

Memorandum



CITY OF DALLAS

DATE September 5, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **September 10, 2025, City Council Agenda Item # 25-2576A**

On September 10, 2025, the City Council will consider approval of an ordinance abandoning an alley to Forest Forward and Forest Theater, LLC, the abutting owner, containing approximately 3,011 square feet of land, located near the intersection of South-Central Expressway and Peabody Avenue; and authorizing the quitclaim. The area will be included with the property of the abutting owner to construct a mixed-use development.

The Forest Theater Redevelopment Project is a comprehensive effort to rehabilitate the historic Forest Theater—a National Register of Historic Places-listed landmark—and construct an addition to provide enhanced amenities. Led by Forest Forward, a nonprofit founded in 2020 dedicated to equitable development and economic mobility in South Dallas, the project is situated within an Economic Development Target Area.

The project entails:

1. **Rehabilitation of the existing Forest Theater complex** (approx. 35,630 sq. ft.), including renovation of the 500-seat Main State Theater and creation of an education center featuring a technology lab, maker space, and film/video production facilities.
2. **Construction of a 28,000 sq. ft. addition** to house expanded lobby space, a 175-seat Black Box/White Box theater, and back-of-house support areas.
3. **Additional amenities** such as a café, roof deck, event lawn, and a multi-use festival street.

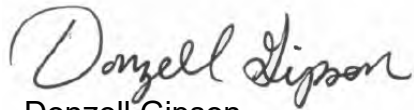
Together, the two theater venues are expected to host over 140 curated performances annually, featuring local, regional, and national artists. The total estimated project cost is \$65,950,000, including prior remediation expenses.

The Economic Development Committee was briefed regarding this matter on November 4, 2024. Please find attached the memorandum that was sent to City Council on November 8, 2024.

Should you require additional information on the abandonment, please contact Ashely Eubanks, Assistant Director, with Facilities and Real Estate Management at ashley.eubanks@dallas.gov

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Service First, Now!



Donzell Gipson
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
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
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE November 8, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item #37, November 13, 2024 City Council Agenda – Forest Theater Redevelopment Project**

On November 13, the City Council will consider an agenda item to authorize a Chapter 373 Grant Agreement with Forest Forward in an amount not to exceed \$8,000,000.00 (\$7,000,000.00 sourced from the Infrastructure Investment Fund and \$1,000,000.00 sourced from the Public Private Partnership Fund) for construction and infrastructure expenses related to the redevelopment of the historic Forest Theater (“Project”) located at 1918 Martin Luther King Jr Boulevard, Dallas, Texas 75215 in accordance with the City’s Economic Development Incentive Policy.

This important Project proposes to renovate and expand the historic Forest Theater, a key physical and cultural asset in South Dallas that has been closed since 2008. With an estimated total cost of almost \$66 million, the Project will include: (1) rehabilitation of the historic Forest Theater complex (in accordance with the Secretary of the Interior’s Standards for Rehabilitation), (2) new ground-up construction of an approximately 28,000 square foot building addition, and (3) additional elements including a café, rooftop deck, lawn for special events, and a multi-use “festival street.”

The Project is led by Forest Forward, which was founded in 2020 to restore and expand the Forest Theater and works with the community to drive equitable development, economic mobility, and improve outcomes for children, residents, and families of the South Dallas community. The Project intends to start construction in Q1 2025 and is located in an Economic Development Target Area.

The Economic Development Committee was briefed by [memorandum](#) regarding this matter on November 4, 2024.

Should you require additional information, please contact Heather Lepeska, Assistant Director, with the Office of Economic Development at heather.lepesk@dallas.gov.

Service First, Now!

A handwritten signature in blue ink, appearing to read 'Robin Bentley'.

Robin Bentley,
Assistant City Manager (I)

- c:
- | | |
|---|--|
| Kimberly Bizer Tolbert City Manager (I) | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Tammy Palomino, City Attorney | Alina Ciocan, Assistant City Manager |
| Mark Swann, City Auditor | Donzell Gipson, Assistant City Manager (I) |
| Biliera Johnson, City Secretary | Jack Ireland, Chief Financial Officer |
| Preston Robinson, Administrative Judge | Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I) |
| Dominique Artis, Chief of Public Safety (I) | Directors and Assistant Directors |
| Dev Rastogi, Assistant City Manager | |