

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

25-0045

FINANCE COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER CHAD WEST, PRESIDING

PRESENT: [6] West, Stewart, Moreno, Gracey (\*\*1:12 p.m.), Resendez, Willis

ABSENT: [1] \*Johnson

The meeting was called to order at 1:03 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 2:50 p.m.

\_\_\_\_\_  
Chair

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: "Only members of the committee who are physically present at the location specified in the posted meeting notice or are appearing by videoconference due to official city business at the direction of the city council, will be considered to be in attendance at the meeting," per Resolution 25-1385.**

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT A

**RECEIVED**

2025 OCT 29 PM 3:18

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street  
Council Chambers,  
Dallas, Texas 75201*

*Public Notice*

250959

POSTED CITY SECRETARY  
DALLAS, TX



**Finance Committee**

**November 4, 2025**

**1:00 P.M.**

## 2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart **Assigned: 08/29/25	<b>ECONOMIC DEVELOPMENT</b> Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West **Assigned: 08/29/25
<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Willis (C), Blair, Cadena, Mendelsohn, Stewart **Assigned: 08/29/25	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley **Assigned: 08/29/25
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, Roth, Stewart, West **Assigned: 08/29/25	<b>FINANCE</b> West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis **Assigned: 08/29/25
<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart * Assigned: 07/17/25	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis **Assigned: 08/29/25
<b>AD HOC COMMITTEE ON PENSIONS</b> Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis **Assigned: 08/29/25	<b>PUBLIC SAFETY</b> Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart **Assigned: 08/29/25
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley **Assigned: 08/29/25	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis **Assigned: 08/29/25
	<b>TRANSPORTATION AND INFRASTRUCTURE</b> Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn **Assigned: 08/29/25
	<b>GOVERNMENT EFFICIENCY</b> M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth **Assigned: 08/29/25

(C) – Chair, (VC) – Vice Chair

\* Assigned: 07/17/25

\*\*Assigned: 08/29/25

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

## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/ cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/ cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings** **of Governmental Entities**

*"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."*

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

*"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."*

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

*"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."*

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

This Council Committee meeting will be held by video conference and in the Council Chambers at City Hall. The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallassv](https://cityofdallassv.com). The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0122c1df5af5bd971a110ad117657f6d>

### **Call to Order**

### **MINUTES**

1. Approval of the October 21, 2025, Committee on Finance Meeting Minutes

### **BRIEFING ITEMS**

- A. State of Dallas City Hall

[Donzell Gipson, Assistant City Manager, City Manager's Office]

- B. Annual Review of City's Public Funds Investment Policy and Proposed Changes, and Quarterly Investment Report – 3<sup>rd</sup> quarter FY 2024-25

[Jenny Kerzman, Assistant Director of Treasury, City Controller's Office]

### **BRIEFING MEMO AND ACTION ITEM**

- C. Office of the City Auditor's Fiscal Year 2026 Recommended Audit Work Plan

[City Auditor]

### **BRIEFING MEMOS**

- D. Review City Calendar and Budget Development Timeline for 2026

[Budget & Management Services; Office of Government Affairs]

- E. FY 2024-25 Proposed Plan for Audits by Weaver – City's External Auditor

[City Controller's Office]

- F. Transition of City Procurement Card and Travel Card Programs to U.S. Bank National Association

[City Controller's Office]

- G. December 10, 2025, City Council Agenda Item #25-2967A: Substantial Amendment No. 1 to the HUD Five-Year Consolidated Plan, FY 2025-26 Action Plan, and Budgets

[Budget & Management Services]

## **CLOSED SESSION**

### **H. Real Estate - Sec. 551.072 T.O.M.A.**

Deliberate the purchase, exchange, lease, or value of real property located at 1500 Marilla Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person

## **ADJOURNMENT**

**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]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 6, 2025

Item A: Approval of the October 21, 2025, Committee on Finance Meeting Minutes

Councilmember Willis moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Moreno and unanimously adopted. (Gracey absent when vote taken; Johnson absent)

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

## BRIEFING ITEM

Item A: State of Dallas City Hall

The following individuals briefed the committee on the item:

- Donzell Gipson, Assistant City Manager, City Manager's Office;
- Jack Ireland, Chief Financial Officer, City Manager's Office;
- Jennifer Nicewander, Director, Bond Programs; and
- Brian Thompson, Assistant Director, Facilities and Real Estate Management

Councilmember Stewart moved that the Finance Committee forward the item to the November 12, 2025 voting agenda meeting of the city council and direct the City Manager, in partnership with and under the guidance of the Finance Committee, do the following:

1. Evaluate real estate opportunities to advance Option 3 from the State of City Hall Briefing, including:
  - a. Finalize evaluation of office space needs for departments currently located within city hall, in the Oak Cliff Municipal Center, and in other major city staff facilities;
  - b. Review office space available for lease and purchase citywide, and develop a list of proposed sites for creation of one or more new government center offices;
  - c. Compare the costs to lease, buy, or build replacement office space versus the cost to repair city hall;
  - d. Leverage external expertise to review deferred maintenance costs determined by staff;
  - e. Review alternate siting options for non-traditional office uses currently housed at city hall such as data center space, call center staff, emergency operations center space, ceremonial space, and city council chambers; and
  - f. Present an update on each item above to the Finance Committee in executive session no later than February 2026.
2. Evaluate economic development options to redevelop city hall in a way that is supportive of the Kay Bailey Hutchison Convention Center Master Plan, that increases tax revenue to the City of Dallas, and that creates catalytic growth in the central business district, including:
  - a. Completion of a market study of the highest and best use(s) for the site;
  - b. Completion of analysis of the potential economic impact of a redevelopment of the site based on the market study findings; and
  - c. Determination of the value of the city hall site.

By general consensus of the committee, the item was forwarded.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING ITEMS

Item B:           Annual Review of City's Public Funds Investment Policy and Proposed Changes,  
                    and Quarterly Investment Report – 3rd quarter FY 2024-25

The following individuals briefed the committee on the item:

- Jenny Kerzman, Assistant Director of Treasury, City Controller's Office; and
- Jack Ireland, Chief Financial Officer, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING MEMO AND ACTION ITEM

Item C: Office of the City Auditor's Fiscal Year 2026 Recommended Audit Work Plan

The following individuals briefed the committee on the item:

- Mark Swann, City Auditor, City Auditor's Office; and
- Mamatha Sparks, Deputy City Auditor, City Auditor's Office

Councilmember Stewart moved to forward to the full city council for approval of the City Auditor's fiscal year 2026 recommended audit work plan.

Motion seconded by Deputy Mayor Pro Tem Willis and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 4, 2025

BRIEFING MEMOS

- Item D: Review City Calendar and Budget Development Timeline for 2026
- Item E: FY 2024-25 Proposed Plan for Audits by Weaver – City’s External Auditor
- Item F: Transition of City Procurement Card and Travel Card Programs to U.S. Bank National Association
- Item G: December 10, 2025, City Council Agenda Item #25-2967A: Substantial Amendment No. 1 to the HUD Five-Year Consolidated Plan, FY 2025-26 Action Plan, and Budgets

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, NOVEMBER 4, 2025

EXHIBIT C