

May 24, 2023

WHEREAS, City of Dallas (“City”) recognizes the importance of its role in local economic development; and

WHEREAS, on November 11, 1992, the City Council authorized the designation of Tax Increment Financing Reinvestment Zone Number Three (the “Oak Cliff Gateway TIF District” or “TIF District” or “Zone”) in accordance with the Tax Increment Financing Act, as amended, Texas Tax Code, Chapter 311 (the “Act”) to promote orderly redevelopment in the TIF District that would not occur solely through private investment in the reasonably foreseeable future by Resolution No. 92-3946; Ordinance No. 21466, as amended; and

WHEREAS, on February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan (the “TIF District Plan” “ or Plan”) for the Oak Cliff Gateway TIF District by Resolution No. 97-0483; Ordinance No. 23033, as amended; and

WHEREAS, the Act requires that, if an amendment proposes to reduce or increase the geographic area of the Zone, increase the amount of bonded indebtedness to be incurred, increase or decrease the percentage of a tax increment to be contributed by a taxing unit, increase the total estimated project costs, or designate additional property in the zone to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provide interested persons the opportunity to speak and present evidence for or against such amendment(s); and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the Oak Cliff Gateway TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

WHEREAS, on April 24, 2023, the Oak Cliff Gateway TIF District Board of Directors (the “TIF District Board”) unanimously passed a motion adopting and recommending City Council approval of the following amendments to the Oak Cliff Gateway TIF District’s Project Plan and Reinvestment Zone Financing Plan: (1) increase the geographic area of the Bishop/Jefferson Sub-District (by approximately 7 acres) to include properties at 1200 and 1400 East Jefferson Boulevard; (2) increase the geographic area of the Clarendon/Beckley/Kiest Sub-District (by approximately 11 acres) to include: (a) approximately 4 acres generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street and north of the terminus of Ridge Street, and (b) approximately 7 acres generally in the 900 and 1000 blocks of Morrell Avenue at Fernwood Avenue and the 1200 and 1300 blocks of Morrell Avenue at Denley Drive; (3) make corresponding modifications to the TIF District’s boundary, and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect these amendments.

May 24, 2023

Now, Therefore,

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

SECTION 1. That a public hearing shall be held at 1:00 p.m. on June 14, 2023, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas 75201, at which time any interested person may appear and speak for or against the following proposed amendments to the TIF District Plan: **(1)** increase the geographic area of the Bishop/Jefferson Sub-District (approximately 7 acres) to include properties at 1200 and 1400 East Jefferson Boulevard; **(2)** increase the geographic area of the Clarendon/Beckley/Kiest Sub-District (approximately 11 acres) to include: **(a)** approximately 4 acres generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street and north of the terminus of Ridge Street, and **(b)** approximately 7 acres generally in the 900 and 1000 blocks of Morrell Avenue at Fernwood Avenue and the 1200 and 1300 blocks of Morrell Avenue at Denley Drive; and **(3)** make corresponding modifications to the TIF District's boundary, budget, and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect these amendments.

SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven days prior to the date of such hearing.

SECTION 3. That after the public hearing is closed, City Council shall consider an ordinance amending Ordinance Nos. 21466 and 23033, as amended, to **(1)** increase the geographic area of the TIF District by adding approximately 18 acres as shown on the proposed boundary map attached hereto as **Exhibit A**; and **(2)** make corresponding modifications to the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan to reflect the proposed amendments detailed and described in the briefing reviewed and approved by the Oak Cliff Gateway TIF District Board of Directors on April 24, 2023 attached hereto as **Exhibit B**.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.