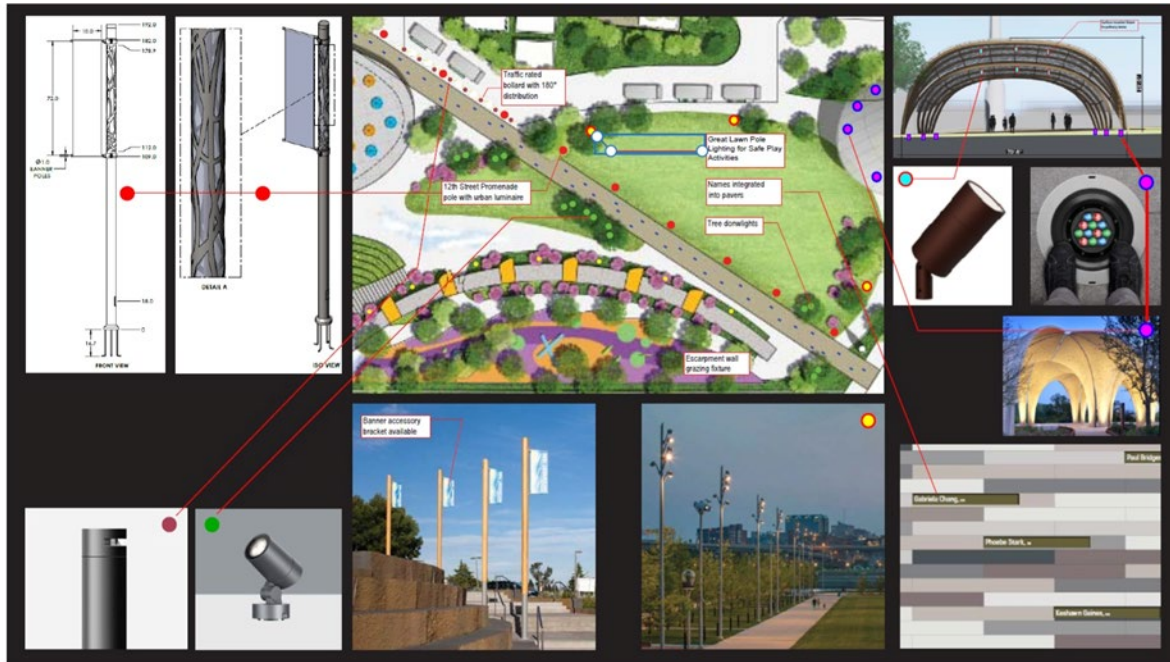
OAK CLIFF TRAIL



12th STREET PROMENADE



LIGHTING



UTILITIES



**Summary for TIF District Funding Request
Pedestrian Crosswalk Improvements
Northwest Side of Halperin Park Phase I Plaza Area
Oak Cliff Gateway TIF District Board of Directors
January 6, 2026**

The City's Department of Transportation and Public Works (TPW) is requesting TIF District funding in an amount not to exceed \$750,000 from the Oak Cliff Gateway TIF District (OCG TIF District) for the construction of at-grade pedestrian crosswalk improvements on the northwest side of the Halperin Park Phase I Plaza Area along the southbound I-35E access road.

The proposed pedestrian crosswalk improvements will undergo design in 2026 using awarded grant funds (see details below) and will likely include either a rectangular rapid flashing beacon or a pedestrian hybrid beacon. TPW has been working in partnership with the Southern Gateway Public Green Foundation (SGPGF) as the Halperin Park Phase I Plaza Area is under construction to identify a safe crossing point for nearby residents and visitors arriving on foot or by bike to Halperin Park. Although there is a crosswalk at the signalized intersection of Ewing Avenue and the I-35E access road, visitors will likely also attempt to cross the I-35E access road further to the south (near Lancaster Avenue and/or East 12th Street); therefore, a highly visible "mid-block" crosswalk to slow traffic and ensure safe pedestrian passage is needed. Further, a crosswalk at this location will avoid driveway entrances into the park, lead directly into the 12th Street Promenade, and will eventually serve as the midway point of the park when Phase II is completed.

In 2020, the SGPGF, Dallas Zoo, and City of Dallas applied to the U.S. Department of Transportation and were awarded a \$1,000,000 RAISE grant (Rebuilding American Infrastructure with Sustainability and Equity) to study improved connectivity in the Zoo/Halperin Park area, including the design of crosswalk improvements. The City recently issued an RFQ for the design study, and a design contract is expected to be awarded in early 2026. However, funds for the construction of crosswalk improvements have not been identified. A recent installation of similar crosswalk improvements in Dallas had a total cost of approximately \$750,000.

TPW is managing the design process and will oversee future construction of the pedestrian crosswalk improvements. TIF District funds will be utilized from the District-Wide Set-Aside. The Office of Economic Development (OED) will deploy an interdepartmental transfer when TPW is ready to award a construction contract.

The approximate location of the proposed crosswalk improvements, along with examples of visible crosswalks and traffic warning devices, is provided below.

Approximate Location (specific location will be determined during design)



Bird's-eye view looking north on west side of IH-35 (approximate location)



Crosswalk Improvement Examples

What is a Rectangular Rapid Flashing Beacon? (RRFB)

A **Rectangular Rapid Flashing Beacon (RRFB)** is a traffic warning device which alerts drivers to pedestrians. When activated, yellow flashing lights turn on, prompting drivers to yield to pedestrians. They are used to increase pedestrian safety at a crossing, while minimizing the disruption to traffic flow.



Source: Texas A&M Transportation Institute



*Source: NCHRP Research Report 841

What is a Pedestrian Hybrid Beacon? (PHB)

A **Pedestrian Hybrid Beacon (PHB)** is a traffic control device that provides a protected crossing for pedestrians. The beacon remains dark until activated by a pedestrian, after which it will light up and direct drivers to stop and yield to pedestrians. PHB's are less expensive and less disruptive to traffic than a full traffic signal, while still providing a fully protected crossing to pedestrians.



Source: FHWA



*Source: NCHRP Research Report 841