

Memorandum



CITY OF DALLAS

DATE June 9, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **June 14, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On June 2, 2023, a DRAFT City Council Agenda for June 14, 2023, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

70. 23-756 An ordinance amending Chapter 27, "Minimum Property Standards," by amending Section 27-30; **(1)** adding Chapter 42B, "Short-Term Rentals," to the Dallas City Code; **(2)** providing (description of amendment); **(3)** providing a penalty not to exceed \$500.00; **(4)** providing a saving clause; **(5)** providing a severability clause; **(6)** and providing an effective date – Financing: General Fund \$2,413,386.00 or \$1,348,721.00; Estimated Revenue: General Fund \$910,927.00 or \$41,450.00
71. 23-1728 Authorize a resolution that the City Council will select one of the two options to **(1)** reject CPC recommendation- in an amount not to exceed \$1,652,712.00 (Fiscal Year (FY) 2023 partial year) and full year FY 2024 in the amount of \$1,643,638.00, or **(2)** accept CPC recommendation in an amount not to exceed \$991,095.00 (FY 2023 partial year) and full year FY 2024 in the amount of \$893,801.00, approved as to form by the City Attorney - Financing: General Fund
- PH2. 23-1692 A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations and an ordinance granting the amendments
Recommendation of Staff: Approval
Recommendation of CPC: Approval
DCA212-002(SD)

Revisions:

13. 23-1493 Authorize a one-year ~~professional services~~ consultant contract with two one-year renewals with United Way of Metropolitan Dallas, Inc. for the Emerging Developers Initiative for non-profit developer capacity-building services as described in Exhibit A and execution of the contract, approved as to form by the City Attorney - Not to exceed \$500,000.00 - Financing: Emerging Developers Fund
This item is being revised to update the Subject and Resolution. Please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at 214-670-3619, for more information.
17. 23-998 Authorize ~~(1) a correction to Resolution No. 23-0114, previously approved on January 11, 2023 with Texas Materials Group, Inc. dba TexasBit, a CRH Company, to adjust the appropriation in the General Fund by decreasing estimated receipts and appropriations in the amount up to \$2,465,842.65 for the construction services contract with Texas Materials Group, Inc. dba TexasBit, a CRH company, (2023 Annual Street Maintenance Improvement Contract); (2) an adjustment to the appropriation increase in receipts in the Equity Fund by increasing receipts and appropriations in the amount up to \$2,000,000.00; and (3) an increase in receipts adjusting the appropriation in the Street and Alley Improvement Fund by increasing receipts and appropriations in the amount up to \$465,842.65 for the construction services contract with Texas Materials Group, Inc. dba TexasBit, a CRH company (2023 Annual Street Maintenance Improvement Contract)~~ a correction to Resolution No. 23-0114, previously approved on January 11, 2023 with Texas Materials Group, Inc. dba TexasBit, a CRH Company to revise funding from the General Fund to the Equity Fund and Street and Alley Fund - Not to exceed \$48,906,741.15 - Financing: ~~No cost consideration to the City~~ General Fund (\$25,533,007.50), Equity Fund (\$2,000,000.00), and Street and Alley Fund (\$21,373,733.65)
This item is being revised to update the Subject, M/WBE Information section and Resolution. Please contact Ali Hatefi, Director, Department of Public Works, at 214-948-4688, for more information.
36. 23-1421 Authorize a one-year consultant contract for a solar siting study for the Office of Environmental Quality & Sustainability – Ameresco, Inc., most advantageous proposer of two – Not to exceed \$249,652 - Financing: General Fund (subject to annual appropriations)
This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.
47. 23-1515 Authorize Supplemental Agreement No. 8 to increase the service contract with Paymetric, Inc. for the XiTransfer one-time conversion, the continuation of credit card payment processing services for various departments managed by the Water Utilities Department and to extend the term from April 10, 2023

to April 9, 2024 - Not to exceed \$160,100.00, from ~~\$1,629,014.87~~ ~~\$1,663,014.87~~ to ~~\$1,789,114.87~~ \$1,823,114.87 - Financing: Data Services (subject to annual appropriations)

This item is being revised to correct the from and to amounts. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.

