

September 23, 2020

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

WHEREAS, on February 22, 2017, City Council elected to participate in the Texas Enterprise Zone Program by passing Ordinance No. 30376; and the local incentives offered under this Resolution are the same on this date as were outlined in Ordinance No. 30376; and

WHEREAS, on February 26, 2014, City Council authorized the nomination of Tenet Hospitals Limited Doctors Hospital at White Rock Lake at 9440 Poppy Drive (property depicted in the map attached hereto as **Exhibit A**) for enterprise project status by Resolution No. 14-0391; and

WHEREAS, the Office of the Governor Economic Development and Tourism, through the Economic Development Bank ("Bank"), approved Tenet Hospitals Limited as an enterprise project pursuant to a nomination and an application made by the City on March 3, 2014; and

WHEREAS, Section 176.4(h) of Title 10 of the Texas Administrative Code provides that the Bank may approve the assignment or assumption of an enterprise project that has transferred through a sale to another entity that will commit to continue operations at the qualified business site in the way originally committed within the initial enterprise project application, or which otherwise demonstrates to the Bank that the assignment or assumption is warranted to avoid disruption of operations and loss of jobs; and

WHEREAS, in conjunction with Pipeline East Dallas, LLC's acquisition of the hospital from BT East Dallas JV, LLP in March 2018, Pipeline East Dallas, LLC has requested the City to authorize and approve the assignment of BT East Dallas JV, LLP's enterprise project status to Pipeline East Dallas, LLC; and

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, the City recommends approval of the assignment of the BT East Dallas JV, LLP enterprise project status to Pipeline East Dallas, LLC; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), and Title 10, Part 5, Chapter 176, Texas Administrative Code, Pipeline East Dallas, LLC has applied to the City for assignment of enterprise project; and

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WHEREAS, the City finds that Pipeline East Dallas, LLC has represented to the city that it meets the criteria for designation as assignee an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Pipeline East Dallas, LLC is a "qualified business" under Section 2303.402 of the Act since, during the designation period of the enterprise project, it will be engaged in the active conduct of a trade or business at a qualified business site not located inside an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals;
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The assignment of enterprise project status from BT East Dallas JV, LLP to Pipeline East Dallas, LLC will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that Pipeline East Dallas, LLC has represented to the city that it meets the criteria for tax relief and other incentives adopted by the City and recommends approval of the assignment of enterprise project status from BT East Dallas JV, LLP to Pipeline East Dallas, LLC on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability in the area; and

WHEREAS, the City finds it is in the best interest of the city to support the assignment of the enterprise project status from BT East Dallas JV, LLP to Pipeline East Dallas, LLC pursuant to the Act.

Now, Therefore,

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

SECTION 1. That the findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted.

SECTION 2. That be it further resolved that Pipeline East Dallas, LLC is a qualified business, as defined in Section 2303.402 of the Act, and has represented to the City that it meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

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SECTION 3. That the City approves the assignment from BT East Dallas JV, LLP to Pipeline East Dallas, LLC as an Enterprise Project pursuant to the Act, and hereby authorizes the Assistant Director, Office of Economic Development to prepare and submit an application to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation of Pipeline East Dallas, LLC as an enterprise project.

SECTION 4. That be it further resolved that assignment of the enterprise project shall be from March 1, 2018 through March 3, 2019.

SECTION 5. That this resolution 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.