

Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **March 4, 2026 City Council Resolution Next Steps**

This memorandum outlines the next steps following the City Council Resolution approved on March 4, 2026, regarding the future of City Hall and associated deliverables. The resolution is attached for your reference.

Staff will advance the following actions in alignment with the City Council direction to:

(1) Explore relocation options for 311, 911, and emergency operations to new government center locations, with no fewer than two lease or purchase options required

To advance this effort, the Public Safety portfolio under the leadership of Chief Artis, has established a multidisciplinary working group of public safety professionals and subject matter experts in 911 communications and emergency management. This group includes leadership from both police and fire departments Chiefs, Assistant Chiefs, and Assistant Directors, as well as executive leadership from the City of Dallas Office of Emergency Operations and Crisis Response, and 311.

Additionally, based on feedback from several employee engagement sessions held in March 2026, the City Manager's Office will form an employee working group comprised of 911, 311, and other City departments to create a continuous update and feedback loop throughout this process. This approach ensures that employees remain actively engaged and their perspectives are consistently heard.

This team will collaborate with CBRE to evaluate at least two potential lease or purchase sites and develop strategic recommendations for a new 911/EOC/311 facility that meets the City's long-term operational and resilience needs.

(2) Explore options to relocate all other City Hall staff and functions to new government center locations, with no fewer than two lease or purchase options required

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CBRE will execute this directive using a structured workplan that ensures a comprehensive and market-informed analysis of viable relocation options and will provide updates as information comes available.

(3) Explore options for the disposition of the City Hall site

As discussed by the Economic Development Committee during its March 2, 2026 meeting, the City is launching a public input process to gather concepts and ideas to reimagine the Dallas City Hall building and its surrounding site, as well as the nearby City-owned property that will become available upon completion of the Kay Bailey Hutchison Convention Center Dallas reconstruction. The Open Call for Concepts and Ideas seeks preliminary perspectives from the market and the community regarding potential adaptive reuse of the existing building as well as redevelopment opportunities for the broader City Hall site and adjacent acreage.

The Call for Concepts and Ideas opens on Monday, April 6 and will be available on the City's website. The deadline to submit responses is May 3, 2026 by 2:00 p.m. CST. Once responses have been received and reviewed, staff will update the City Council.

Additionally, the Office of Communications and Customer Experience/311 (CCX) will launch a statistically valid community survey to gather public input on the future of the government center and community priorities. CCX will leverage its existing contract with ZenCity, a leader in sentiment analytics and engagement. The survey will launch on Monday, April 6 and will remain open until a statically valid sample is obtained, which typically takes about six weeks. This feedback will ensure community perspectives are integrated into the decision-making process.

(4) Develop a repair program that prioritizes the most critical needs for City Hall and City Hall Plaza, with no fewer than two options for phased repairs and replacements over a 10-year period

Staff, with the support of a new, independent consultant, will develop a 10-year repair and replacement program for City Hall based on existing facility condition reports. The consultants will also determine if all system deficiencies can be addressed over the 10-year period and if not, provide a cost estimate on the deferred maintenance carry-over.

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(5) Develop two funding strategies, one to leave City Hall and one to stay at City Hall

Staff will develop two comprehensive funding strategies including: (1) a strategy to fund relocation from the current City Hall facility to another government center location and (2) a strategy to fund remaining at the existing City Hall location. The strategies will also include a twenty-year analysis of capital investment, financing or debt cost, and operation cost. Staff will present findings for City Council consideration.

City Council Tours

City Council engagement will be structured, intentional, and aligned with a collaborative protocol developed in coordination with CBRE. This approach ensures consistency, and fair engagement with market participants.

CBRE has recommended that City Council participation in site tours be coordinated and deliberate, with a focus on allowing developers and stakeholders to present their concepts in a structured environment. Tours were temporarily paused in March to ensure alignment and will return with a comprehensive tour strategy that reflects City Council priorities.

Once finalized, the strategy will require a full-day commitment from City Council Members and advance coordination with the market. Staff will report back with a revised and Council-aligned tour plan that protects the integrity of the process.

Additionally, several Council Members have expressed interest in touring the City of Fort Worth City Hall. Staff is coordinating with the City of Fort Worth to identify available dates and will provide scheduling updates shortly to the full City Council. Staff will also develop a list of other municipal 911/Emergency Operations Centers for councilmembers to visit, and coordinate accordingly.

Next Steps

Staff will return to City Council in late May with a comprehensive briefing outlining progress, findings, and recommended next steps on all the items listed above. This briefing will include updates on all workstreams, preliminary findings, and any actions requiring Council direction.

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Thank you for your engagement and guidance throughout this complex and significant process. We recognize the importance of this effort and remain committed to providing timely, thorough, and transparent updates as work progresses and we move forward together.

Service First, Now!



Kimberly Bizer Tolbert
City Manager

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| Tammy Palomino, City Attorney | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Mamatha Sparks, City Auditor (I) | Alina Ciocan, Assistant City Manager |
| Biliera Johnson, City Secretary | Donzell Gipson, Assistant City Manager |
| Preston Robinson, Administrative Judge | Robin Bentley, Assistant City Manager |
| Baron Eliason, Inspector General (I) | Jack Ireland, Chief Financial Officer |
| Dominique Artis, Chief of Public Safety | Ahmad Goree, Chief of Staff to the City Manager |
| Dev Rastogi, Assistant City Manager | Directors and Assistant Directors |

City Council – March 4, 2026

WHEREAS, Mayor Johnson directed the Finance Committee to determine whether Dallas City Hall (City Hall) and other municipal facilities effectively support City operations and best serve the residents of Dallas and consider all potential options and identify the most fiscally responsible course to address the mounting deferred maintenance and carrying costs of City Hall; and

WHEREAS, on November 12, 2025, the Dallas City Council directed the City Manager to evaluate real estate opportunities to advance Option 3 from the Finance Committee briefing on the State of City Hall and to evaluate economic development options to redevelop city hall; and

WHEREAS, the City Manager engaged the City of Dallas Economic Development Corporation (EDC) to carry out the deliverables of the November 12, 2025 resolution; and

WHEREAS, on February 23, 2026, the Finance Committee received a report from the EDC and a team of industry experts engaged by the EDC; and

WHEREAS, on February 23, 2026, the Finance Committee recommended the following be forwarded to the Dallas City Council for consideration:

- (1) direct the City Manager to move 311, 911, and emergency operations to new government center locations as quickly as possible;
- (2) direct the City Manager to pursue options to relocate all other City Hall staff and functions to new government center locations; and
- (3) direct the City Manager to pursue options for redevelopment of the City Hall site.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is directed to:

- (1) explore relocation options for 311, 911, and emergency operations to new government center locations, with no fewer than two lease or purchase options required;
- (2) explore options to relocate all other City Hall staff and functions to new government center locations, with no fewer than two lease or purchase options required;
- (3) explore options for the disposition of the City Hall site;

- (4) develop a repair program that prioritizes the most critical needs for City Hall and City Hall Plaza, with no fewer than two options for phased repairs and replacements over a 10-year period;
- (5) develop two funding strategies, one to leave City Hall and one to stay at City Hall;
- (6) require that before any solicitations that incorporate any work performed by the companies engaged by the EDC for the preliminary assessment on the disposition of City Hall are issued, the City Manager shall determine whether these companies are conflicted from participating in the solicitations; and
- (7) brief all updates regarding Subsections (1) through (6), above, to full City Council.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

