

November 10, 2021

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

**WHEREAS**, on May 14, 2014, City Council authorized the designation of Tax Increment Financing Reinvestment Zone Number Twenty (the "Mall Area Redevelopment TIF District" or "TIF District") in accordance with the Tax Code, Chapter 311, as amended the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") to promote orderly redevelopment in the District that would not occur solely through private investment in the reasonably foreseeable future by Resolution No. 14-0783; Ordinance No. 29340; and

**WHEREAS**, on June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan ("TIF District Plan") for the Mall Area Redevelopment District by Resolution No. 15-1145; Ordinance No. 29771; and

**WHEREAS**, as allowed by the Act, the Mall Area Redevelopment TIF District is comprises of two non-contiguous sub-districts: the Montfort-IH 635 Sub-District in northern Dallas and the Westmoreland-IH 20 Sub-District in southern Dallas; and

**WHEREAS**, the Act requires that, if an amendment of the TIF District Plan proposes to reduce or increase the geographic area of the TIF District, the approval must be by ordinance after the City holds a public hearing on such amendment and provides interested persons the opportunity to speak and present evidence for or against such amendment; 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 Mall Area Redevelopment TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

**WHEREAS**, on November 1, 2021, the Mall Area Redevelopment TIF District Board of Directors (the "Board") passed a motion adopting an amended Project Plan and Reinvestment Zone Financing Plan for the TIF District to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the Mall Area Redevelopment TIF District by approximately 15.6 acres of property contiguous to the current Mall Area Redevelopment TIF District boundary; (2) evidence its findings that: (a) the vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City, (b) development or redevelopment in the proposed expansion area would not occur solely through private investment in the foreseeable future, and (c) inclusion of the proposed expansion area will have an overall benefit to, and further the purposes of, the Mall Area Redevelopment TIF District; and (3) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District and to the Project Plan and Reinvestment Zone Financing Plan reflecting such expansion.

**Now, Therefore,**

November 10, 2021

**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 December 8, 2021, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the following proposed amendments: **(1)** increase the geographic area of the Westmoreland-IH 20 Sub-District within the Mall Area Redevelopment TIF District by approximately 15.6 acres contiguous to the current Mall Area Redevelopment TIF District boundary to promote development or redevelopment of the District; **(2)** make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District and to the Project Plan and Reinvestment Zone Financing Plan reflecting such expansion; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment.

**SECTION 2.** That notice of such public hearing shall be published in the official newspaper of the City of Dallas no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is proposed to be included in the TIF District.

**SECTION 3.** That after the public hearing is closed; the City Council shall consider amending Ordinance No. 29340 which created the Mall Area Redevelopment TIF District to increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District as depicted on the map hereto as **Exhibit A** and amending Ordinance No. 29771 which authorized the Project Plan and Reinvestment Zone Financing Plan.

**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.