54. 23-1458 Authorize a construction services contract for the Crawford Memorial Artwork Installation Phase 1A Project located at 8700 Elam Road - A S Con. Inc., lowest responsible bidder of four - Not to exceed \$205,325.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

60. 23-463 Authorize **(1)** an Interlocal Agreement (ILA) with Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART which consists of the City's portion of **(i)** excess sales tax funds from DART of approximately \$72,000,000.00 and **(ii)** additional RTC funds of approximately \$8,000,000.00, (with approximately \$50,000,000.00 being made immediately available to the City and approximately \$30,000,000.00 to be made available to the City upon completion of certain milestones), all the funds received are to be used to complete projects eligible for this funding that will benefit DART's Public Transportation System or provide Complementary Transportation Services located in Dallas; **(2)** the establishment of appropriations in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund; **(3)** the receipt and deposit in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund; and **(4)** approval of the proposed use of funds for various projects eligible for funding in accordance with the ILA - Estimated Revenue: DART Public Transportation System Projects Fund \$80,000,000.00

This item is being revised to update the Agenda Information Sheet. Please contact Dr. Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451, for more information

Additionally, Agenda Item Nos. 25, 34 and 36 have been placed under Items for Individual Consideration, this has caused a renumbering to several items. Agenda Item No. PH2, File ID 23-1440 has been renumbered to PH3 due to File ID 23-1692 being added.

Deletions:

65. 23-1495 Authorize the **(1)** acceptance of the Municipal Bond Markets & Racial Equity Technical Assistance and Grant from the Public Finance Initiative, in partnership with PFM Financial Advisors, PFM Consulting Group LLC, The Government Alliance on Race & Equity, and other national partners, which

was launched with the support of the Robert Wood Johnson Foundation in partnership with Third Sector New England, a 501c3 organization, in the amount of \$50,000.00 to develop an equity-driven selection framework to recommend an increase of future bonds allocations in the following grant payment structure: 50% of the grant will be paid immediately upon execution of the grant agreement, expected to be no later than July 15, 2023; and 50% will be paid no later than October 30, 2023; **(2)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Municipal Bond Markets & Racial Equity Grant Fund; **(3)** establishment of appropriations in amount not to exceed \$50,000.00 in the Municipal Bond Markets & Racial Equity Grant Fund; and **(4)** execution of the grant agreement with Public Finance Initiative, in partnership with PFM Financial Advisors, PFM Consulting Group LLC, The Government Alliance on Race & Equity, and other national partners, and all terms, conditions, and documents required by the grant agreement - Not to exceed \$50,000.00 - Financing: Robert Wood Johnson Foundation Grant Funds

This item is being deleted to give the City Attorney’s Office more time to review. Please contact Dr. Lindsey Wilson, Director, Office of Equity and Inclusion, at 214-671-5253, for more information.

Memorandums:

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memorandums is attached for more information.

3. 23-1489 Authorize final adoption of the FY 2023-24 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,788,405 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,809,603; **(b)** HOME Investment Partnerships Program in the amount of \$6,433,179; **(c)** Emergency Solutions Grant in the amount of \$1,241,010; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$9,604,613; and **(e)** estimated Program Income and One-Time Revenue in the amount of \$1,700,000 - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The City Council was briefed by memorandum on the “FY 2023-24 HUD Consolidated Plan Budget” on April 21, 2023, due to the cancelled City Council meeting on April 19, 2023.](#)

7. 23-1529 A resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuance of **(1)** Special Tax and Revenue Bonds (Convention Center Venue Project), Series 2023 in an amount not to exceed \$172,000,000; and **(2)** Special Tax Bonds (Fair Park Venue Project), Series 2023 in an amount not to exceed \$51,000,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

The City Council was briefed by memorandum regarding this matter on June 9, 2023.

12. 23-1190 Approve a resolution expressing official intent for the City to reimburse itself for costs and expenses incurred in connection with the Kay Bailey Hutchison Master Plan from obligations that will be issued after the expenditures - Financing: No cost consideration to the City

[The City Council was briefed by memorandum regarding the KBHCCD Master Plan on January 22, 2021.](#)

[The City Council was briefed by memorandum regarding progress to-date on the KBHCCD Master Plan on August 13, 2021.](#)

[The Transportation and Infrastructure Committee was updated by memorandum on questions presented during the December 7, 2021 briefing on December 17, 2021.](#)

[The City Council was briefed by memorandum regarding this matter on December 17, 2021.](#)

[The City Council was updated by memorandum regarding questions presented during the January 18, 2022 Transportation and Infrastructure briefing on January 28, 2022.](#)

[The City Council was briefed by memorandum regarding questions presented by a constituent regarding the KBHCCD Master Plan on January 28, 2022.](#)

13. 23-1493 Authorize a one-year professional services consultant contract, with two one-year renewals with United Way of Metropolitan Dallas, Inc. for the Emerging Developers Initiative for non-profit developer capacity-building services as described in Exhibit A and execution of the contract, approved as to form by the City Attorney - Not to exceed \$500,000.00 - Financing: Emerging Developers Fund

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 22, 2023.](#)

14. 23-1477 Authorize the City Manager to negotiate and execute a ground lease for a term of thirty-nine years with Cypress Creek Forest Lane, LP (Tax Credit Partnership/Tenant), approved as to form by the City Attorney, allowing the construction and operation of Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243; the lease will be prepared once lenders for the Project are identified and will include commercially reasonable provisions agreed to by the parties and approved as to form by the City Attorney - Estimated Revenue: Lease Revenues Fund \$2,153,042.00 (15 years of estimated fees and lease payments)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on February 27, 2023.](#)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 22, 2023.](#)

25. 23-1435 Authorize **(1)** selection of the recommended most advantageous proposal submitted by Brinshore Development, LLC for City Solicitation BVZ22-00020234 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Hampton Station), most advantageous proposer of three; and **(2)** the City Manager or designee to execute an exclusive negotiation agreement, approved as to form by the City Attorney, with Brinshore Development, LLC or an affiliate - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
26. 23-1434 Authorize **(1)** selection of the recommended most advantageous proposal submitted by The John Trube Corporation for City Solicitation BVZ22-00020444 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the 8th & Corinth Station), most advantageous proposer of 1, and **(2)** the City Manager or designee to execute exclusive negotiation agreement, approved as to form by the City Attorney, with The John Trube Corporation or an affiliate - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
27. 23-1439 Authorize **(1)** selection of the recommended most advantageous proposal submitted by Servitas, LLC for City Solicitation BVZ22- 00020446 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Royal Lane Station), most advantageous proposer of 1, and **(2)** the City Manager or designee to execute an exclusive negotiation agreement, approved as to form by the City Attorney, with Servitas, LLC, or an affiliate - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
28. 23-1436 Authorize **(1)** selection of the recommended most advantageous proposal submitted by the John Trube Corporation for City Solicitation BVZ22-00020447 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Westmoreland Station), most advantageous proposer of 2, and **(2)** the City Manager or designee to execute an exclusive negotiation agreement, approved as to form by the City Attorney, with John Trube Corporation, or an affiliate - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)

29. 23-1437 Authorize **(1)** selection of the recommended most advantageous proposal submitted by JPI Multifamily Development, LLC for City Solicitation BVZ22-00020448 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Lake June Station), most advantageous proposer of three; and **(2)** the City Manager or designee to execute an exclusive negotiation agreement, approved as to form by the City Attorney, with JPI Multifamily Development, LLC, or an affiliate - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
30. 23-1438 Authorize **(1)** selection of the recommended most advantageous proposal submitted by Palladium USA International, Inc for City Solicitation BVZ22-00020443 (Request for Proposals for Transit-Oriented Development of Property Owned by Dallas Area Rapid Transit at the Buckner Station), most advantageous proposer of 2, and **(2)** the City Manager or designee to execute an exclusive negotiation agreement, approved as to form by the City Attorney, with Palladium USA International, Inc. or an affiliate -- Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
31. 23-1328 Authorize a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorgan Chase and its subsidiaries, and Vogel Alcove, and its affiliates for interior construction of a new childcare facility at 3662 Camp Wisdom Road - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
32. 23-1494 Authorize an amendment to the Chapter 380 Economic Development Grant Agreement and all other necessary documents with 1632 MLK LLC, previously authorized on October 28, 2020, by Resolution No. 20-1731 to extend all material dates and deadlines by twelve months due to force majeure as the result of environmental remediation related to the redevelopment of a commercial building located at 1632 Martin Luther King Boulevard, Dallas, Texas 75215 - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)
33. 23-1532 Authorize the City Manager or his or her designee to **(1)** execute a Forbearance and Loan Modification Agreement, approved as to form by the City Attorney, with TEOF Hotel LP, a Texas limited partnership (Borrower) and Lawrence E. Hamilton, III, as trustee of the Lawrence E. Hamilton Living

Trust (Guarantor) related to City’s loan of Section 108 funds for rehabilitation of a blighted and vacant hotel structure known as the Hotel Project; **(2)** execute an Amended and Restated Promissory Note with Borrower, approved as to form by the City Attorney; **(3)** execute a Guaranty Agreement with Guarantor, approved as to form by the City Attorney; **(4)** amend the existing Section 108 loan agreement between the City and the U.S. Department of Housing and Urban Development for the Hotel Project (B-12-MC-48-0009) to incorporate a new Collateral Assignment Agreement, each approved as to form by the City Attorney; **(5)** execute any other documents deemed necessary by HUD or the City Attorney’s Office and that the execution of all such and aforementioned loan documents shall be contingent on HUD’s final approval of terms; and **(6)** deposit \$1,732,047.00 into CDBG Program Income Fund as the City receives repayments from TEOF Hotel LP according to the proposed amended amortization schedule to repay the CARES Act Funds used by the City to make principal and interest payments to HUD between January 1, 2021 and August 1, 2022 - Financing: No cost consideration to the City (see Fiscal Information)

[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)

60. 23-463

Authorize **(1)** an Interlocal Agreement (ILA) with Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART which consists of the City’s portion of (i) excess sales tax funds from DART of [approximately](#) \$72,000,000.00 and (ii) additional RTC funds of approximately \$8,000,000.00, [\(with approximately \\$50,000,000.00 being made immediately available to the City and approximately \\$30,000,000.00 to be made available to the City upon completion of certain milestones\)](#), all [the funds received are](#) to be used to complete projects eligible for this funding that will benefit DART’s Public Transportation System or provide Complementary Transportation Services located in Dallas; **(2)** the establishment of appropriations in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund **(3)** the receipt and deposit in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund; and **(4)** approval of the proposed use of funds for various projects eligible for funding in accordance with the ILA - Estimated Revenue: DART Public Transportation System Projects Fund \$80,000,000.00

[The City Council was briefed by memorandum regarding this matter on July 22, 2022.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 19, 2022.](#)

[The City Council was briefed by memorandum regarding this matter on October 7, 2022.](#)

[The City Council was briefed by memorandum regarding this matter on December 9, 2022.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on January 17, 2023.](#)

[The City Council was briefed by memorandum regarding this matter on March 24, 2023.](#)

[The City Council was briefed by memorandum regarding this matter on June 2, 2023.](#)

62. 23-1498 Authorize **(1)** designating approximately 7.6 acres of property currently addressed as 2534 Royal Lane as City of Dallas Neighborhood Empowerment Zone No. 22 (“NEZ No. 22”), pursuant to Chapter 378 of the Texas Local Government Code, to promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date for the zone; and **(2)** an economic development incentive agreement with IYK Texas Corporation or an affiliate thereof (“Developer”) to include: **(a)** a real property tax abatement for a period of ten years in an amount equal to the City taxes assessed on ninety percent (90%) of the added taxable value of the Property; **(b)** a Chapter 380 economic development grant in an amount not to exceed \$2,500,000.00; and (c) a Chapter 380 sales tax grant in an amount not to exceed \$1,000,000.00 over ten years, all in consideration of the H MART Redevelopment and Supermarket Project (“Project”) to be situated on approximately 7.6 acres at 2534 Royal Lane (“Property”) in NEZ No. 22, in accordance with the City’s Economic Development Incentive Policy - Total not to exceed \$3,500,000.00 - Financing: Public/Private Partnership Fund (\$2,500,000.00) and Project Sales Tax Agreement Fund (\$1,000,000.00); Estimated Revenue Foregone: \$510,128.00 over a ten-year period

[The Economic Development Committee was briefed by memorandum regarding this matter on June 6, 2023.](#)

63. 23-1533 Authorize an economic development incentive agreement with Pegasus Park, LLC and/or an affiliate thereof (“Developer”) to include: **(1)** a real property tax abatement for a period of ten (10) years in an amount equal to: **(a)** from year (1) through year seven (7), the City’s taxes assessed on ninety percent (90%) of the added taxable value of Property; and **(b)** from year eight (8) through year ten (10), the City’s taxes assessed on seventy percent (70%) of the added taxable value of the Property; and **(2)** a Chapter 380 economic development grant in an amount not to exceed \$3,000,000.00, in consideration of the Bridge Labs project at Pegasus Park (“Project”) to be situated on approximately 1.8 acres addressed as 3000 Pegasus Park Drive (“Property”) in City of Dallas Neighborhood Empowerment Zone No. 21, in accordance with the City’s Economic Development Incentive Policy -

Financing: Public/Private Partnership Fund (\$3,000,000.00); Estimated Revenue Foregone \$4,777,716.00 over a ten-year period
[The Economic Development Committee was briefed regarding this matter on June 6, 2023.](#)

64. 23-1531 Authorize a development agreement and all other necessary documents with Vector Studies LLC and/or its affiliates in an amount not to exceed \$2,308,210.00, payable from current and future Grand Park South TIF District funds, in consideration of the Legacy of Hope DFW redevelopment project on property currently addressed at 2516 Martin Luther King Jr. Boulevard in Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District) - Not to exceed \$2,308,210.00 - Financing: Grand Park South TIF District Fund (subject to annual appropriations from tax increments)
[The Economic Development Committee was briefed memorandum regarding this matter on June 6, 2023.](#)
67. 23-1526 An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division provided pursuant to its January 13, 2023, Dallas Annual Rate Review filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City (This item was deferred on May 24, 2023)
[The Government Performance and Financial Management Committee was briefed by memorandum on the Dallas Annual Rate Review filing on May 12, 2023.](#)
69. 23-1527 Authorize the Dallas Housing Finance Corporation to acquire and own Axis Kessler Park, a multifamily development located at 2400 Fort Worth Avenue - Estimated Revenue Foregone: General Funds \$7,880,155.00 (15 Years of Estimated Taxes) (This item was deferred on May 24, 2023)
[The Housing and Homelessness Solutions Committee was briefed by memorandum on April 24, 2023.](#)
70. 23-756 An ordinance amending Chapter 27, "Minimum Property Standards," by amending Section 27-30; **(1)** adding Chapter 42B, "Short-Term Rentals," to the Dallas City Code; **(2)** providing (description of amendment); **(3)** providing a penalty not to exceed \$500.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Estimated Revenue: General Fund \$48,001.00 or \$1,562,631.00
[The Quality of Life, Arts & Culture Committee was briefed by memorandum on "Short-Term Rental Task Force on September 21, 2020.](#)
71. 23-1728 Authorize a resolution that the City Council will select one of the two options to **(1)** reject CPC recommendation- in an amount not to exceed \$1,652,712.00 (Fiscal Year (FY) 2023 partial year) and full year FY 2024 in the amount of \$1,643,638.00, or **(2)** accept CPC recommendation in an

amount not to exceed \$991,095.00 (FY 2023 partial year) and full year FY 2024 in the amount of \$893,801.00, approved as to form by the City Attorney - Financing: General Fund
[The Quality of Life, Arts & Culture Committee was briefed by memorandum on “Short-term Rental Task Force on September 21, 2020.](#)

PH3. 23-1440 A public hearing to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing (“TIF”) District (the “TIF District”) to: **(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 and; **(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 - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on May 1, 2023.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

c: Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors