

# Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO The Honorable Mayor and Members of the City Council

SUBJECT

## Amendments for Red Bird Mall Redevelopment Project

On June 23, 2021, City Council will consider authorizing a fourth amendment to the 2016 Chapter 380 Grant Agreement with WCWRD Inc and its affiliate or subsidiaries (“Developer”) and a third amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“2018 TIF/Chapter 380 Agreement”) with Developer approved as to form by the City Attorney, related to the Red Bird Mall Redevelopment Project (“Project”) generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District.

Since the 2018 TIF/Chapter 380 Agreement was authorized by City Council in June 2018, the Developer has continued to make substantial progress on the Project. In April 2021, the Developer submitted a request for five amendments to the existing agreements to address several issues arising over the past year mostly due to the COVID-19 pandemic and its impact on both development timelines and market demand for certain Project elements that had been contemplated in 2018. The amendments are also associated with the Developer’s need for greater flexibility to complete private financing transactions necessary to navigate the impacts of the pandemic and continue development of the Project without additional City funding.

The attached **Exhibit A** was briefed to Mall Area Redevelopment TIF District Board of Directors on June 11, 2021. Slides 3 through 26 contain detailed information about the background, history, and progress to-date of the Project. Slides 27 through 33 contain specific information about the five amendments requested by the Developer and recommended by staff.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942.

Dr. Eric A. Johnson  
Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors