

Memorandum



CITY OF DALLAS

DATE August 22, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **August 27, 2025 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On August 15, 2025, a DRAFT City Council Agenda August 27, 2025, 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 the revisions along with staff's contact information is provided.

Additions:

60. 25-2578A Authorize **(1)** designating approximately 2.9 acres of property currently addressed as 2601 Victory Avenue as City of Dallas Neighborhood Empowerment Zone No. 23 ("NEZ No. 23"), 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; **(2)** an economic development incentive agreement with The Bank of Nova Scotia or an affiliate thereof ("Scotiabank") to include: **(a)** a business personal property ("BPP") 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 business personal property resulting from the Project and **(b)** a Chapter 380 economic development grant in an amount not to exceed \$2,700,000.00 consisting of: **(i)** an amount not to exceed \$2,500,000.00 for job relocation and/or creation and **(ii)** an amount not to exceed \$200,000.00 for fees associated with expedited permitting and soft cost expenditures, in consideration of the job creation and investment associated with Scotiabank's establishment and operation of a new regional office at 2601 Victory Avenue in NEZ No. 23; and **(3)** the City's nomination of Scotiabank's Project for designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended by the Office of the Governor, Economic Development and Tourism division, through the Texas Economic Development Bank; in accordance with the City's Economic Development Incentive Policy - Total not to exceed

\$2,700,000.00 - Financing: Public/Private Partnership Fund, and Estimated Revenue Foregone: \$831,308.00 over a ten-year period (see Fiscal Information)

61. 25-2558A Approve the Rockwall Central Appraisal District's (RCAD) proposal to complete the 2nd floor renovation containing 7,500 sq. ft. at the site of the current appraisal office located at 841 Justin Road, Rockwall, Texas, pursuant to § 6.051 of the Tex. Tax Code which requires such proposal be approved by three-fourths (3/4) of all taxing units entitled to vote on the appointment of RCAD board members which includes the City of Dallas - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)
62. 25-2419A A resolution discharging Timothy J. Menke as Inspector General for the City of Dallas, effective _____ - Financing: No cost consideration to the City
63. 25-2421A A resolution amending Subsections 9.1, "Committees Established," and 9.3, "Committee Meetings," of Section 9 "City Council Committees," of the City Council Rules of Procedure changing the name of the Committee on Government Performance and Financial Management to Committee on Finance, changing the name of the Committee on Workforce, Education, and Equity to Committee on Government Efficiency, and requiring in-person attendance at meetings of City Council committees - Financing: No cost consideration to the City

Revisions:

23. 25-2239A Authorize the First Amendment ~~No. 1 to~~ and Restatement of the Development Participation Contract with the Texas Trees Foundation for the donation of privately funded design plans for a City of Dallas 2017 General Obligation Bond Program Project identified as the Southwestern Medical District Streetscape Plan/Harry Hines Boulevard Improvements (Market Center DART Station to Mockingbird Lane) project to **(1)** revise the scope of work to separate the Infrastructure Design component from the Project Enhancement Design component; and **(2)** identify the responsible parties of each project component – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
- This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Ghassan Khankarli,**

Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

29. 25-2513A A resolution authorizing the execution of the Financing Agreement and related documents for the funding commitment from the Texas Water Development Board for Project Loan LM251535; and all other matters related thereto - Financing: This action has no cost consideration to the City (see Fiscal Information)
This item is being revised to update the Agenda Information Sheet and Attachment 1. Please contact Jenny Kerzman, Assistant Director of Treasury, City Controller's Office, at 214-670-3676, for more information.

58. 25-2501A Authorize **(1)** the City's contracted Owner Controlled Insurance Program (OCIP/ROCIP) broker of record, Marsh USA, LLC, to purchase the Kay Bailey Hutchison Convention Center Master Plan Renovation and Expansion Project insurance policies for commercial general and excess liability, workers' compensation, contractor's pollution liability, railroad protective liability, owners protective professional indemnity, and builders risk, and other lines of coverage as needed for the period August 27, 2025 to August 27, 2030; and **(2)** an increase in appropriations in an amount not to exceed \$58,760,667 in the CCT 2025 Senior Lien Special Tax Revenue Notes Fund - Not to exceed \$58,760,667 (\$36,334,542 for OCIP insurance and \$22,426,125 for Collateral and Retained Losses)- Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund
This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Zeronda Smith, Director, Office of Risk Management, at 214-671-9051, for more information.

PH2. 25-2404A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Dallas Downtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public

hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Downtown Dallas, Inc.; and **(10)** providing for an effective date - Not to exceed actual collections estimated at ~~\$12,771,992.62~~~~213,084,290.24~~ - Financing: Dallas Downtown Improvement District Fund (~~\$11,746,060.38~~~~12,058,358.00~~), General Fund (\$690,816.81), and Convention and Event Services Enterprise Fund (\$335,115.43) (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

PH3. 25-2406A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Dallas Tourism Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on Dallas hotels with 100 or more rooms; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final FY 2025-26 Service Plan, the final FY 2025-26 Assessment Plan and the FY 2025-26 Assessment Roll (to be kept on file with the City Secretary), and FY 2025-26 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the hearing and levying a special assessment on Dallas hotels with 100 or more rooms for services and improvements to be provided during FY 2025-26; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the FY 2025-26 assessment; **(8)** authorizing the receipt and deposit of assessments; **(9)** authorizing the disbursement of assessments and interest to Dallas Tourism Public Improvement District Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$21,898,601.00 - Financing: Dallas Tourism Public

Improvement District Fund (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

PH5. 25-2418A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Far East Dallas Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary), 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County) and the establishment of appropriations in the District Fund; **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Ferguson Road Initiative; and **(10)** providing for an effective date - Not to exceed actual collections estimated at ~~\$554,436.00~~ ~~575,090.00~~ - Financing: Far East Dallas Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Subject and Fiscal Information section on Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

PH7. 25-2408A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Knox Street Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an

ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Knox Street Improvement District Corporation; **(10)** authorizing amendments to the District's adopted 2025 Service Plan in accordance with the Act; **(11)** requiring City staff to file a copy of the amended service plan and notice with the Dallas county clerk; and **(12)** providing for an effective date - Not to exceed actual collections estimated at \$718,444.00 - Financing: Knox Street Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

PH9. 25-2410A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Midtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against

the property in the District and against the owners thereof; (7) providing for the collection of the 2025 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing the disbursement of assessments and interest to ~~MID Management Corporation~~ Midtown Dallas, Inc.; and (10) providing for an effective date - Not to exceed actual collections estimated at \$1,664,129.00 - Financing: Midtown Improvement District Fund (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

PH13. 25-2417A A public hearing to receive comments concerning: (1) the proposed levy of assessment for the RedBird Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; (2) authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary), 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County) and the establishment of appropriations in the District Fund; (3) establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; (4) closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; (5) providing for reimbursement of city administrative costs for operational oversight of the District; (6) establishing charges and liens against the property in the District and against the owners thereof; (7) providing for the collection of the 2025 assessment; (8) authorizing the receipt and deposit of assessments from Dallas County; (9) authorizing a correction to Resolution No. 25-0872 which mistakenly identified the District’s management entity as Preferred Place, LLC instead of as Red Bird Public Improvement District Inc, a Texas nonprofit corporation established by Preferred Place, LLC to manage the District; (10) authorizing a management contract with Red Bird Public Improvement District Inc; authorizing the disbursement of assessments and interest to Red Bird Public Improvement District Inc ; and (11) providing for an effective date - Not to exceed actual collections estimated at ~~\$305,556.00~~ ~~320,391.00~~, - Financing: RedBird Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

This item is being revised to update the Subject and Fiscal Information on the Agenda Information Sheet. Please contact Maria Smith, Assistant Director, Office of Economic Development, at 214-670-1690, for more information.

Additionally, Agenda Item Nos. 29-58 were renumbered and arranged under the updated department pillar.

Items for Bid Rejection:

Bids:

15. 25-2495A Authorize **(1)** the rejection of bids received for the Hillcrest Road Pump Station Project; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City
This item is being rejected due to the bid amount exceeding both the City's estimate and the available construction budget. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-670-3188, for more information.

Proposals:

24. 25-2437A Authorize the **(1)** rejection of the proposal received for solicitation CIZ25-TRN-3149 - Harry Hines Boulevard from Southeast of Medical District Drive to Southeast of Inwood Road Engineering Services (CSJ 0918-47-278); and **(2)** re-advertisement for a new procurement - Financing: No cost consideration to the City
This item is being rejected due to ensure the solicitation for this Project complies with Resolution No. 25-1081 which authorized temporary cessation of city programs and policies, including the Business Inclusion and Development Policy, to ensure compliance with federal directives. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671- 8451, for more information.

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

Memorandums:

27. 25-2303A Authorize **(1)** a public hearing to be held on Wednesday, September 17, 2025 to receive comments on a proposed tax rate; and **(2)** a proposal to consider adoption of a \$0.6997 per \$100 valuation tax rate, or a lower rate as may be proposed by the City Council for the 2025-26 fiscal year on Wednesday, September 17, 2025 - Financing: No cost consideration to the City
[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)
28. 25-2514A Authorize **(1)** to initiate consideration of Substantial Amendment No. 1 to the FY 2025-26 Action Plan, including amendments to the Five-Year Consolidated Plan; amendments to the FY 2025-26 Action Plan; and amendments to the Community Development Block Grant CARES Act Program Grant, HOME Investment Partnerships American Rescue Plan Program Grant, and Community Development Block Grant Disaster Recovery Program Grant, to: **(a)** incorporate adjustments to City of Dallas plans, policies, and programs, implemented by the City Manager pursuant to City Council authorization, to ensure compliance with Federal Executive Orders and other directives; **(b)** reflect departmental and operational efficiencies set forth in the City Manager's Recommended FY 2025-26 Operating and Capital Budget, with realignment of funding in open HUD grant budgets; and **(c)** reprogram unspent CDBG Entitlement Funds in the amount of \$2,000,000 for use on public improvement projects as FY 2025-26 Reprogramming Budget No. 1; and **(2)** a public hearing to be held on October 8, 2025, to accept comments on the proposed changes - Financing: No cost consideration to the City
[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)
29. 25-2513A A resolution authorizing the execution of the Financing Agreement and related documents for the funding commitment from the Texas Water Development Board for Project Loan LM251535; and all other matters related thereto - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The City Council was briefed by memorandum regarding this matter on April 15, 2022.](#)

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on August 22, 2022.](#)

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on October 24, 2022.](#)

[The City Council was briefed by memorandum regarding this matter on August 9, 2024.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

49. 25-2508A Authorize a two-year personal services contract, with one two-year renewal option with Randy C. Cain, Attorney at Law, for state legislative and information services for the period August 27, 2025 through August 26, 2027 - Not to exceed \$504,000.00 - Financing: General Fund (subject to annual appropriations)
[The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.](#)

50. 25-2509A Authorize a two-year personal services contract, with one two-year renewal option with Burklund Consulting, LLC for state legislative and information services for the period August 27, 2025 through August 26, 2027 - Not to exceed \$240,000.00 - Financing: Dallas Water Utilities Fund
[The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.](#)

51. 25-2510A Authorize a two-year personal services contract, with one two-year renewal option with Lorena I. Campos dba Campos Consulting Group, LLC for state legislative and information services for the period August 27, 2025 through August 26, 2027 - Not to exceed \$372,000.00 - Financing: General Fund (subject to annual appropriations)
[The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.](#)

52. 25-2512A Authorize a two-year personal services contract, with one two-year renewal option with Kwame Walker and Associates for state legislative and information services for the period August 27, 2025 through August 26, 2027 - Not to exceed \$480,000.00 - Financing: General Fund (subject to annual appropriations)

[The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.](#)

57. 25-2331A Authorize **(1)** an increase in the size of the acquisition area; and **(2)** condemnation by eminent domain of two tracts of land improved with commercial structures and supporting facilities containing a total of approximately 6.7 acres, from Valley Proteins, Inc., Estate of Virginia Cash, as their interest may appear and Estate of Mary Nell Cash, as their interest may appear, located on Pontiac Avenue near its intersection with Cedar Crest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$1,230,000.00 (\$1,220,000.00 plus closing costs and title expenses not to exceed \$10,000.00) - Financing: Trinity River Corridor Fund (\$1,220,000.00) and Flood Protection and Storm Drainage Facilities Fund (\$10,000.00)
[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the US Army Corps of Engineers Supplemental Bi- Partisan Budget Act of 2018 \(PL 115-123\) on April 19, 2019.](#)
58. 25-2501A Authorize **(1)** the City's contracted Owner Controlled Insurance Program (OCIP/ROCIP) broker of record, Marsh USA, LLC, to purchase the Kay Bailey Hutchison Convention Center Master Plan Renovation and Expansion Project insurance policies for commercial general and excess liability, workers' compensation, contractor's pollution liability, railroad protective liability, owners protective professional indemnity, and builders risk, and other lines of coverage as needed for the period August 27, 2025 to August 27, 2030; and **(2)** an increase in appropriations in an amount not to exceed \$58,760,667 in the CCT 2025 Senior Lien Special Tax Revenue Notes Fund - Not to exceed \$58,760,667 (\$36,334,542 for OCIP insurance and \$22,426,125 for Collateral and Retained Losses) - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund
[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)
59. 25-2562A Authorize **(1)** a ten-year beverage services contract with PepsiCo Sales Inc. to provide full-service vending, case sales, and fountain pouring rights at Park and Recreation Facilities; **(2)** establish appropriations in the amount of \$940,038.86; **(3)** the receipt and deposit revenue generated from this contract in the Imp. Maint. Rep. Programs/Sponsorships; **(4)** the disbursement of commission to The Superlative Group pursuant to Consultant Contract No. PKR-2021-

000017177; and **(5)** authorize the transfer of 10 percent remaining after commission payment to the Park Endowment Fund - Estimated amount of \$869,535.14 - Financing: Imp. Maint. Rep. Programs/Sponsorships Fund (\$869,535.95) and Park Endowment Fund (\$70,502.91); Estimated Revenue: Imp. Maint. Rep. Programs/Sponsorships \$940,038.86 (This item was deferred on August 13, 2025)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH2. 25-2404A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Dallas Downtown Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Downtown Dallas, Inc.; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$13,084,290.24 - Financing: Dallas Downtown Improvement District Fund ~~\$12,771,992.62~~ ~~213,084,290.24~~ - Financing: Dallas Downtown Improvement District Fund (\$~~11,746,060.38~~ ~~12,058,358.00~~), General Fund (\$690,816.81), and Convention and Event Services Enterprise

Fund (\$335,115.43) (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH3. 25-2406A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Dallas Tourism Public Improvement District (the “District”), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on Dallas hotels with 100 or more rooms; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final FY 2025-26 Service Plan, the final FY 2025-26 Assessment Plan and the FY 2025-26 Assessment Roll (to be kept on file with the City Secretary), and FY 2025-26 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the hearing and levying a special assessment on Dallas hotels with 100 or more rooms for services and improvements to be provided during FY 2025-26; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the FY 2025-26 assessment; **(8)** authorizing the receipt and deposit of assessments; **(9)** authorizing the disbursement of assessments and interest to Dallas Tourism Public Improvement District Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$21,898,601.00 - Financing: Dallas Tourism Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH4. 25-2405A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Deep Ellum Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Deep Ellum Foundation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$1,815,803.00 - Financing: Deep Ellum Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH5. 25-2418A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Far East Dallas Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public

services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary), 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County) and the establishment of appropriations in the District Fund; **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Ferguson Road Initiative; and **(10)** providing for an effective date - Not to exceed actual collections estimated at ~~\$554,436.00~~ ~~575,090.00~~ - Financing: Far East Dallas Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH6. 25-2407A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026

Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Woodall Rodgers Park Foundation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$4,026,304.00 - Financing: Klyde Warren Park/Dallas Arts District Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH7. 25-2408A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Knox Street Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during

2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Knox Street Improvement District Corporation; **(10)** authorizing amendments to the District's adopted 2025 Service Plan in accordance with the Act; **(11)** requiring City staff to file a copy of the amended service plan and notice with the Dallas county clerk; and **(12)** providing for an effective date - Not to exceed actual collections estimated at \$718,444.00 - Financing: Knox Street Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH8. 25-2409A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Lake Highlands Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners

thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Lake Highlands Improvement District Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$1,386,681.00 - Financing: Lake Highlands Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH9. 25-2410A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Midtown Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to ~~MID Management Corporation~~ Midtown Dallas, Inc.; and **(10)** providing for an effective date - Not to exceed actual collections estimated at

\$1,664,129.00 - Financing: Midtown Improvement District Fund (subject to appropriations) (see Fiscal Information)
[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH10. 25-2411A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the North Lake Highlands Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Lake Highlands Improvement District Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$1,038,258.00 - Financing: North Lake Highlands Public Improvement District Fund (subject to appropriations) (see Fiscal Information)
[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH11. 25-2412A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Oak Lawn-Hi Line Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Oak Lawn-Hi Line Improvement Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$831,961.00 - Financing: Oak Lawn-Hi Line Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH12. 25-2413A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Prestonwood Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local

Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Prestonwood Homeowners Association; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$708,965.00 - Financing: Prestonwood Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH13. 25-2417A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the RedBird Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary), 2026 Notice of Obligation to Pay Improvement District

Assessment (to be filed with Dallas County) and the establishment of appropriations in the District Fund; **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing a correction to Resolution No. 25-0872 which mistakenly identified the District's management entity as Preferred Place, LLC instead of as Red Bird Public Improvement District Inc, a Texas nonprofit corporation established by Preferred Place, LLC to manage the District; **(10)** authorizing a management contract with Red Bird Public Improvement District Inc; authorizing the disbursement of assessments and interest to Red Bird Public Improvement District Inc.; and **(11)** providing for an effective date - Not to exceed actual collections estimated at \$305,556.00~~320,391.00~~, - Financing: RedBird Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH14. 25-2414A

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the South Side Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay

Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to South Side Quarter Development Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$389,592.00 - Financing: South Side Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

- PH15. 25-2415A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the University Crossing Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during

2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to University Crossing Improvement District Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$1,251,453.00 - Financing: University Crossing Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

PH16. 25-2416A A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the Uptown Public Improvement District (the “District”) in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2026 Service Plan, the final 2025 Assessment Plan, the 2025 Assessment Roll (to be kept on file with the City Secretary) and 2026 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2026; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** establishing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2025 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to Uptown

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Dallas Inc.; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$4,056,335.00 - Financing: Uptown Public Improvement District Fund (subject to appropriations) (see Fiscal Information)

[The City Council was briefed by memorandum regarding this matter on August 8, 2025.](#)

[The City Council was briefed by memorandum regarding this matter on August 22, 2025.](#)

Service First, Now!



Kimberly Bizar Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors