

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 22, 2026 City Council FINAL Agenda – Additions/Revisions/Deletions
Memorandum**

On April 9, 2026, a DRAFT City Council Agenda April 22, 2026, 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 staffs contact information is provided.

Additions:

46. 26-1359A Authorize Supplemental Agreement No. 2 to the contract to exercise the second and final one-year renewal option with Populus Technologies, Inc. from April 15, 2026 through April 14, 2027, for the Mobility Manager data analysis subscription and consulting services, including the verification of the City's revenue share from the trips, supporting the shared dockless vehicle program - Not to exceed \$52,093.00, from \$141,862.50 to \$193,955.50 - Financing: General Fund (subject to annual appropriations)

***In alignment with Infrastructure Management Plan.**

47. 26-1418A Authorize an amendment to Resolution No. 25-0665, previously approved on April 23, 2025, declaring approximately 217,911 square feet of improved land together with approximately 228,322 square feet of building improvements unwanted and unneeded, located near the intersection of North Stemmons Freeway and West Mockingbird Lane, and authorizing its advertisement for sale by public auction or through a real estate brokerage service, to revise Section 6(b) to add subparagraph (vi) to provide that in the event the City elects to terminate the contract due to a determination that the property is needed for a public purpose, the City shall reimburse Buyer for

customary due diligence expenses up to an amount not to exceed \$150,000.00 (Including Title Policy and Survey cost expended) - Not to exceed \$150,000.00 - Financing: Building Inspection Fund

48. 26-1417A Authorize an amendment to Resolution No. 25-0917, previously approved on June 11, 2025, declaring approximately 14.257 acres of improved land together with approximately 121,826 square feet of building improvements unwanted and unneeded located near the intersection of South Hampton Road and Perryton Drive, and authorizing its advertisement for sale by public auction or through a real estate brokerage service, to revise Section 6(b) to add subparagraph (vi) to provide that in the event the City elects to terminate the contract due to a determination that the property is needed for a public purpose, the City shall reimburse Buyer for customary due diligence expenses up to an amount not to exceed \$250,000.00 (Including Title Policy and Survey cost expended) - Not to exceed \$250,000.00 - Financing: General Capital Reserve Fund
49. 26-1379A An ordinance granting renewal of a revocable license to 7-Eleven, Inc., for the use of approximately 11 square feet of aerial space to occupy, maintain and utilize an existing blade sign over a portion of Akard Street right-of-way located near its intersection with Patterson Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee
50. 26-1374A An ordinance granting a revocable license to 7-Eleven, Inc., for the use of a total of approximately 72 square feet of aerial space to occupy, maintain and utilize two blade signs, two facade signs and a canopy without premise sign over portions of Field and Commerce Streets rights-of-way located near its intersection with Main Street - Revenue: General Fund \$4,000.00 annually and \$100.00 one-time fee, plus the \$20.00 ordinance publication fee
51. 26-1360A Authorize a ten-year cooperative purchasing agreement for data center relocation, operating, and managed services for the Department of Information and Technology Services with Terralogic Solutions, Inc. through The Interlocal Purchasing System (TIPS) cooperative agreement - Not to Exceed \$26,774,610.57 - Financing: Data Services Fund (\$22,570,653.03), and ITS Projects and

Governance Fund (\$401,520.00), and Information Technology Equipment Fund (\$3,191,779.34), and 2008A Certificate of Obligation-CIS Fund (\$610,658.20) (subject to annual appropriations)

52. 26-1101A A resolution appointing _____ as Interim City Attorney, effective at the close of business on April 30, 2026, to serve until the City Council selects and appoints the City Attorney - Not to exceed \$_____.00 - Financing: General Fund

Revisions:

6. 26-1281A Consider approval ~~of the designation of~~ designating the FIFA World Cup 2026 ~~from June 10, 2026 through July 19, 2026~~, as an officially recognized City of Dallas Special Event from June 10, 2026 through July 19, 2026 - Financing: No cost consideration to the City

This item is being revised to update the Agenda Information Sheet. Please contact Rosa Fleming, Director, Department of Convention and Event Services, at 214-939-2755, for more information.

25. 26-1180A Authorize **(1)** payment of outstanding invoices to Dalworth Restoration, LLC for emergency water mitigation and content removal services resulting from the January 2026 Freeze, in an estimated amount of \$392,941.51; and **(2)** payment of an invoice to Dalworth Restoration, LLC for content storage and move-back services in an estimated amount of \$63,999.48, also resulting from the January 2026 Freeze - Total estimated amount of \$456,940.99 - Financing: Capital Construction Fund (\$391,940.99) and General Fund (\$65,000.00) (subject to annual appropriations)

***In alignment with Capital Improvement Program.**

This item is being revised to update the Agenda Information Sheet. Please contact John Johnson, Director, Department of Facilities and Real Estate, at 214-670-0196, for more information.

30. 26-1210A Authorize a one-year service contract for multimodal connectivity and economic opportunity study for Garland Road Next Generation Planning for the Department of Transportation and Public Works - GRESHAM SMITH, most advantageous proposer of two - Not to exceed \$995,000.00 - Financing: FY24 EDI Community Project Funding-Garland Road Project Fund

***In alignment with Thoroughfare Plan.**

This item is being revised to update the Agenda Information Sheet. Please contact Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451 or Juanita Ortiz, Director, Office of Procurement Services, at 214-670-3874, for more information.

Additionally, File ID#26-1281A previously Agenda Item No. 37, has been renumbered to Agenda Item No. 6, causing a renumbering to several items following.

Deletions:

13. 26-915A Authorize a seven-year concession contract with CBC SSP America DAL, LLC for food and beverage concessions services at Dallas Love Field Airport, branded as EL Camino Real Cantina - Estimated Revenue: Aviation Fund \$2,072,740.00

***In alignment with LEAP Program.**

This item is being deleted due to vendor name change. Please contact Patrick Carreno, Director, Department of Aviation, at 214-670-6149, for more information.

14. 26-912A Authorize a seven-year concession contract Regali, Inc., branded as FreeFlight Sweets for food and beverage concessions services at Dallas Love Field Airport - Estimated Revenue: Aviation Fund \$1,709,929.00

***In alignment with LEAP Program.**

This item is being deleted and will return on a future agenda date. Please contact Patrick Carreno, Director, Department of Aviation, at 214-670-6149, for more information.

Increases:

19. 26-1054A Authorize Supplemental Agreement No. 2 to the professional engineering services contract with Criado & Associates, LLC, formerly known as Criado & Associates, Inc., for engineering, subsurface utilities engineering, and survey services - Not to exceed \$1,000,000.00, from \$2,642,569.00 to \$3,642,569.00 - Financing: Convention Center Construction Fund (subject to annual appropriations)

***In alignment with Kay Bailey Hutchison Convention Center Plan.**

This item is being increased to ensure the KBHCCD Master Plan expansion project continues to progress according to schedule. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

27. 26-1221A Authorize Supplemental Agreement No. 25 to increase the service contract with Tritech Software System, a Subsidiary of Central Square for maintenance and support of the City's existing Computer Aided Dispatch System for the Department of Information and Technology Services - Not to exceed \$227,390.41, from \$26,941,135.16 to \$27,168,525.57 - Financing: 9-1-1 System Operations Fund (subject to annual appropriations)

This item is being increased to provide additional licenses to support new police officers and an interface to the new fire alerting system. Please contact Jeffrey Stovall, Chief Information Officer, Department of Information and Technology Services, at 214-671-5318, for more information.

35. 26-1336A Authorize Supplemental Agreement No. 5 to extend the service contract with Canon U.S.A., Inc. for continued citywide lease of multi-functional devices and desktop printers, maintenance, and managed services for the Department of Information and Technology Services, from April 29, 2026 to April 30, 2027 - Not to exceed \$2,023,938.48, from \$13,421,302.44 to \$15,445,240.92 - Financing: Data Services Fund (subject to annual appropriations)

This item is being increased within the allowable 25% in accordance with procurement guidelines for continued citywide lease of multi-functional devices and desktop printers, maintenance, and managed services. Please contact Jeffrey Stovall, Chief Information Officer, at 214-671-5318 or Juanita Ortiz, Director, Office of Procurement Services, at 214-670-3874, for more information.

46. 26-1359A Authorize Supplemental Agreement No. 2 to exercise the second and final one-year renewal option with Populus Technologies, Inc. for the Mobility Manager data analysis subscription and consulting services for the shared dockless vehicle program - Not to exceed \$52,093.00, from \$141,862.50 to \$193,955.50 - Financing: General Fund

***In alignment with Infrastructure Management Plan.**

This item is being increased to exercise the second and final one-year renewal option for continued subscription access and support services. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

Bids:

15. 26-405A Authorize a construction services contract to repair water infiltration, remove and replace expansion joints, repair concrete cracks, install new traffic coats, and thermal and moisture protection to maintain and enhance the functionality, durability, safety, and visual appeal of Garages A & B Repairs at Dallas Love Field - Restocon, LLC, lowest responsible bidder of nine - Not to exceed \$7,473,015.00 - Financing: Aviation Fund (subject to annual appropriations)

29. 26-1161A Authorize a five-year master agreement for the purchase of clamps, couplings, sleeves, and adapters for the Dallas Water Utilities Department - Core & Main LP in the estimated amount of \$2,757,000.00 and Powerseal Pipeline Products Corporation in the estimated amount of \$20,000.00, lowest responsible bidders of two - Total estimated amount of \$2,777,000.00 - Financing: Dallas Water Utilities Fund

31. 26-1167A Authorize a three-year service price agreement for dive services inspections and repairs for the Dallas Water Utilities Department - ADVANCED DIVING SERVICES, INC., lowest responsible bidder of five - Estimated amount of \$518,820.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

***In alignment with Infrastructure Maintenance.**

Proposals:

22. 26-772A Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of capital improvement upgrades at Fire Station No. 5 - Not to exceed \$285,487.00 - Financing: Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)

***In alignment with Bond Implementation Program.**

30. 26-1210A Authorize a one-year service contract for multimodal connectivity and economic opportunity study for Garland Road Next Generation Planning for the Department of Transportation and Public Works - GRESHAM SMITH, most advantageous proposer of two - Not to exceed \$995,000.00 - Financing: FY24 EDI Community Project Funding-Garland Road Project Fund

***In alignment with Thoroughfare Plan.**

32. 26-1159A Authorize a five-year service price agreement for canine and equine veterinary services for the Dallas Police Department - East Lake Veterinary Hospital PC in the estimated amount of \$420,750.00 and Lone Star Park Equine Hospital in the estimated amount of \$315,000.00, most advantageous proposers of three - Total estimated amount of \$735,750.00 - Financing: General Fund (\$635,250.00) and Confiscated Monies-State Fund (\$100,500.00) (subject to annual appropriations)
33. 26-1156A Authorize a five-year service price agreement in the estimated amount of \$3,960,240.96, with three one-year renewal options in the estimated amount of \$2,542,008.00, as detailed in the Fiscal Information section, for janitorial services for the Office of Arts and Culture - ACT Event Services Inc, most advantageous proposer of twenty - Total estimated amount of \$6,502,248.96 - Financing: General Fund (subject to annual appropriations)

***In alignment with Dallas Cultural Plan.**

Procurement Information:

28. 26-1104A Authorize a two-year cooperative purchasing agreement with one, one-year renewal option for uniform rental and cleaning for citywide use with UniFirst Corporation through the Sourcwell cooperative agreement - Estimated amount of \$2,216,697.60 - Financing: General Fund (\$2,194,281.88), Equipment and Fleet Management Fund (\$19,055.40), and Transportation Regulation Fund (\$3,360.32) (subject to annual appropriations)

Proposal Submissions	N/A
Pre-Solicitation Meeting	N/A
Department	Citywide
Vendor	UniFirst Corporation

Evaluation Criteria	N/A
Vendor's Score	N/A
Local/Non-local	Local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	0 Contracts, Totaling \$0.00
Additional Information	New, First-Time Vendor

29. 26-1161A Authorize a five-year master agreement for the purchase of clamps, couplings, sleeves, and adapters for the Dallas Water Utilities Department - Core & Main LP in the estimated amount of \$2,757,000.00 and Powerseal Pipeline Products Corporation in the estimated amount of \$20,000.00, lowest responsible bidders of two - Total estimated amount of \$2,777,000.00 - Financing: Dallas Water Utilities Fund

Bid Submissions	2
Pre-Bid Meeting	November 13, 2025 @ 10:00AM CST
Department	Dallas Water Utilities Department
Vendor	1) Core & Main LP 2) Powerseal Pipeline Products Corporation
Evaluation Criteria	Low Bid
Vendor's Score	N/A
Local/Non-local	1) Local 2) Non-local
Joint Venture/Mentoring/Subcontracting	1) No 2) No

Existing City Contract(s) and Amount	1) 12 Contracts, Totaling \$4,006,619.37 2) 2 Contracts, Totaling \$1,745,000.00
Additional Information	1) Incumbent Vendor 2) New Vendor

30. 26-1210A Authorize a one-year service contract for multimodal connectivity and economic opportunity study for Garland Road Next Generation Planning for the Department of Transportation and Public Works - GRESHAM SMITH, most advantageous proposer of two - Not to exceed \$995,000.00 - Financing: FY24 EDI Community Project Funding-Garland Road Project Fund

Proposal Submissions	4 (RFQ) 2 (RFP)
Pre-Proposal Meeting	October 21, 2025 @ 10:30AM CST (RFQ) January 20, 2026 @ 3:00PM CST (RFP)
Department	Department of Transportation and Public Works
Vendor	GRESHAM SMITH
Evaluation Criteria	Stakeholder Coordination (30), Connectivity (25), Transportation and Land Use (20), Project Prioritization (15), Garland Road vision Study (10)
Vendor's Score	87.25
Local/Non-local	Local
Joint Venture/Mentoring/Subcontracting	Yes, Subcontracting
Existing City Contract(s) and Amount	3 Contracts, Totaling \$29,790,208.66
Additional Information	New Service

31. 26-1167A Authorize a three-year service price agreement for dive services inspections and repairs for the Dallas Water Utilities Department - ADVANCED DIVING SERVICES, INC., lowest responsible bidder of five - Estimated amount of \$518,820.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Bid Submissions	5
Pre-Bid Meeting	December 9, 2025 @ 2:00PM CST
Department	Dallas Water Utilities Department
Vendor	ADVANCED DIVING SERVICES, INC.
Evaluation Criteria	Low Bid
Vendor's Score	N/A
Local/Non-local	Non-local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	0 Contracts, Totaling \$0.00
Additional Information	New Service

32. 26-1159A Authorize a five-year service price agreement for canine and equine veterinary services for the Dallas Police Department - East Lake Veterinary Hospital PC in the estimated amount of \$420,750.00 and Lone Star Park Equine Hospital in the estimated amount of \$315,000.00, most advantageous proposers of three - Total estimated amount of \$735,750.00 - Financing: General Fund (\$635,250.00) and Confiscated Monies-State Fund (\$100,500.00) (subject to annual appropriations)

Proposal Submissions	3
Pre-Proposal Meeting	June 25, 2025 @ 10:00AM CST
Department	Dallas Police Department
Vendor	1) East Lake Veterinary Hospital PC 2) Lone Star Park Equine Hospital
Evaluation Criteria	Experience (35), Cost (30), Approach (20), Field Visit (15)
Vendor's Score	1) 97.28 2) 100.00
Local/Non-local	1) Local 2) Local
Joint Venture/Mentoring/Subcontracting	1) No 2) No
Existing City Contract(s) and Amount	1) 0 Contracts, Totaling \$0.00 2) 0 Contracts, Totaling \$0.00
Additional Information	1) New Vendor 2) Incumbent Vendor

33. 26-1156A Authorize a five-year service price agreement in the estimated amount of \$3,960,240.96, with three one-year renewal options in the estimated amount of \$2,542,008.00, as detailed in the Fiscal Information section, for janitorial services for the Office of Arts and Culture - ACT Event Services Inc, most advantageous proposer of twenty - Total estimated amount of \$6,502,248.96 - Financing: General Fund (subject to annual appropriations)

Proposal Submissions	20
Pre-Solicitation Meeting	November 26, 2025 @ 10:00AM CST
Department	Office of Arts and Culture
Vendor	ACT Event Services Inc
Evaluation Criteria	Cost and Timeframe (35), Experience (30), Approach (30), Local Preference (5)

Vendor's Score	85.07
Local/Non-local	Local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	1 Contracts, Totaling \$2,729,915.80
Additional Information	Incumbent Vendor

34. 26-1333A Authorize Supplemental Agreement No. 2 to extend the service contract with POLIHIRE Strategy Corp for executive and professional search firms for multiple areas of expertise for the Department of Human Resources from April 29, 2026 to October 28, 2026 - Financing: This action has no cost consideration to the City (See Fiscal Information)

Proposal Submissions	N/A
Pre-Proposal Meeting	N/A
Department	Department of Human Resources
Vendor	POLIHIRE Strategy Corp
Evaluation Criteria	N/A
Vendor's Score	N/A
Local/Non-local	Non-local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	1 Contracts, Totaling \$690,000.00
Additional Information	Incumbent Vendor

35. 26-1336A Authorize Supplemental Agreement No. 5 to extend the service contract with Canon U.S.A., Inc. for continued citywide lease of multi-functional devices and desktop printers, maintenance, and managed services for the Department of Information and Technology Services, from April 29, 2026 to April 30, 2027 - Not to exceed \$2,023,938.48, from \$13,421,302.44 to \$15,445,240.92 - Financing: Data Services Fund (subject to annual appropriations)

Proposal Submissions	N/A
Pre-Proposal Meeting	N/A
Department	Department of Information and Technology Services
Vendor	Canon U.S.A., Inc.
Evaluation Criteria	N/A
Vendor's Score	N/A
Local/Non-local	Non-local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	1 Contracts, Totaling \$13,421,302.44
Additional Information	Incumbent Vendor

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

Memorandum:

2. 26-1215A Authorize an amendment to Resolution No. 24-1784, approved on December 11, 2024 for the grant from the U.S. Department of Homeland Security (DHS) Federal Emergency Management Agency passed through the Texas Office of the Governor Homeland Security Grants Division (HSGD) for the FY 2024 Homeland Security Grant Program which includes the Urban Area Security Initiative (UASI) (Federal / State Award ID No. EMW-2024-SS-05096) in an amount not to exceed \$5,842,198.40 to: **(1)** add Grant No. 5853501 for additional activities related to enhancing preparedness and building capacity to prepare for, prevent, and respond to terrorist attacks; **(2)** extend the term of the agreement from August 31, 2026 to November 30, 2026; **(3)** reallocate \$678,352.24 within the existing budget, \$620,635.34 to Grant No. 5853501, \$57,716.90 to Grant No. 2980710; and **(4)** execution of the amended grant agreement with HSGD and all terms, conditions, and documents required by the amended agreement - Financing: No cost consideration to the City

[The Public Safety Committee was briefed by memorandum regarding this matter on April 13, 2026.](#)

7. 26-1226A Authorize a Chapter 380 economic development grant agreement and all other necessary documents ("Agreement") with Meadow Sycamore, LP, a Texas limited partnership, and/or its affiliates collectively, in an amount not to exceed \$13,500,000.00 ("Grant") in consideration of The Meadow Project, a mixed-income, transit-oriented, and permanent supportive multi-family residential development project on approximately 2.3 acres of real property addressed as 8130 Meadow Road ("Property"), in accordance with the Economic Development Incentive Policy - Total not to exceed \$13,500,000.00 - Financing: Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$13,500,000.00) (subject to annual appropriations)

***In alignment with Economic Development Incentive Policy.**

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding the Developers application to the Texas Department of Housing and Community Affairs \(“TDHCA”\) for competitive 9% Low Income Housing Tax Credits \(“LIHTC”\) for the Project in the 2025 allocation cycle on January 28, 2025.](#)

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

8. 26-1122A Authorize **(1)** a public hearing to be held on May 27, 2026 to receive comments concerning the proposed expansion of the Dallas Tourism Public Improvement District (“District” or “DTPID”), in accordance with Chapter 372 of the Texas Local Government Code (“Public Improvement District Act” or “Act”), allowing the City to include property in a hotel-public improvement district with the property owner’s consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (“Qualifying Hotels”); and, at the close of the public hearing; and **(2)** a resolution approving District boundary expansion to include four additional Qualifying Hotels in the District not described in the resolution or petition renewing the District in 2016 or expanding the District’s boundaries in 2020, 2022, 2023, or 2024 - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with Economic Development Incentive Policy.**

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

9. 26-1123A Authorize **(1)** a public hearing to be held on May 27, 2026 to receive comments concerning the proposed creation of the Halperin Park Public Improvement District (“District” or “HPPID”), in accordance with Chapter 372 of the Texas Local Government Code (“Public Improvement District Act” or “Act”), for the specified area of the District, for the purpose of providing supplemental public services, to

be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution creating the District for a period of ten years; **(3)** approval of the District's Service Plan for 2027-2036 for the purpose of providing supplemental public services to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with the Southern Gateway Public Green Foundation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with Economic Development Incentive Policy.**

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

10. 26-1124A

Authorize **(1)** a public hearing to be held on May 27, 2026 to receive comments concerning the proposed renewal of the South Side Public Improvement District ("District" or "SSPID"), in accordance with Chapter 372 of the Texas Local Government Code ("Public Improvement District Act" or "Act"), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2027-2036 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with South Side Quarter Development Corporation, a Texas non-profit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with Economic Development Incentive Policy.**

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

11. 26-1125A Authorize **(1)** a public hearing to be held on May 27, 2026 to receive comments concerning the proposed renewal of the Uptown Public Improvement District (“District” or “UPID”), in accordance with Chapter 372 of the Texas Local Government Code (“Public Improvement District Act” or “Act”), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of seven years; **(3)** approval of the District’s Service Plan for 2027-2033 for the purpose of providing supplemental public services to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Uptown Dallas, Inc., a Texas non-profit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with Economic Development Incentive Policy.**

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

39. 26-1227A Consideration of a resolution directing the City Manager to: **(1)** utilize contingency reserve funds to procure a consultant to determine the amount calculated under Dallas City Code Section 51A-4.704(a)(1)(D)(i) for the uses located at 2600 Singleton Boulevard and 7910 South Central Expressway; **(2)** not later than 30 days after the consultant determines the amount under Dallas City Code Section 51A-4.704(a)(1)(D)(i), brief a city council committee and schedule an item for a regular city council voting agenda to consider adding the determined amount to the fund created by Dallas City Code Section 51A-4.704(a)(3); **(3)** transfer funds in an amount not to exceed \$200,000.00 from the General Fund Contingency Reserve Fund to the General Fund; and **(4)** increase appropriations in an amount not to exceed \$200,000.00 in Planning & Development from General Fund Contingency Reserve Fund - Not to exceed \$200,000.00 - Financing: General Fund Contingency Reserve Fund (see Fiscal Information) (via Councilmembers Cadena, Bazaldua, West, Gracey, Blackmon)

***In alignment with ForwardDallas.**

[The Economic Development Committee was briefed by memorandum regarding this matter on April 6, 2026.](#)

40. 26-880A Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) **(1)** amend the Dallas Housing Finance Corporation program statement (Exhibit A, pp. 58-63) to formalize program operations; **(2)** amend the Dallas Public Facility Corporation program statement (Exhibit A, pp. 64-69) to formalize program operations; **(3)** amend the Housing Tax Credit Program statement in (Exhibit A, pp. 53-56) to clarify application criteria and process; **(4)** remove the Title Clearing and Clouded Title Prevention Program, as program is no longer available; and **(5)** make general edits throughout the DHRC (Exhibit A) to clean up formatting and grammar - Financing: No cost consideration to the City (This item was deferred on February 25, 2026)

***In alignment with Dallas Housing Resource Catalog.**

The City Council was briefed by memorandum regarding this matter on April 17, 2026.

Please feel free to reach out to me or Vhee Anastacio, City Agenda Manager, if you have questions or should you require additional information at this time.

Service First, Now!



Kimberly Bizer Tolbert
City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Recommendation to Designate 2026 FIFA World Cup as a Special Event**

Agenda Item 6, number 26-1281A on the April 22, 2026, City Council agenda recommends the city's designation of the 2026 FIFA World Cup as a special event.

The recommended designation of FIFA as a recognized citywide special event allows city leadership and staff to address the multiple events that will take place by utilizing the existing Special Events Ordinance (Chapter 42A) currently administered by the Convention and Event Services Department's Office of Special Events (CES-OSE). The one-stop shop nature of CES-OSE allows for a streamlined process of event permitting based on specific event parameters and anticipated event attendance.

The existing permitting process includes strategic partnerships with partner departments such as Transportation and Public Works, Code Enforcement, Dallas Fire-Rescue, Dallas Police Department, Planning and Development, and the City Attorney's Office which collectively ensure continuity of enforcement and engagement citywide.

City leadership and staff have participated in the planning and logistics processes with the FIFA organizing committee, Downtown Dallas Inc., and other participating cities in preparation for the Fan Festival at Fair Park, open streets events, and various planned activities across the city. In working with these partners, staff recommends the designation of FIFA as a special event to alleviate concerns that may arise related to parking, crowd control, event planning and event ownership, and other issues that occur when large numbers of people are anticipated.

CES and CES-OSE, along with partner departments, have been working collaboratively with FIFA representatives, the FIFA organizing committee, stakeholders, and partner municipalities since the onset of the Dallas's designation as a host city. All partners agree that the recommended designation, should it be approved by City Council, is another step in ensuring Dallas's safety and readiness as a host city.

Should you have additional questions, or require further information, please contact Rosa Fleming, Director, Convention and Event Services.

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SUBJECT **Recommendation to Designate 2026 FIFA World Cup as a Special Event**
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Service First, Now!



Kimberly Bizzor Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Executive Appointment – Director of Government Affairs**

I am pleased to announce the appointment of Eric Dominguez as the Director of Government Affairs effective Monday, April 20, 2026.

Eric Dominguez is an accomplished government affairs and public policy leader with more than 20 years of experience advancing legislative priorities and building strategic partnerships across local, state, and federal levels of government. He currently serves as Director of Legislative Affairs for IDEA Public Schools, where he leads advocacy efforts, represents the organization before elected officials, and ensures alignment on key legislative and regulatory developments. Previously, Eric held leadership roles with Dallas College, Dallas Area Rapid Transit, and Uplift Education.

Eric began his career in government with the Office of State Senator Royce West as a senior legislative aide and policy advisor. Eric brings deep expertise in legislative strategy, policy development, and advocacy. He earned a Master of Arts in History from the University of Texas at Arlington and a Bachelor of Arts in Political Science from Southern Methodist University.

Please join me in welcoming Eric to the City of Dallas. I would also like to commend Jake Anderson who has served in the interim role as Director of Government Affairs. Jake's leadership and commitment to advancing the City's legislative priorities are greatly appreciated.

If you have any questions, please do not hesitate to reach out to me or Chief of Staff to the City Manager Ahmad Goree.

Service First, Now!

Kimberly Bizer Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
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Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Digital Kiosks – Phase IV Update**

This memorandum provides an update on final phase of Year One implementation for the City's interactive digital kiosk program. As a reminder, under the current contract, IKE is authorized to install up to fifty (50) kiosks per year, with a maximum of one hundred fifty (150) over the contract term.

The City's Transportation and Public Work's (TPW) team, along with representatives from IKE Smart City, LLC (IKE), have continued to conduct site reviews and visits. Based on this ongoing review, TPW has preliminarily approved the following five (5) digital kiosk installation locations:

Council District 2

Oak Lawn Ave & Maple Ave

Council District 14

Maple Ave & Cedar Springs Rd

S Akard St & Main St

Main St & N Lamar St

N Good Latimer Expy & Gaston Ave

The seventeen (17) locations listed below are pending additional review by TPW. While not yet preliminarily approved, they will be presented during the upcoming Phase IV community engagement sessions as proposed locations to solicit public input:

Council District 2

Akard St & Canton St

Council District 4

W Kiest Blvd & S Polk St

Council District 11

Forest Lane & Preston Rd

Walnut Hill Ln & Reflection Pl

Council District 14

N Pearl St & Woodhall Rodgers Fwy
N Pearl St & Thomas Ave
Turtle Creek Blvd & Lemmon Ave
Oak Lawn Ave & N Hall St
Oak Lawn Ave & Avondale Ave
Lemmon Ave & Lomo Alto Dr
McKinnon St & Hunt St
N Field St & Woodhall Rodgers Fwy N
Greenville Ave & Lewis St
Main St & S Ervay St
Pacific Ave & N Ervay St
Cedar Springs Rd & Throckmorton St
Oaklawn Ave & Cedar Springs Rd

All these locations are detailed in the attached document for your reference.

IKE will send certified stakeholder notices to neighbors and other stakeholder groups within 200 feet of all locations on **Friday, April 17, 2026**. These notices will include an email address for submission of written comments and the date, time, and location of the community meeting for verbal feedback. A hybrid **in-person** and **virtual** community engagement session has been scheduled to share information, answer questions, and engage in constructive dialogue:

Thursday, May 7 from 6 p.m. to 7 p.m.

To join in-person:

J. Erik Jonsson Central Library Auditorium
1515 Young Street
Dallas, TX 75201

To join virtually:

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf404011d9f7cf8646301494307e9f63f>

Join by phone

+1-408-418-9388 (Access code: 2498 857 4558)

Webinar password:

DallasCCX (32552722 when dialing from a phone or video system)

Webinar number:

2498 857 4558

DATE April 17, 2026
SUBJECT **Digital Kiosks – Phase IV Implementation**
PAGE **3 of 3**

All feedback received during the session, along with responses to the stakeholder notices, will be compiled and submitted as part of the permit application review and approval process.

The attachment includes a community engagement presentation and a sample of the graphics that will be shared with you via email. We welcome your support in amplifying these materials on your social media channels and distributing them to your constituents.

An update will be provided outlining the final permitted digital kiosk locations after TPW completes its review and determination. Should you have any questions, please contact me at Ahmad.Goree@dallas.gov.

Service First, Now!



Ahmad Goree
Chief of Staff to the City Manager

Attachment

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



ike SMART CITY®

**CONNECTING
CITIES WITH
PEOPLE.**

MEET

IKE SMART CITY

THE LEADER IN INTERACTIVE DIGITAL KIOSKS

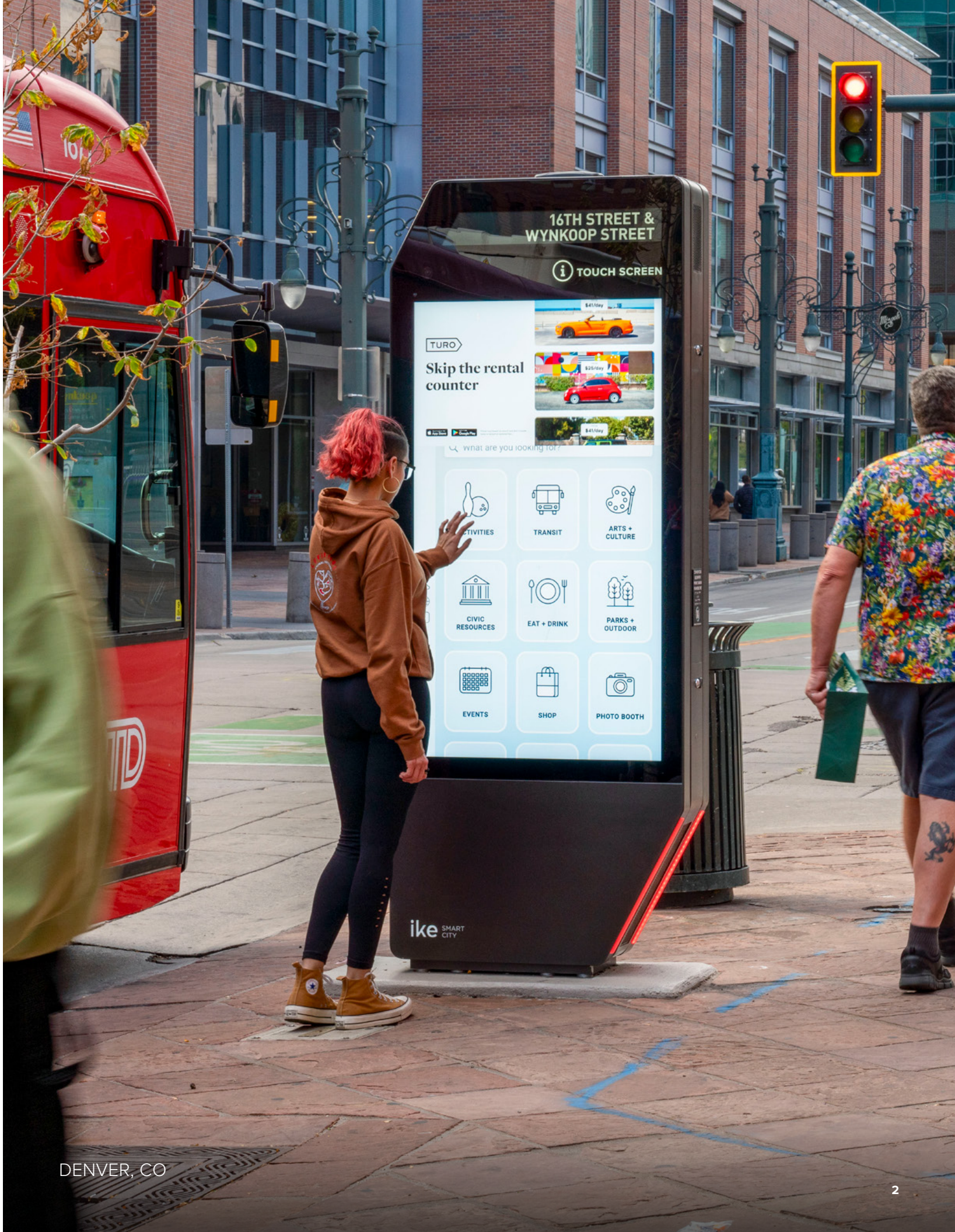
IKE Smart City was formed by the team behind Orange Barrel Media. Together, the organizations create value for municipal clients by designing and implementing iconic outdoor media that adds to the character of urban places.

IKE Smart City is singularly focused on delivering the most technologically advanced platform available and refining our practices through our extensive work in cities.

With a self-sustaining business model, superior design, and unmatched deployment expertise, it's no wonder that over 30 cities across the country have selected IKE Smart City as their preferred interactive digital kiosk provider.

“ There’s no better platform on the market than IKE.

Kourtny Garrett
President and CEO, Downtown Denver Partnership



DENVER, CO

NETWORKS IN SMART CITIES NATIONWIDE



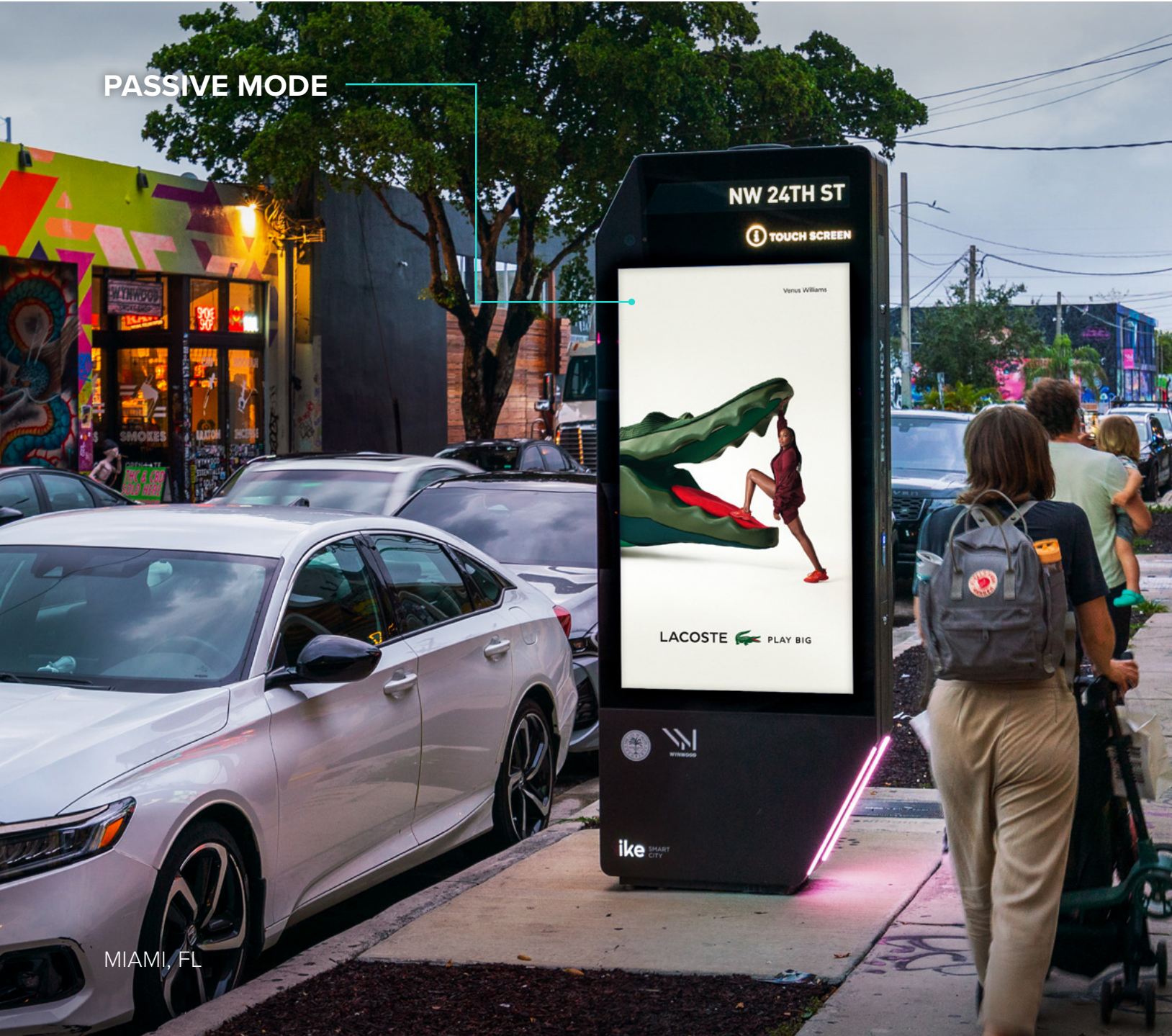
TWO MODES OF OPERATION

Passive Mode

This is the default mode of operation. When a pedestrian is not engaging with IKE, the entire screen is occupied by a 9:16 portrait layout showing a loop of city, community, art, and commercial messaging.

Content Size: 56.2” H x 31.6” W

PASSIVE MODE



Engaged Mode

When a pedestrian touches IKE’s screen, the content loop resizes to a 16:9 landscape layout and the interactive app dashboard is displayed.

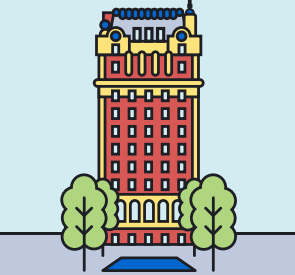
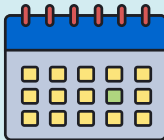
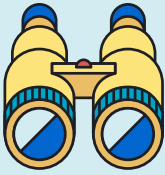
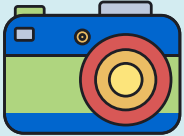
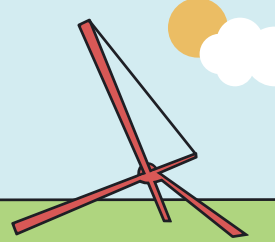
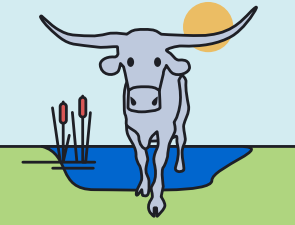
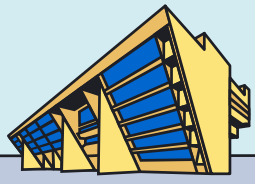
Content Size: 18” H x 31.6” W

ENGAGED MODE



INTERACTIVE SUITE OF APPLICATIONS

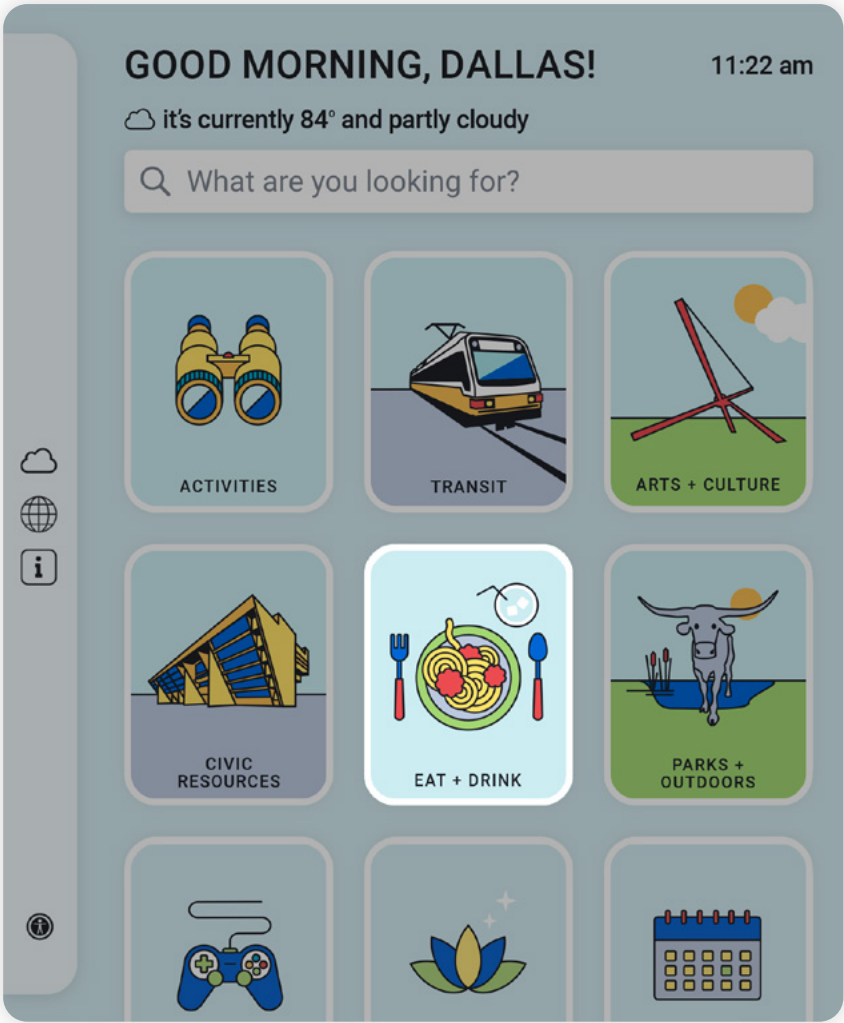
The interactive kiosk experience starts with an easy-to-use app dashboard on IKE’s home screen. The engaging suite of applications has been thoughtfully designed to equip each user with all the tools they need to explore, discover, and navigate the city.

 SHOP	 EAT + DRINK	 STAY	 EVENTS	 TRANSIT	 ACTIVITIES	 MINDFULNESS	 PHOTO BOOTH
Entices shoppers to spend at local retail destinations.	Gives plenty of options to satisfy culinary cravings.	Lists a wide variety of overnight accommodations.	Highlights the what, when, and where of city happenings.	Identifies real-time public transit routes and schedules.	Highlights things to do in the City across a wide range of interests.	Directs to nearby spas, gyms, and places for wellness.	Lets pedestrians take fun selfies and send the pics to their smartphone.
 DIRECTIONS	 ARTS + CULTURE	 PARKS + OUTDOORS	 JOB BOARD	 ARCADE	 CIVIC RESOURCES	 SOCIAL SERVICES	 SAFE SHELTER
Offers point-to-point directions for multimodal wayfinding & trip planning.	Showcases the city’s cultural destinations, venues, & activities for the creative arts.	Helps people enjoy the sunshine at outdoor destinations around the City.	Provides easy access to local job listings and employment opportunities.	Entertains and engages pedestrians with fun and easy-to-use video games.	Makes it easy to get important things done with listings of civic centers and services.	Improves access to support services and resources for residents in need.	Connects those without homes or a safe place to facilities with beds and other services.

DIRECTORIES

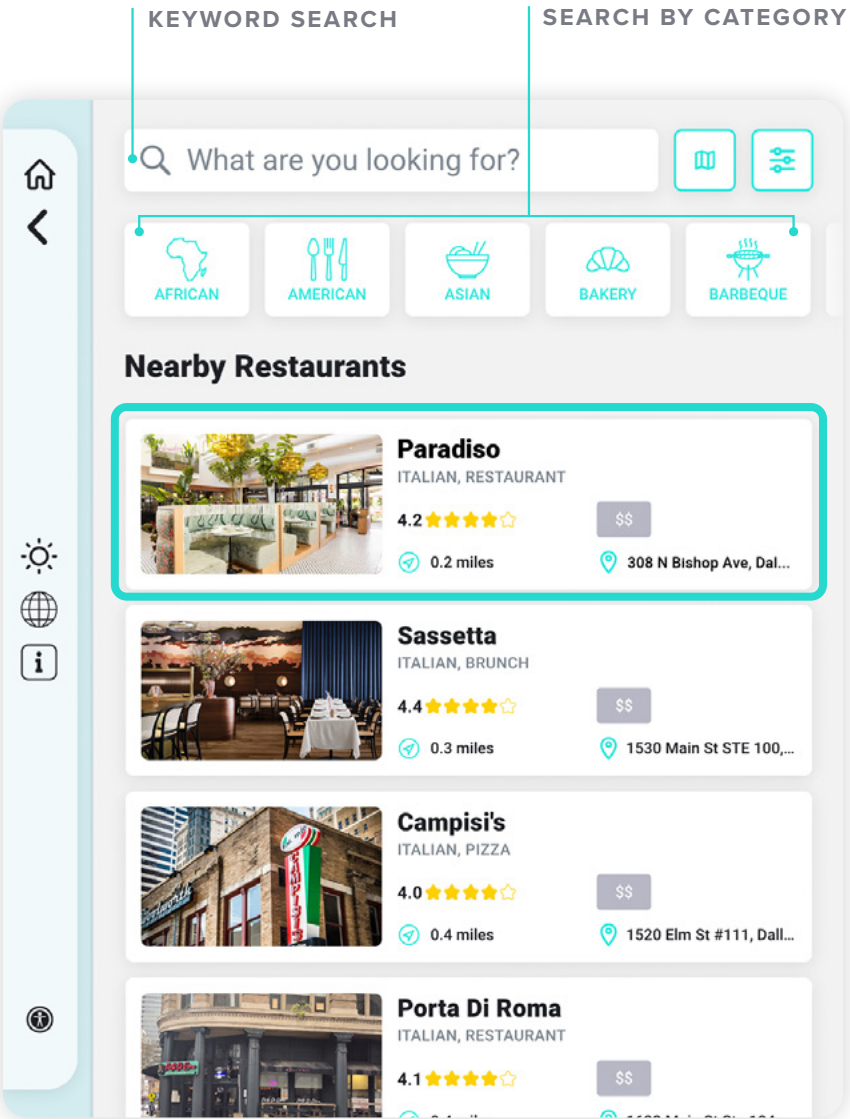
APPLICATION DASHBOARD

While Directory applications share the same framework, each one provides unique content. When a user opens an application, they are presented with a scrollable list of businesses arranged by proximity to the kiosk.



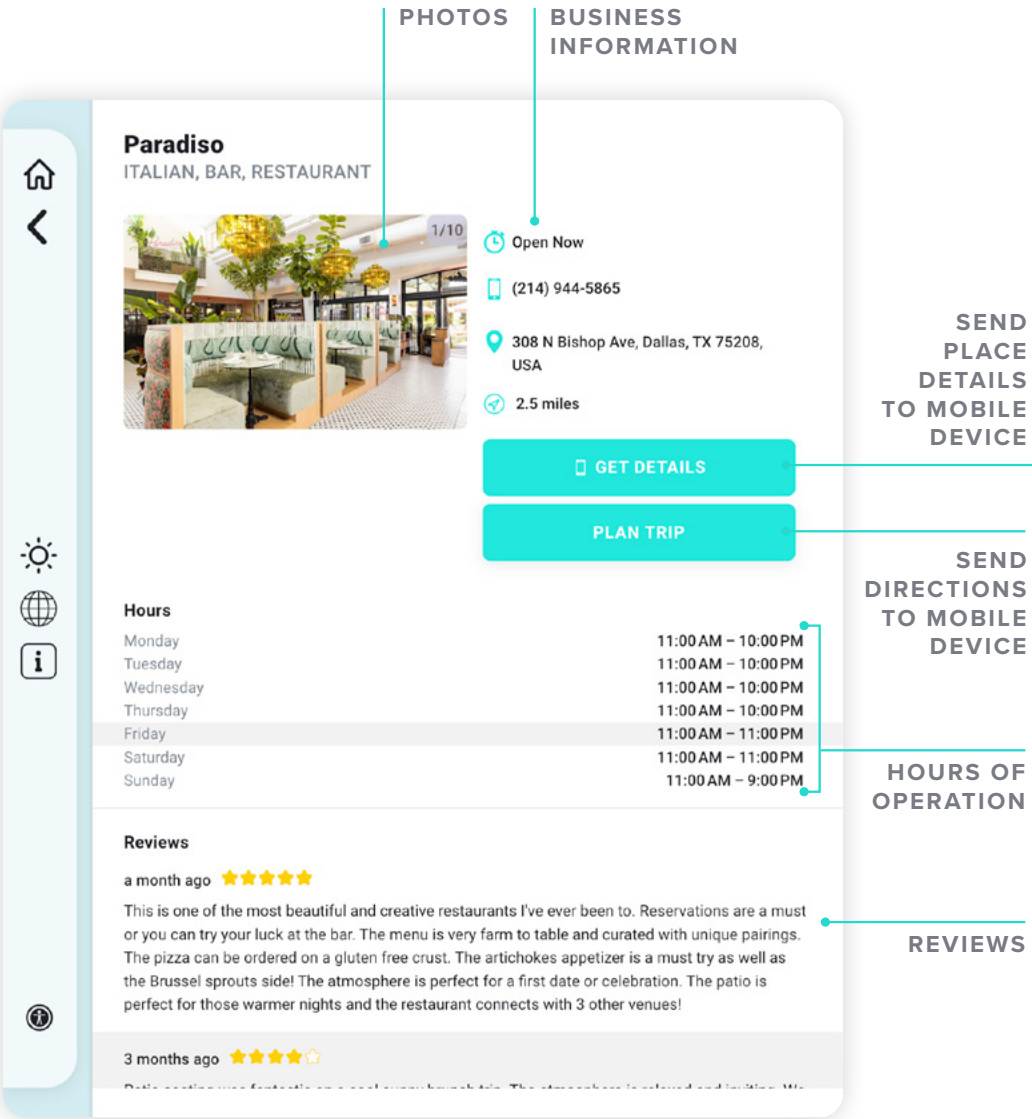
SCROLLABLE DIRECTORY LISTINGS

Each Directory listing previews the business or destination and includes a visual cue to open the listing for more information. When the user taps on a listing, a Directory card appears on screen.



DETAILED DIRECTORY CARDS

A Directory card contains comprehensive information to help a user learn more about their selection. Once the card is closed, the Directory listings reappear so the user can continue to browse the listings.

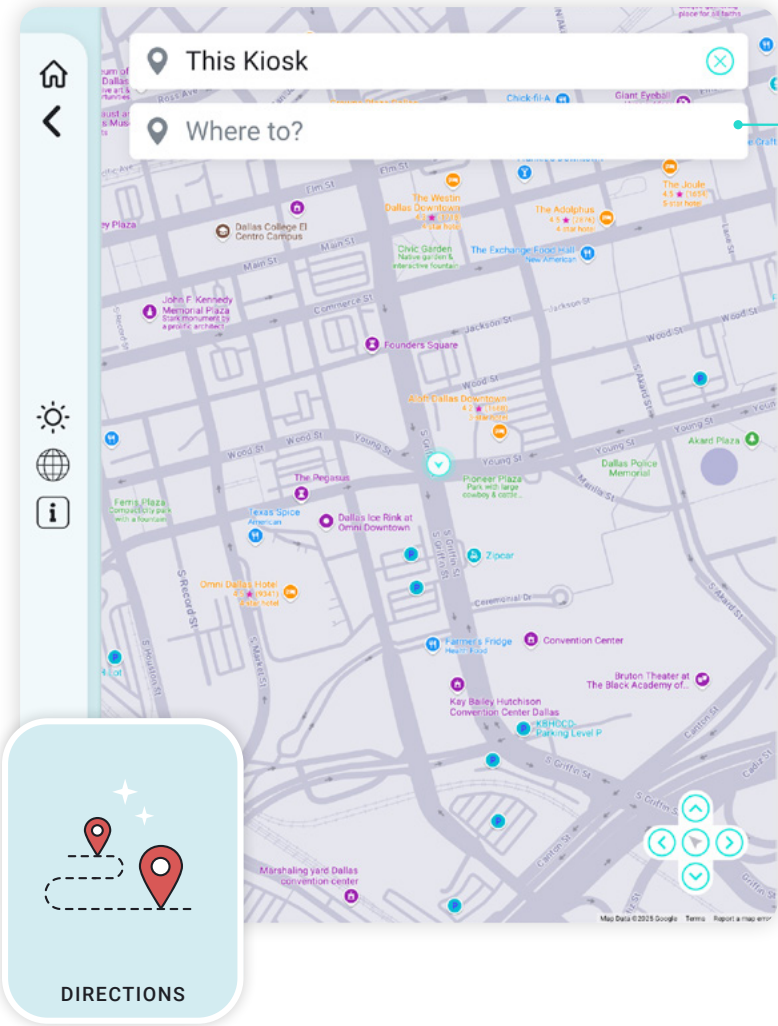


WAYFINDING

IKE’s Directions app is a central hub of information for available transportation, providing users with real-time departures, delays, service alerts, and availabilities within walking distance of the kiosk. IKE Smart City has partnered with Transit, a leader in the aggregation of real-time transit information, to make it easier to ride public transit and connect to micromobility systems. The functionality of this app is customizable to suit the needs and preferences of the user, offering step-by-step navigation that can be sent seamlessly to a mobile device.

PLAN A TRIP

You decide where to go – **real-time data of all transit** near the kiosk will help ensure accurate trip planning to your destination.

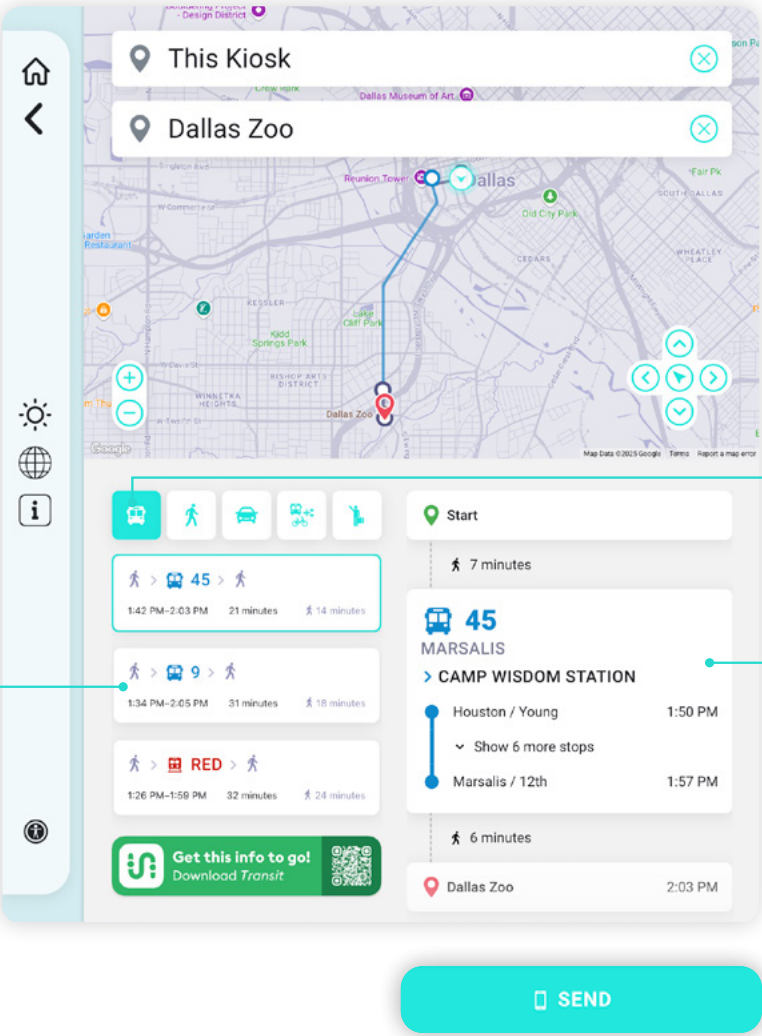


SEARCH FOR LOCATION

REAL-TIME PUBLIC TRANSIT OPTIONS

SELECT TRANSIT

Select preferences to customize your experience and reach your destination in the way that is best for you.



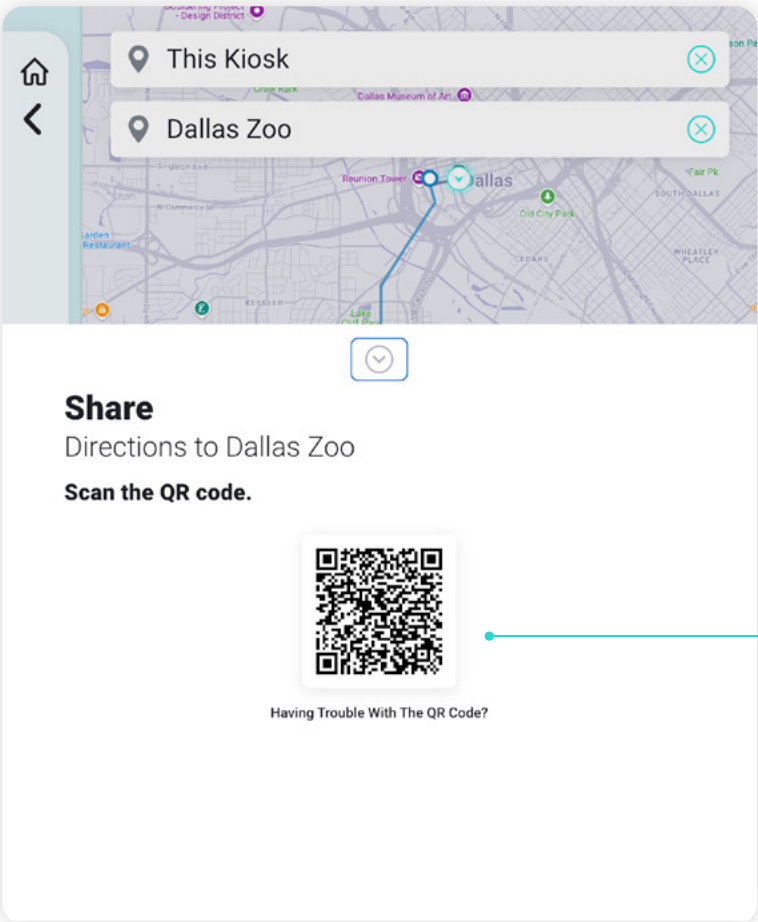
PUBLIC TRANSIT SELECTED

STEP-BY-STEP NAVIGATION

SCROLL TO SEND TO MOBILE DEVICE

SEND TO MOBILE

After selecting your preferred route, **send step-by-step directions** to your selected destination.

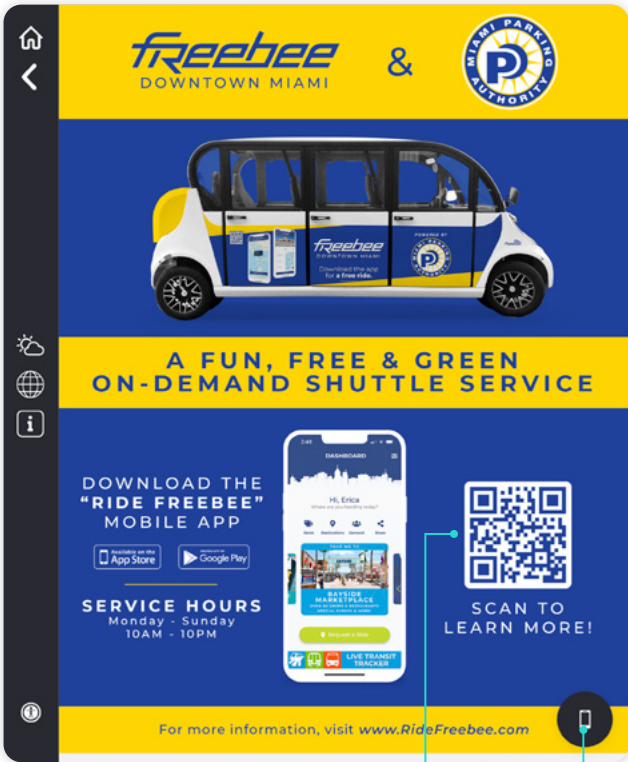


SCAN QR CODE TO SEND TO MOBILE DEVICE

CUSTOMIZABLE CITY CONTENT

City Poster Apps

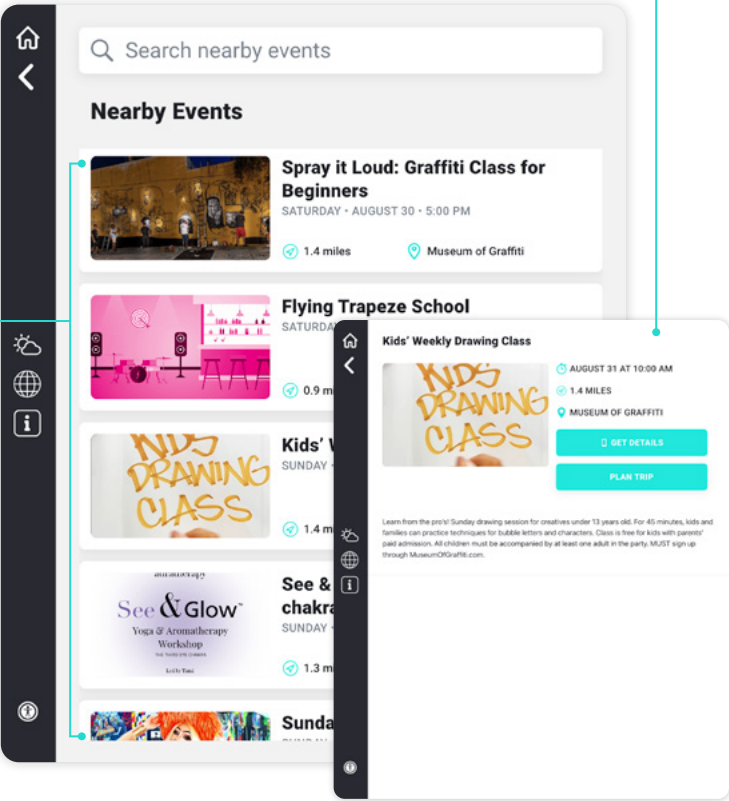
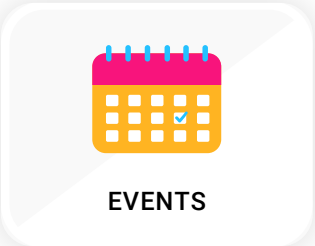
Cities are given dedicated and highly visible Poster apps to display custom messaging on IKE's home screen.



QR CODE TO MOBILE BROWSER MOBILE EXTENSION

City Events

The Events app integrates with any calendar of a city's choosing to promote local events.

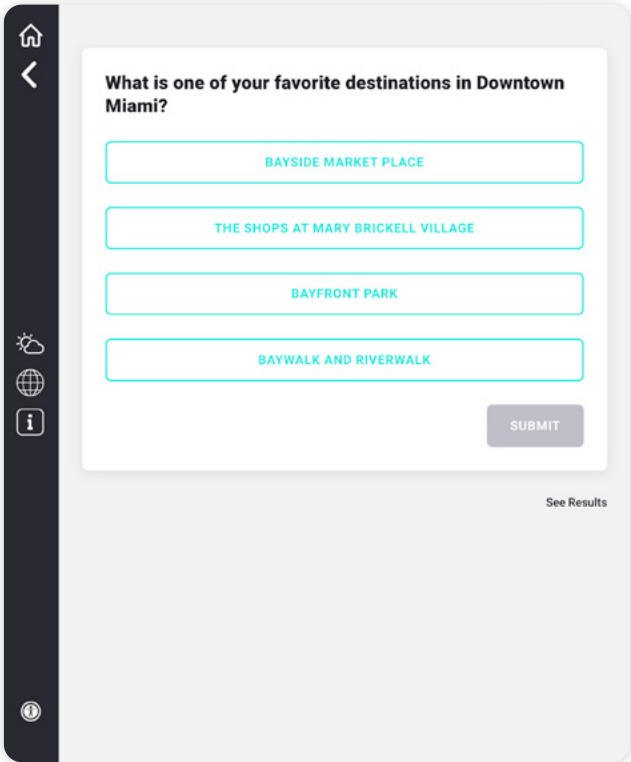


EVENT DESCRIPTION AND DETAILS

EVENT LISTINGS

Customizable Questions

Survey Says allows a city to solicit feedback from the public. Results are available in a secure online dashboard.



City-Branded Selfies

City partners are given exclusive rights to branded frames in filter options of the Photo Booth app.



BRANDED FRAMES

INCLUSIVE PLATFORM

Multilingual Interface

- IKE is multilingual in more than 100 languages
- Users can choose their language from a list along the left side of the screen
- We do not rely solely on free machine translation tools like Google Translate
- Human interpreters translate interface elements to ensure that key words are correct and contextual
- Each kiosk can be programmed to reflect the predominant language spoken in the surrounding area

ADA Compliant

- IKE is 100% ADA compliant and meets federally mandated requirements
- We are continuously evolving the platform based on ADA recommendations

Blind/Low-Vision Accessibility

- IKE Smart City collaborated with the National Federation of the Blind (NFB) to develop a nonvisual access solution for IKE
- As a result, IKE’s Product and Software team created a mobile handoff feature for blind and low-vision users

VISUAL SUPPORT TOOLS

WHEELCHAIR ACCESSIBILITY TOOL

Repositions on-screen content to lower reach

HIGH CONTRAST MODE COMPARISON

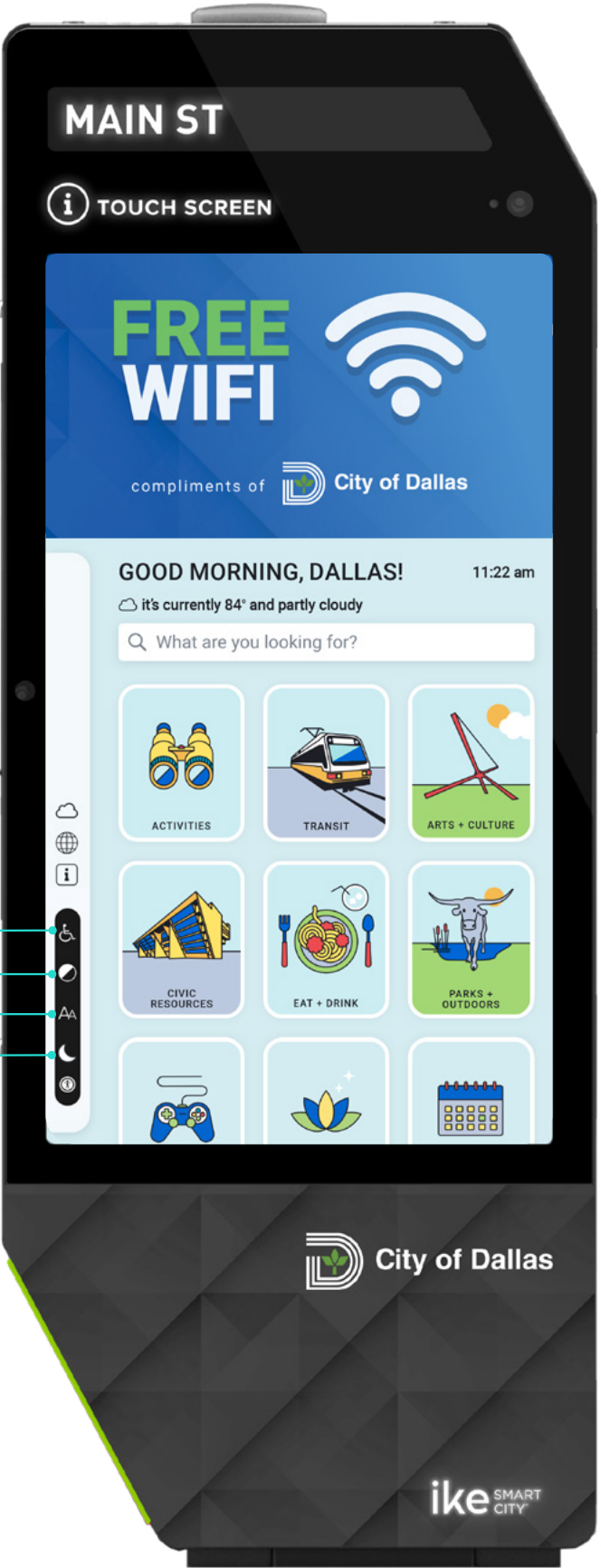
Default Interface	High Contrast Mode

LARGE TEXT MODE COMPARISON

Default Interface	Large Text Mode

LIGHT AND DARK MODE COMPARISON

Light Mode	Dark Mode

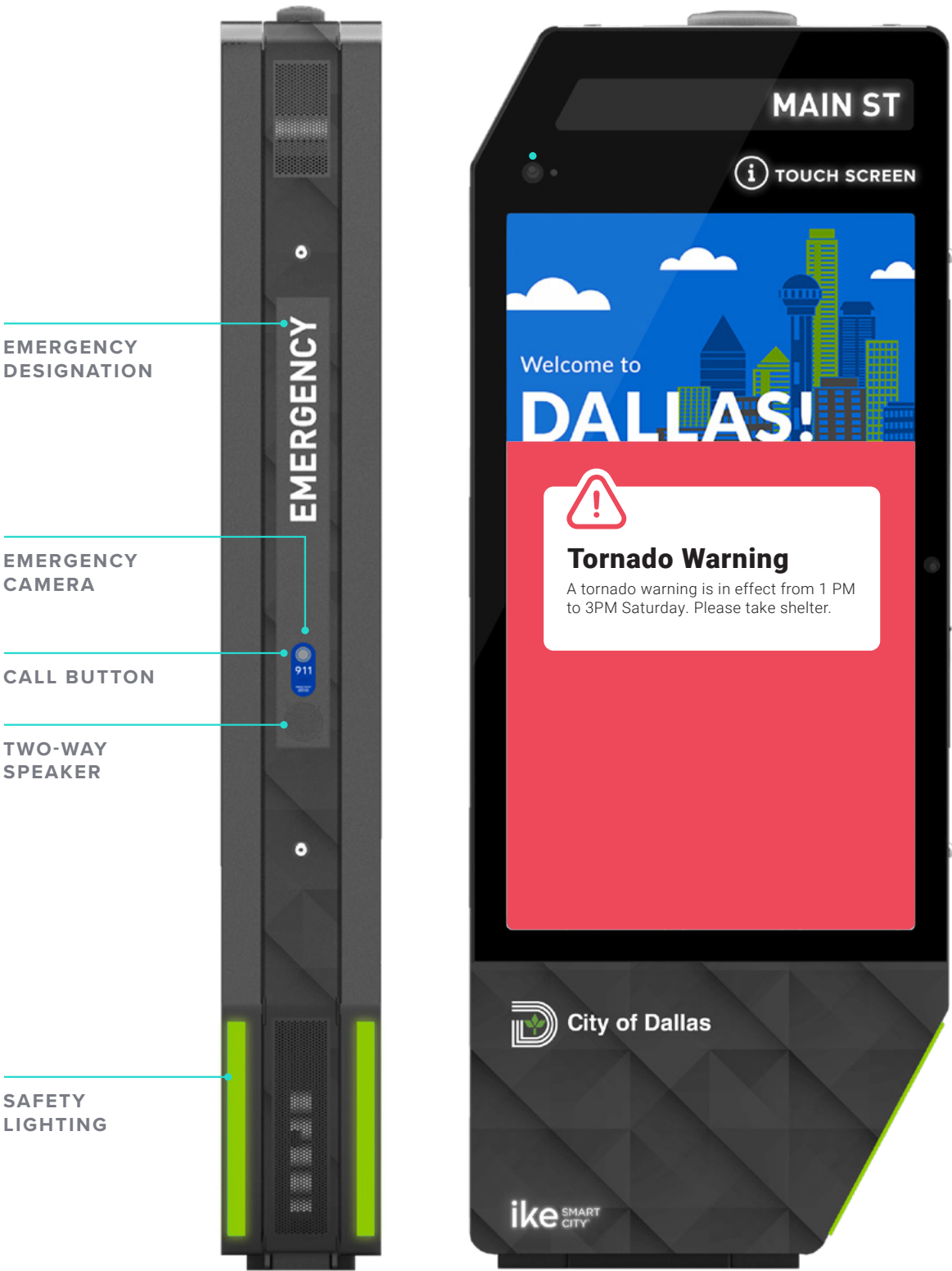


PUBLIC SAFETY

Optional Emergency Call System

IKE offers an optional Emergency Call System that connects to local emergency services at no extra cost to the City. When the emergency call button is pressed, IKE automatically:

- Dials 911 and notifies the responding dispatcher of the exact kiosk location
- Enables two-way communication between the caller and the dispatcher
- Records secure video of the caller and surrounding events



REAL-TIME WEATHER AND OTHER EMERGENCY MESSAGING

IKE is connected to the Integrated Public Alert & Warning System (IPAWS) All-Hazards feed, and public safety warnings are displayed in real time without delays.

- Warnings to IPAWS are provided by:
 - National Oceanic and Atmospheric Administration (NOAA)
 - Emergency Alert System (EAS)
 - Wireless Emergency Alerts (WEA)
 - Over 1,100 other federal, state, local, tribal, and territorial authorities certified by FEMA to publish alerts via software packages
- Alert types include severe weather events and natural disasters, AMBER Alerts, active shooters, and more
- Each kiosk checks for new alerts geofenced to the kiosk location and displays these alerts in a highly visible fashion



TAMPA, FL

COMMUNITY INVOLVEMENT

The core tenants of IKE Smart City’s media platform are public benefit and social equity, two values we seek to maximize through the formation of public-private partnerships in each of our IKE markets.

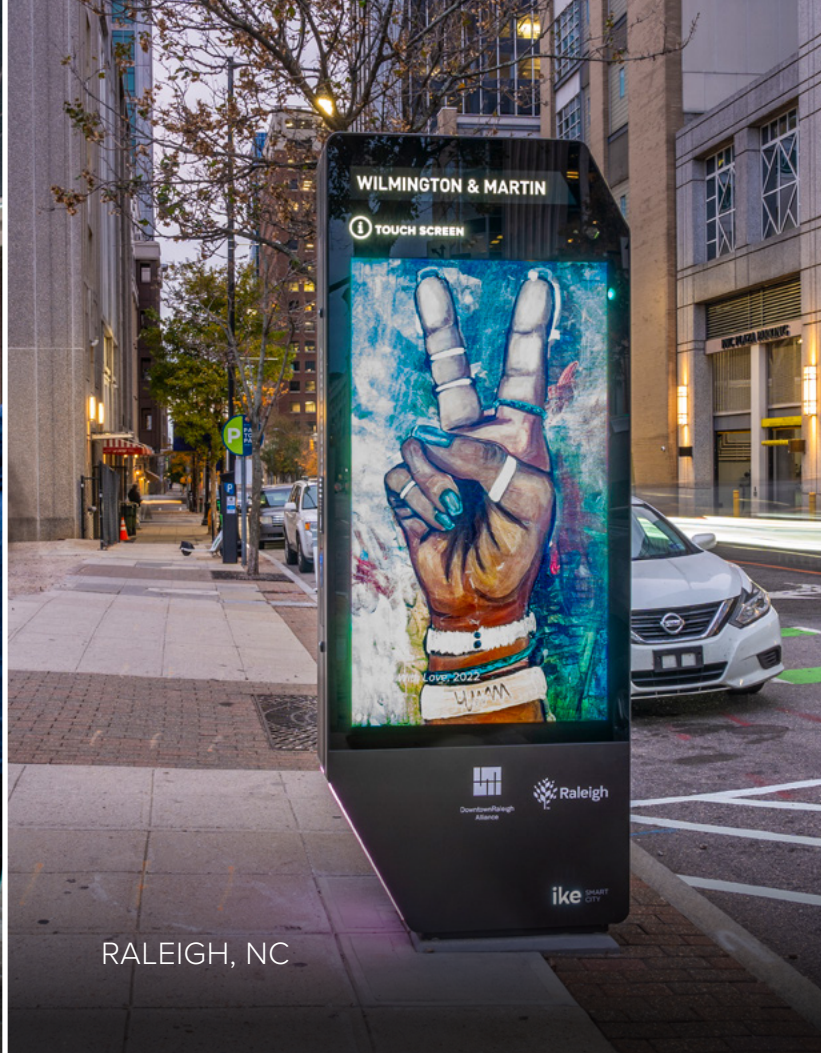
- Municipalities
- Local businesses
- Educational institutions
- Artists and art institutions

“ Beyond being a great business partner, they provide time on their IKE and digital screen displays in support of fundraising drives and free advertising for many worthy non-profits and arts organizations throughout our community. Their genuine goal of contributing to the Denver community makes them an excellent partner for the City and County of Denver.

Walter Isenberg
CEO, Sage Hospitality Group, Denver



DENVER, CO



RALEIGH, NC



HOUSTON, TX



MIAMI, FL

PHASE IV PROPOSED LOCATIONS

COMMUNITY OUTREACH PROCESS

0. Preliminary Site Review (Already Complete)

- Before community outreach begins, the City of Dallas Department of Transportation and Public Works will conduct a preliminary review of each proposed location.
- This review will confirm compliance with the City's established siting criteria.
- Only locations that receive preliminary approval will advance to the community outreach phase.

1. Initiation of Community Outreach

- The outreach process begins when the map of preliminarily approved locations is submitted to City Council.
- This submission will include:
 - The date and location of the community outreach session; and
 - The date on which property owner notices will be distributed

2. Relevant Stakeholder Notifications

As part of the outreach process, IKE Smart City will formally notify relevant stakeholders, including:

- Adjacent Property Owners:
 - Certified mail notice to all property owners within 200 feet of each proposed kiosk installation site.
 - These notices will be sent on **Friday, April 17th**.
- Community and District Organizations:
 - Applicable public improvement districts (PIDs)
 - Homeowners associations (HOAs)
 - Neighborhood associations
 - Neighborhood coalitions or community groups

3. Public Comment & Community Meetings

- All stakeholder notices will include the email address of IKE Smart City's designated project manager for submission of written comments.
- Notices will also provide the date, time, and location (virtual or in person) of community meetings where verbal feedback may be given.
- All feedback received will be compiled and submitted to the City as part of the kiosk installation site approval request

4. Construction Permits

- IKE Smart City will not apply for construction permits for any kiosk location until 45 days after the notices are sent to adjacent property owners.

EMAIL ADDRESS OF IKE SMART CITY'S DESIGNATED PROJECT MANAGER:

Anna Baerman, abaerman@obm.com

Nick Paolo, npaolo@obm.com

DATE/TIME/LOCATION FOR COMMUNITY MEETINGS:

Date: Thursday, May 7th

Time: 6:00 pm CDT

Location: J. Erik Jonsson Central Library Auditorium

Address: 1515 Young St, Dallas, TX 75201

Virtual Option Information:

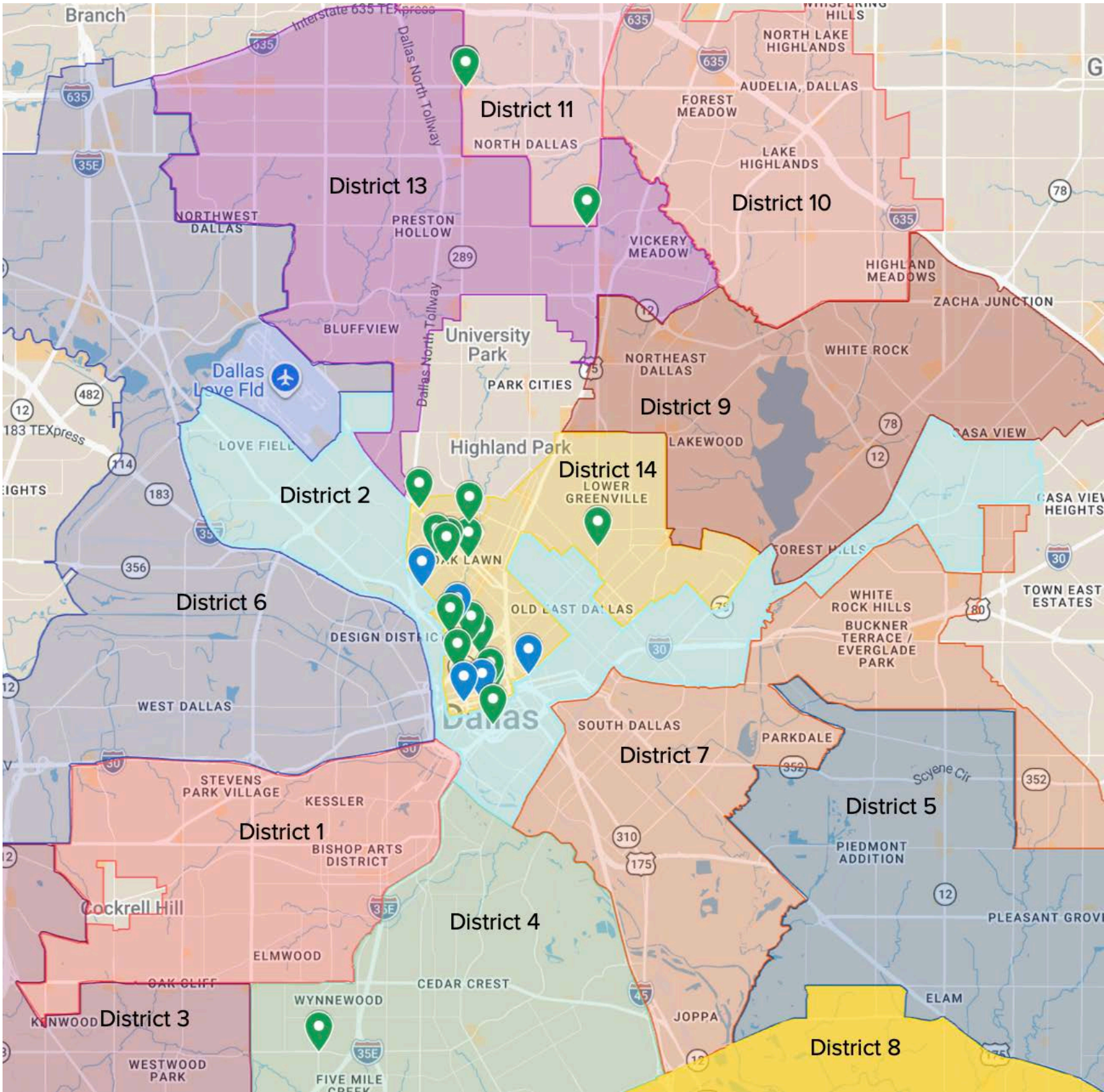
Link: <https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0fc162252ff6c9834559b3b59b570f20>

or via phone at +1-408-418-9388

Webinar number: 2498 857 4558

Webinar password: DallasCCX (32552722 when dialing from a phone or video system)

IKE LOCATION MAP: PHASE IV



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works

PROPOSED IKE KIOSK LOCATIONS: PHASE IV

Below are the intersections of 5 proposed IKE kiosk locations that have received preliminary approval from the City of Dallas DOT and Public Works. All IKE kiosk locations are subject to shift as technical due diligence is completed by IKE's local civil engineer. This includes identifying a power source, ensuring that all locations are sited for ADA compliance and with appropriate setbacks from the curb or other objects in the right-of-way, and confirming that there are no underground utility conflicts.

Council District 2

- DAL-089: Oak Lawn Ave & Maple Ave

Council District 14

- DAL-010: Maple Ave & Cedar Springs Rd
- DAL-118: S Akard St & Main St
- DAL-119: Main St & N Lamar St
- DAL-121: N Good Latimer Expy & Gaston Ave

PROPOSED IKE KIOSK LOCATIONS: PHASE IV (CONT.)

Below are the intersections of 17 proposed IKE kiosk locations pending additional review City of Dallas DOT and Public Works. While not yet preliminarily approved, they will be included in the upcoming Phase IV community engagement process to solicit input. All IKE kiosk locations are subject to shift as technical due diligence is completed by IKE's local civil engineer. This includes identifying a power source, ensuring that all locations are sited for ADA compliance and with appropriate setbacks from the curb or other objects in the right-of-way, and confirming that there are no underground utility conflicts.

Council District 2

- DAL-120: Akard St & Canton St

Council District 4

- DAL-048: W Kiest Blvd & S Polk St

Council District 11

- DAL-054: Forest Lane & Preston Rd
- DAL-071: Walnut Hill Ln & Reflection Pl

Council District 14

- DAL-003: N Pearl St & Woodhall Rodgers Fwy
- DAL-004: N Pearl St & Thomas Ave
- DAL-014: Turtle Creek Blvd & Lemmon Ave
- DAL-016: Oak Lawn Ave & N Hall St
- DAL-020: Oak Lawn Ave & Avondale Ave
- DAL-079: Lemmon Ave & Lomo Alto Dr
- DAL-092: McKinnon St & Hunt St
- DAL-097: N Field St & Woodhall Rodgers Fwy N
- DAL-112: Greenville Ave & Lewis St
- DAL-116: Main St & S Ervay St
- DAL-117: Pacific Ave & N Ervay St
- DAL-122: Cedar Springs Rd & Throckmorton St
- DAL-123: Oaklawn Ave & Cedar Springs Rd

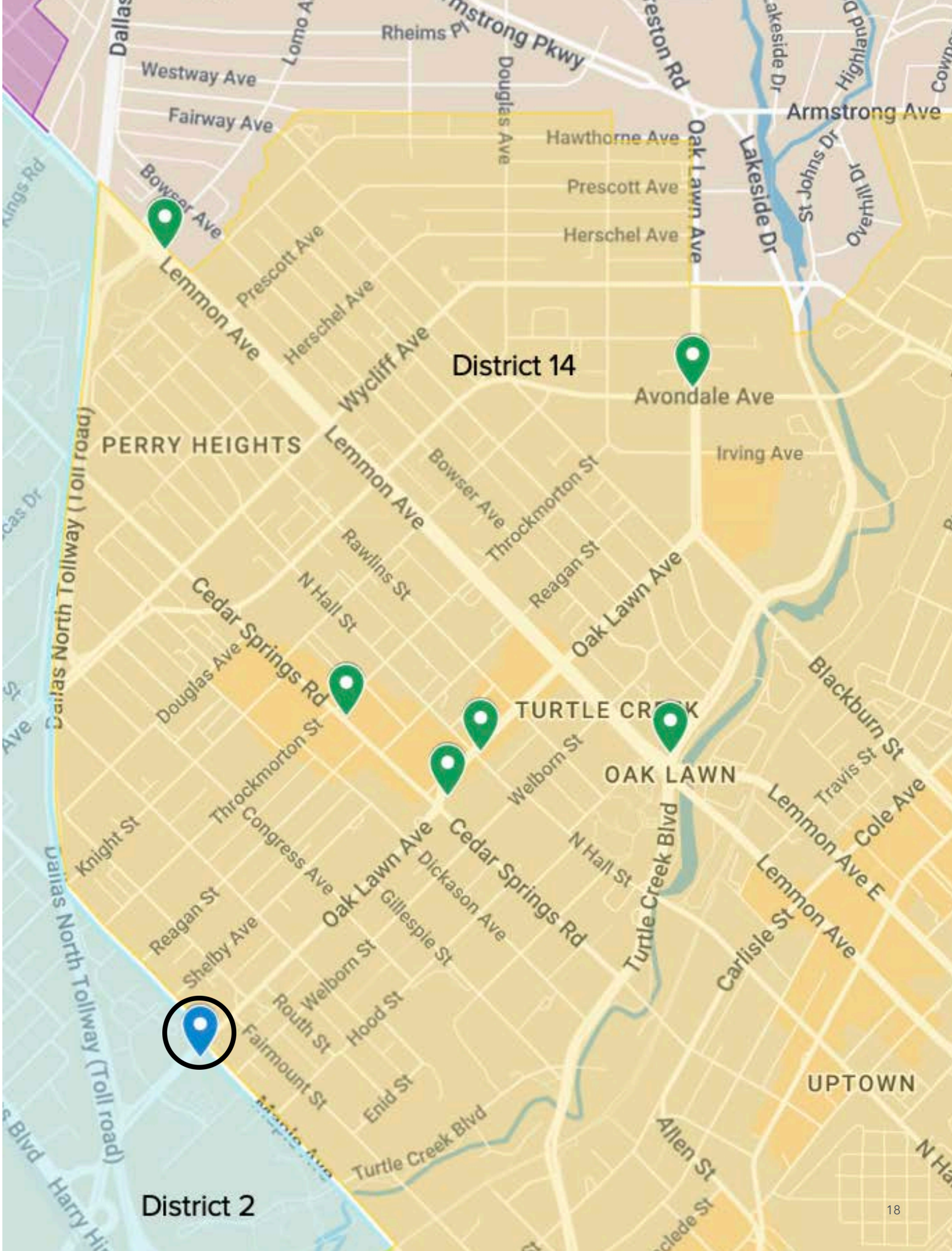
DAL-089: OAK LAWN AVE & MAPLE AVE

- Council District 2
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



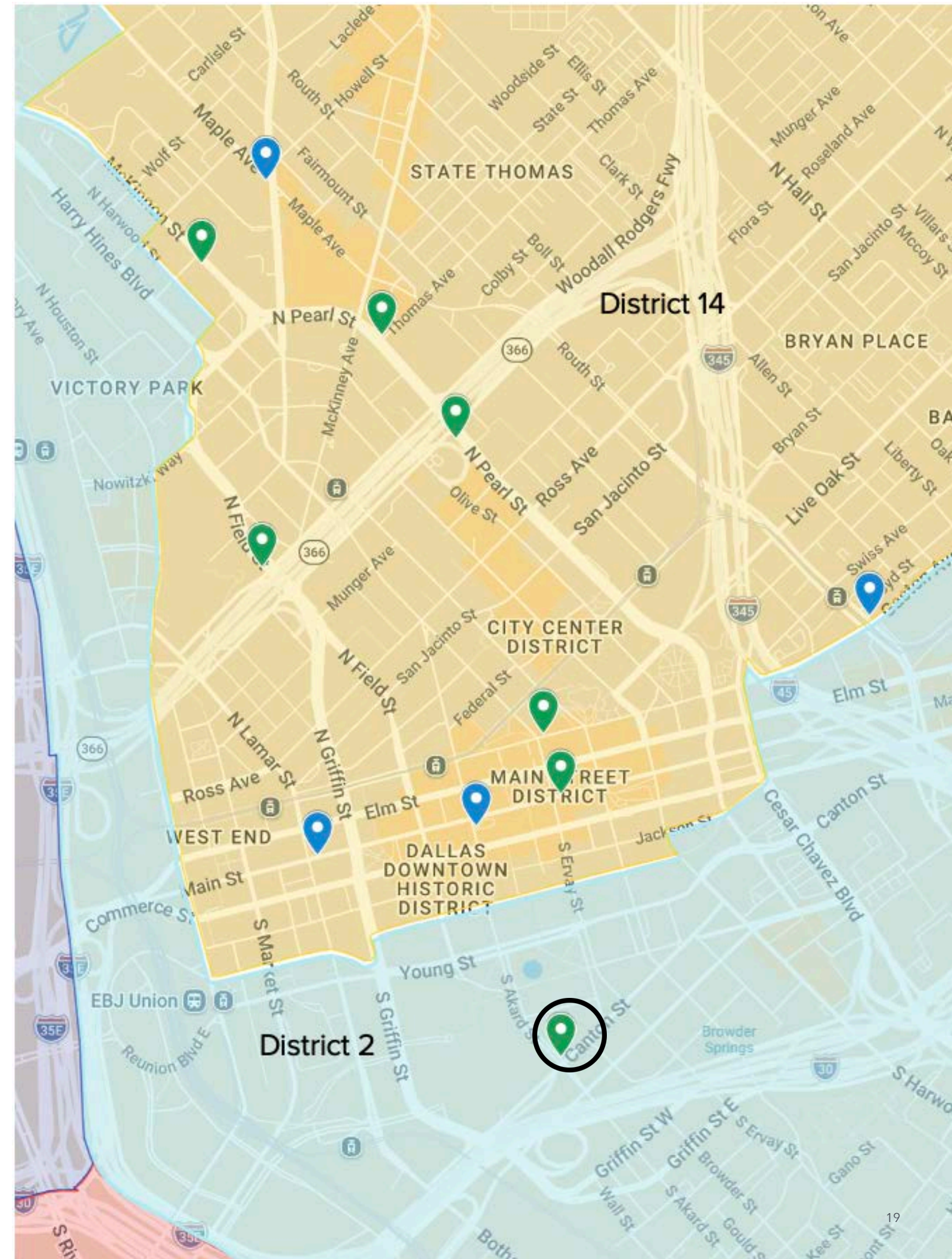
DAL-120: AKARD ST & CANTON ST

- Council District 2
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



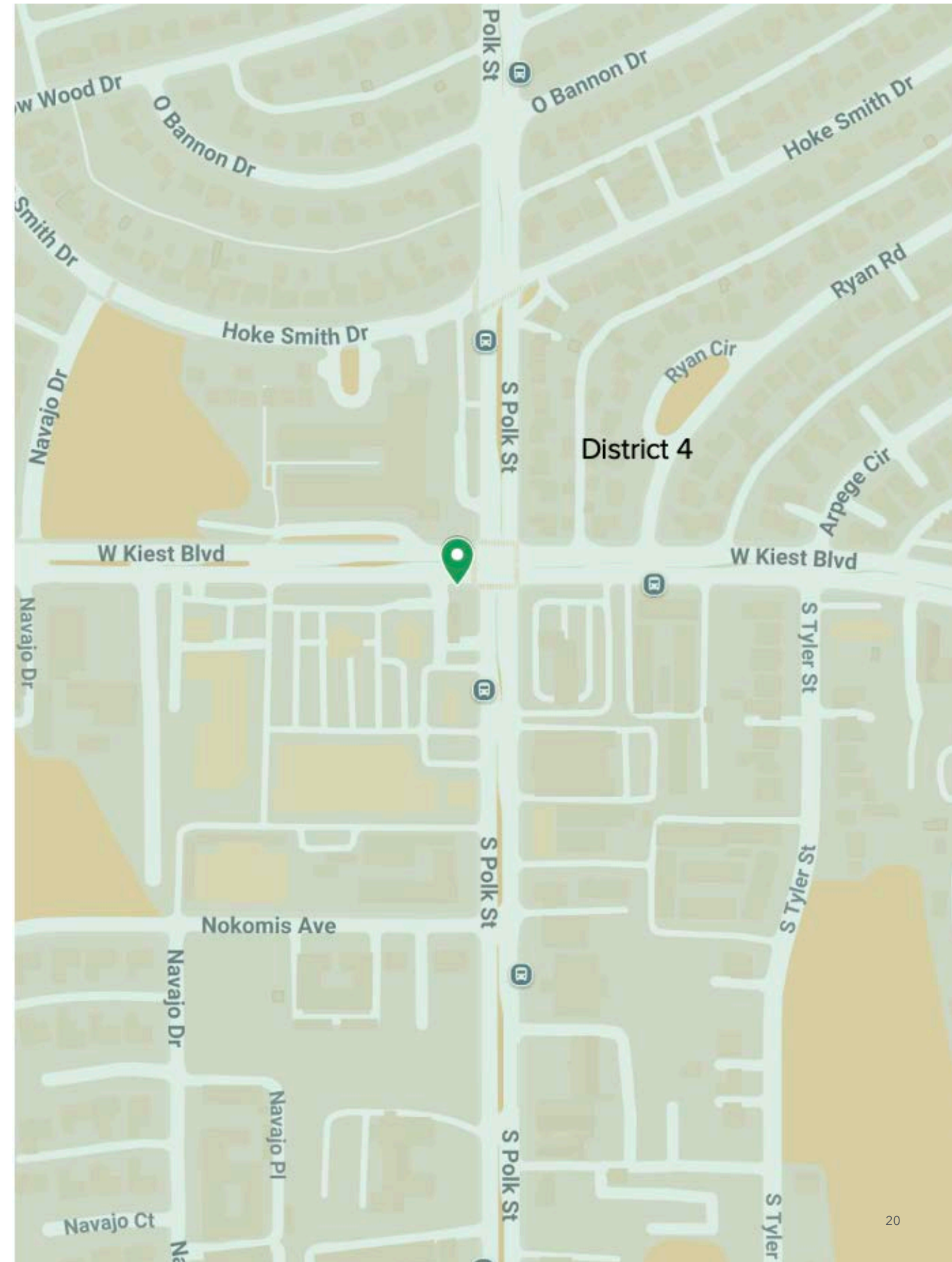
DAL-048: W Kiest Blvd & S Polk St

- Council District 4
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



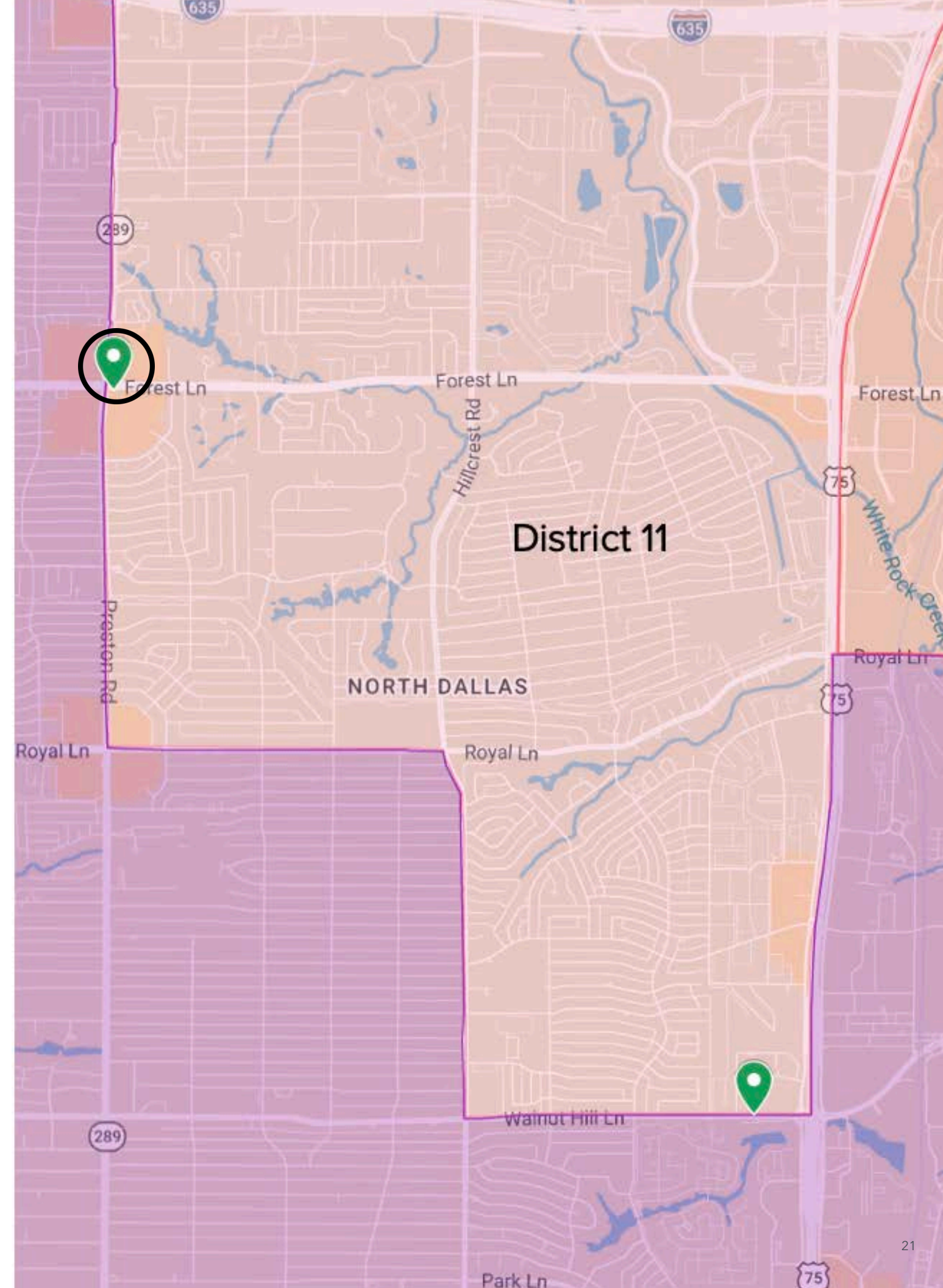
DAL-054: FOREST LANE & PRESTON RD

- Council District 11
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



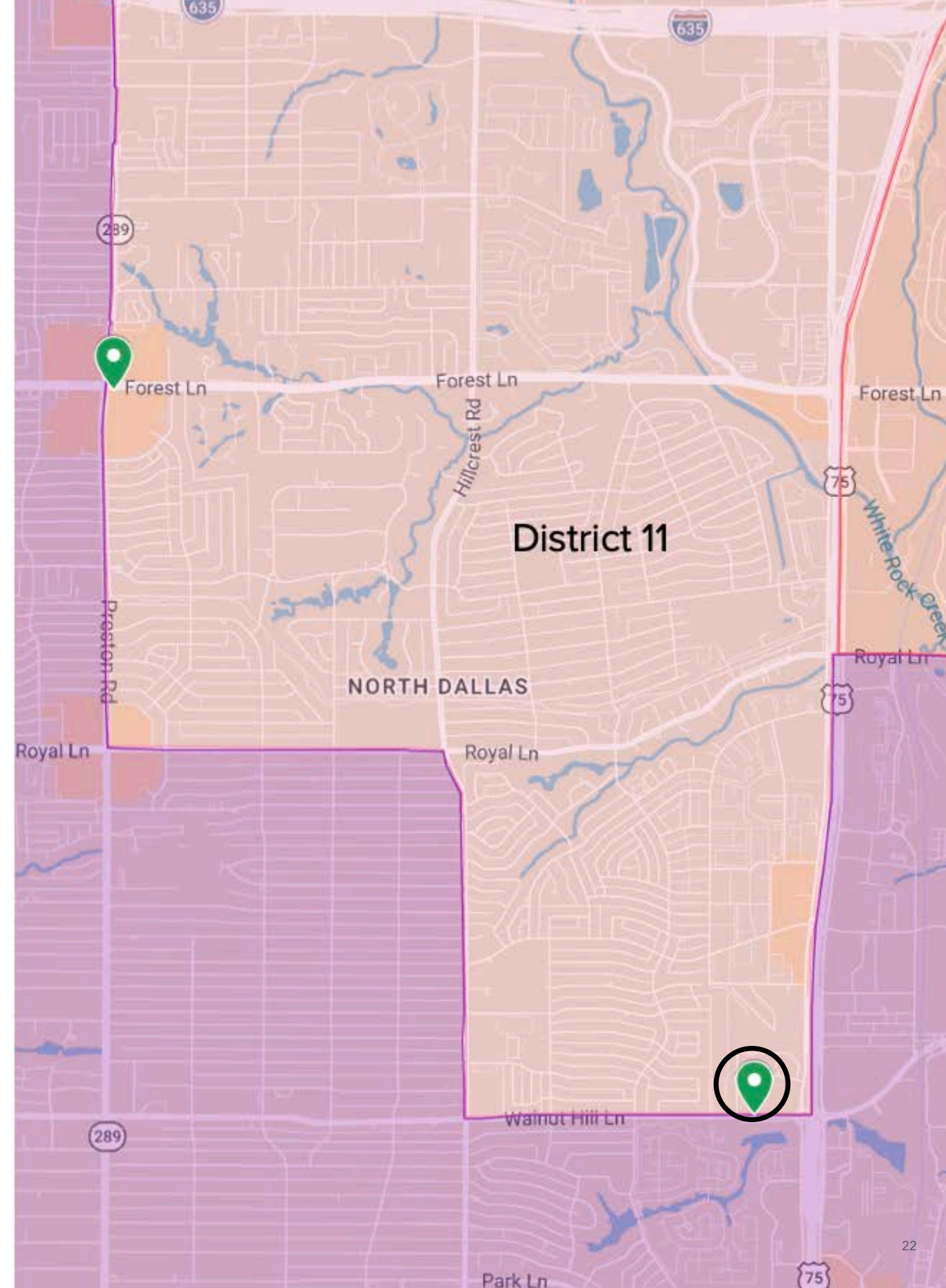
DAL-071: WALNUT HILL LN & REFLECTION PL

- Council District 11
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



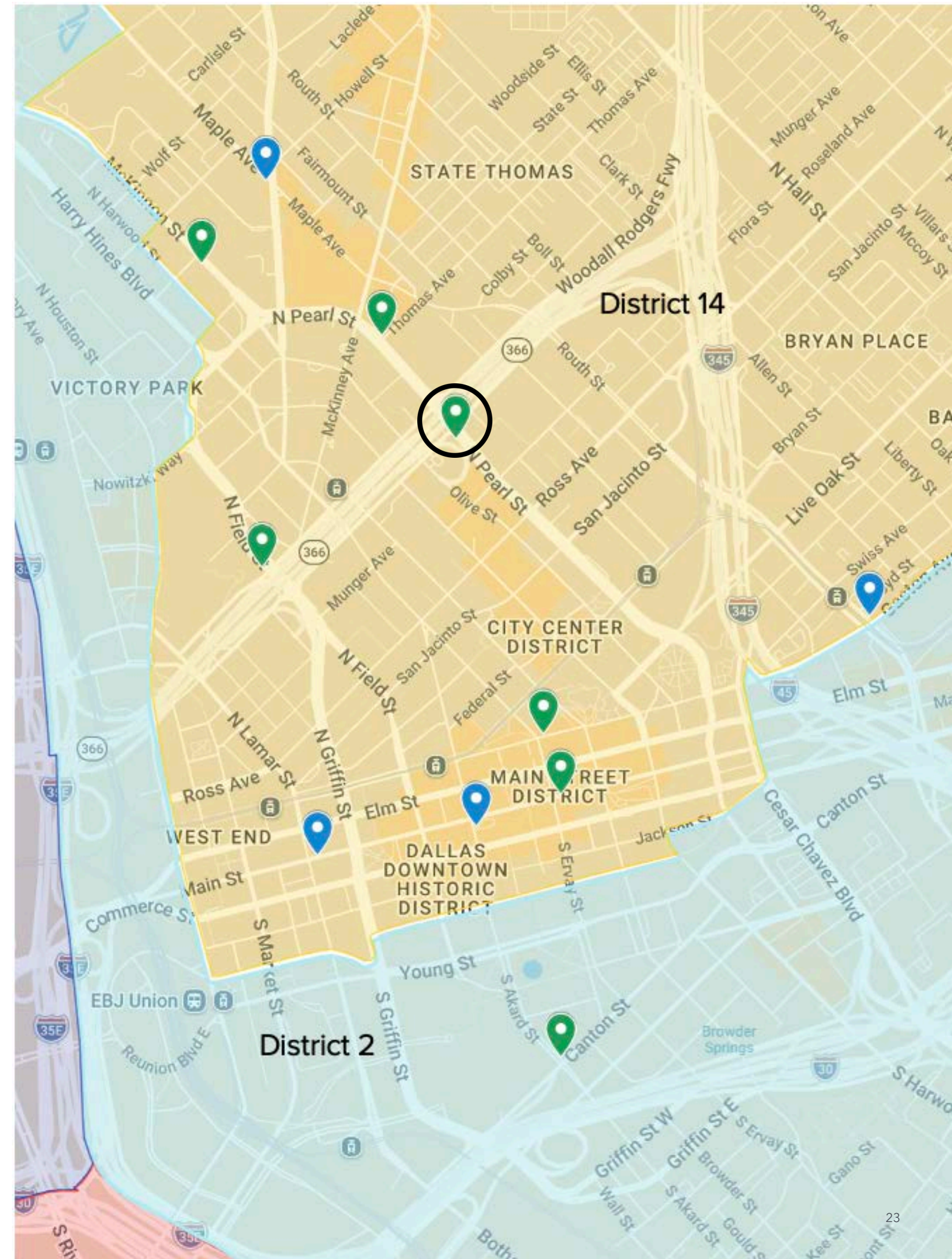
DAL-003: N PEARL ST & WOODHALL RODGERS FWY

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



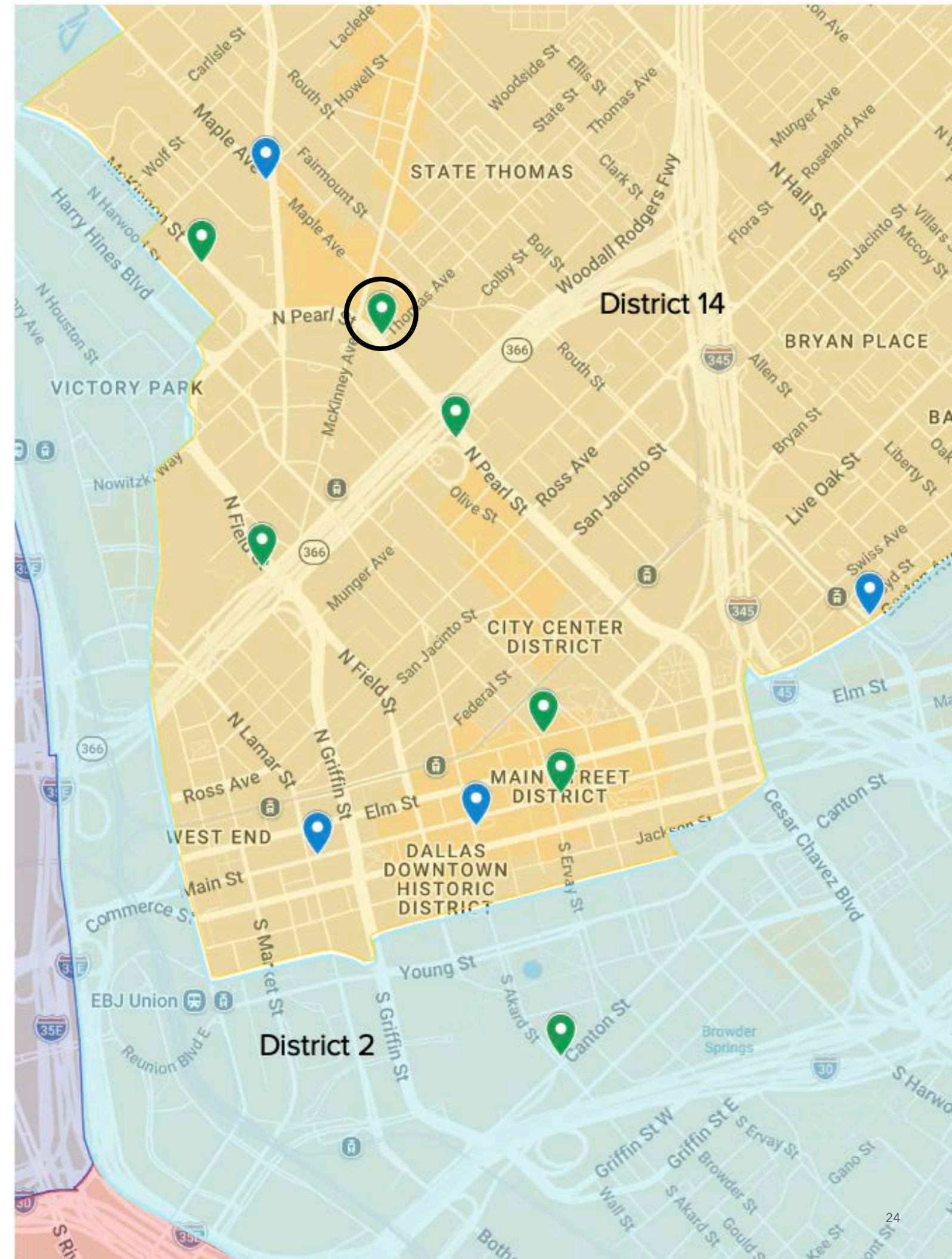
DAL-004: N PEARL ST & THOMAS AVE

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



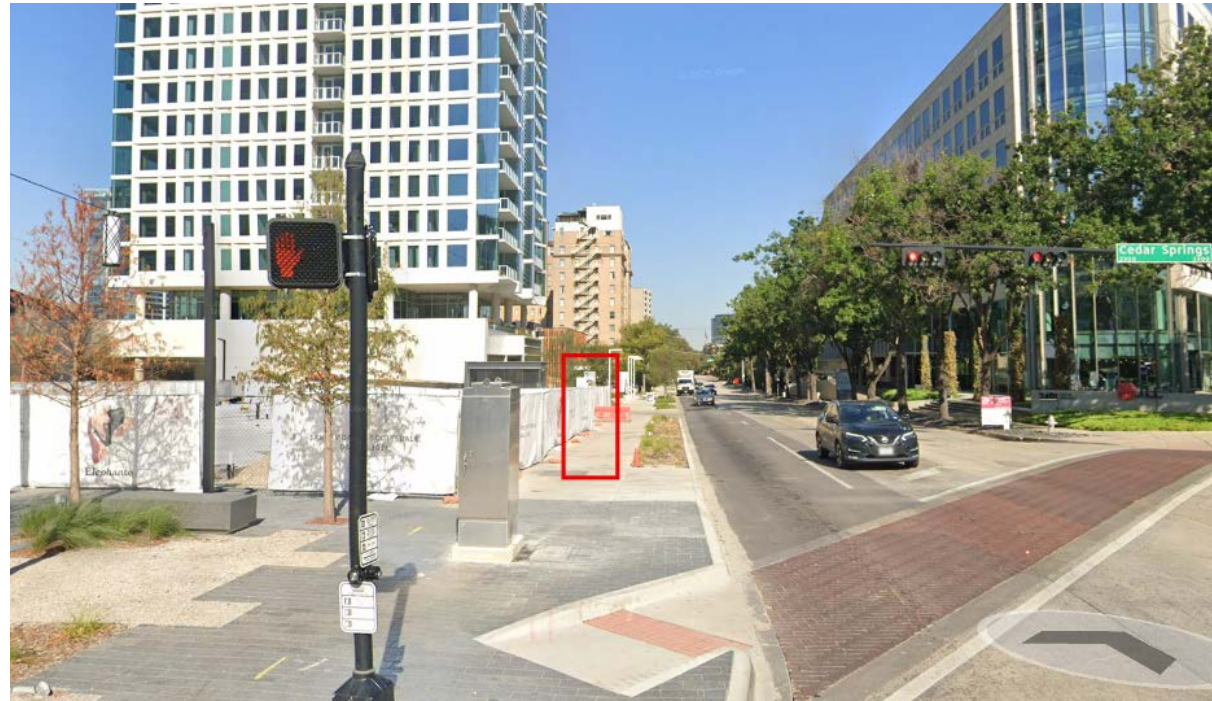
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- **Green:** Pending additional review from City of Dallas DOT and Public Works



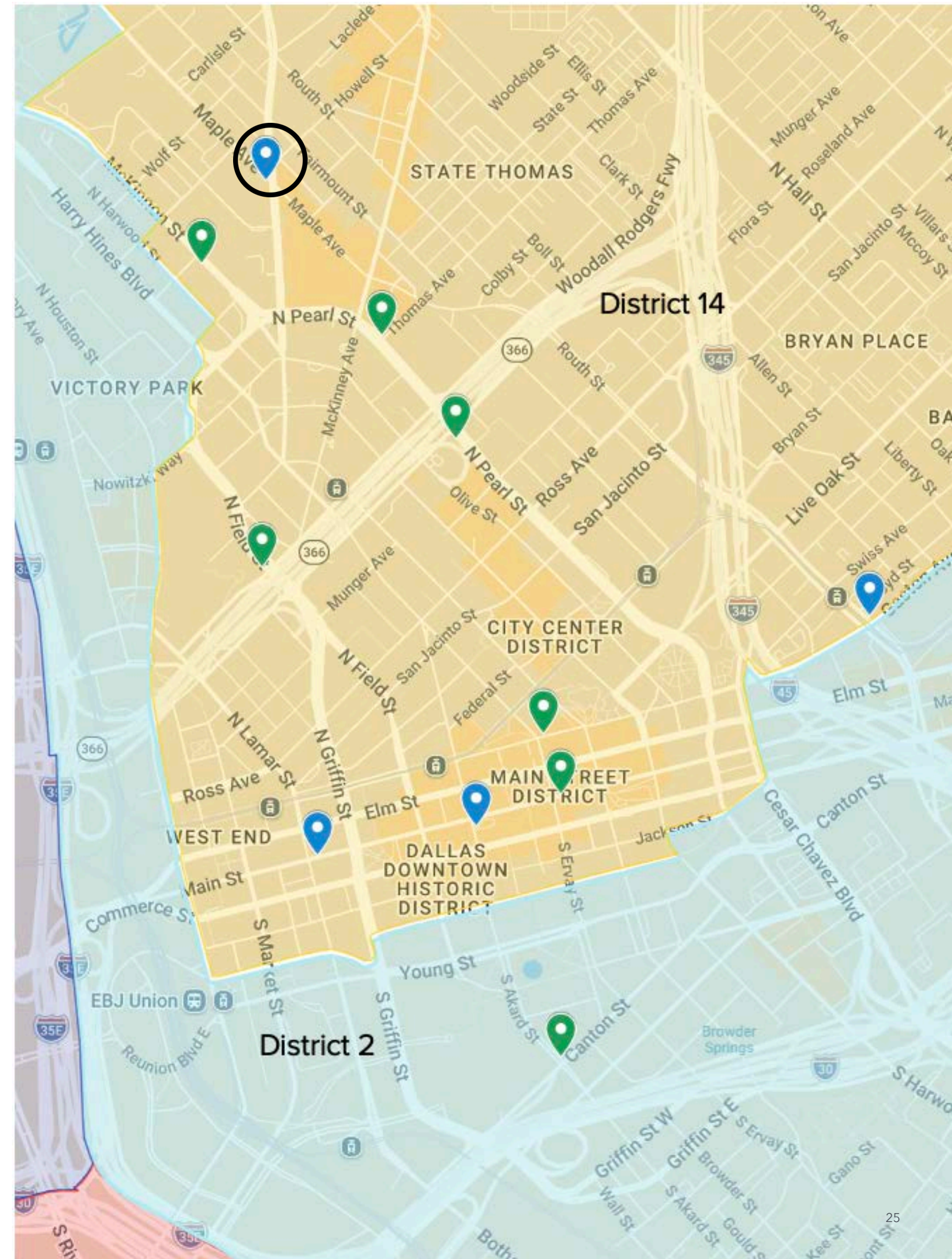
DAL-010: MAPLE AVE & CEDAR SPRINGS RD

- Council District 14
- Street View Link



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



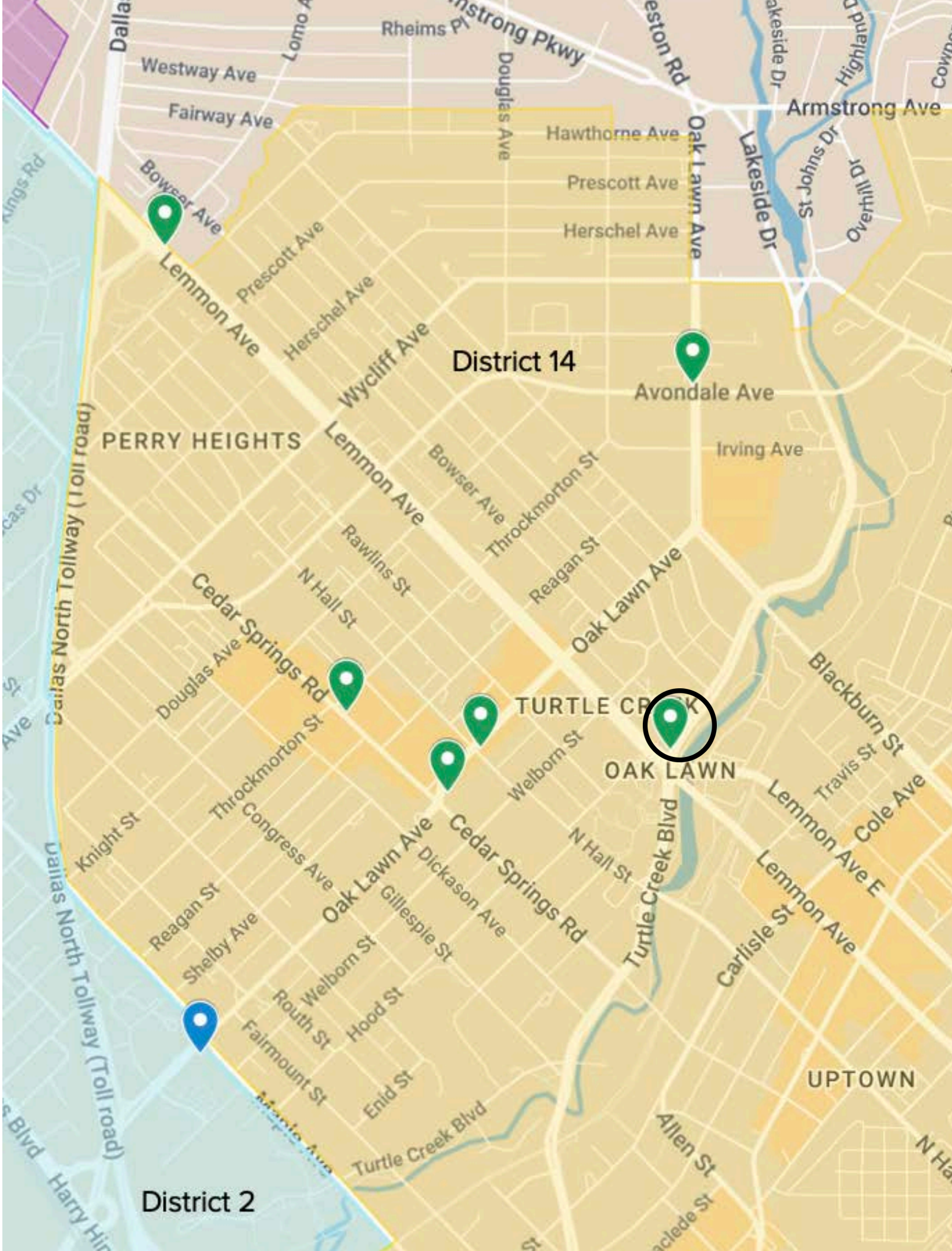
DAL-014: TURTLE CREEK BLVD & LEMMON AVE

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

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- **Green:** Pending additional review from City of Dallas DOT and Public Works



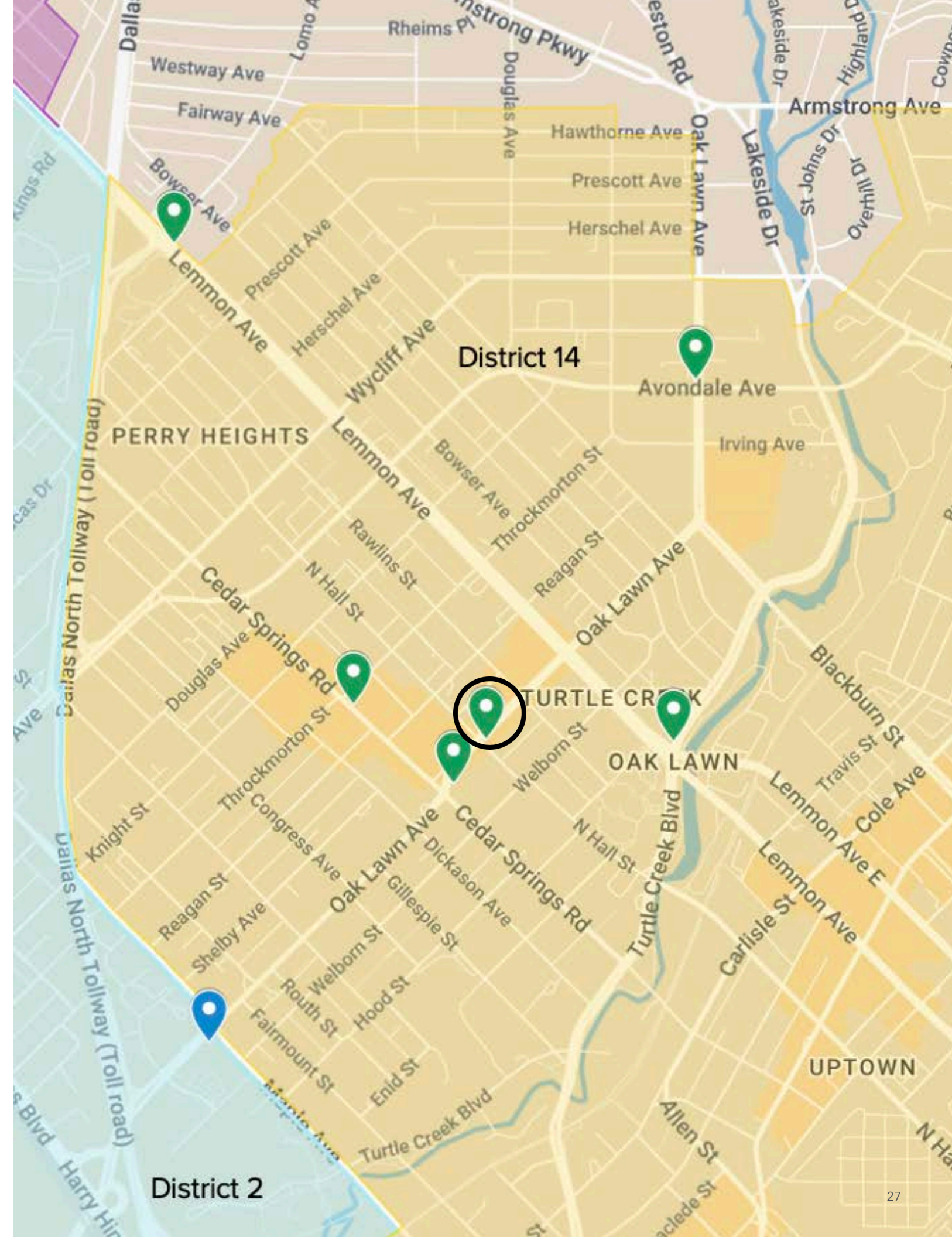
DAL-016: OAK LAWN AVE & N HALL ST

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

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- **Green:** Pending additional review from City of Dallas DOT and Public Works



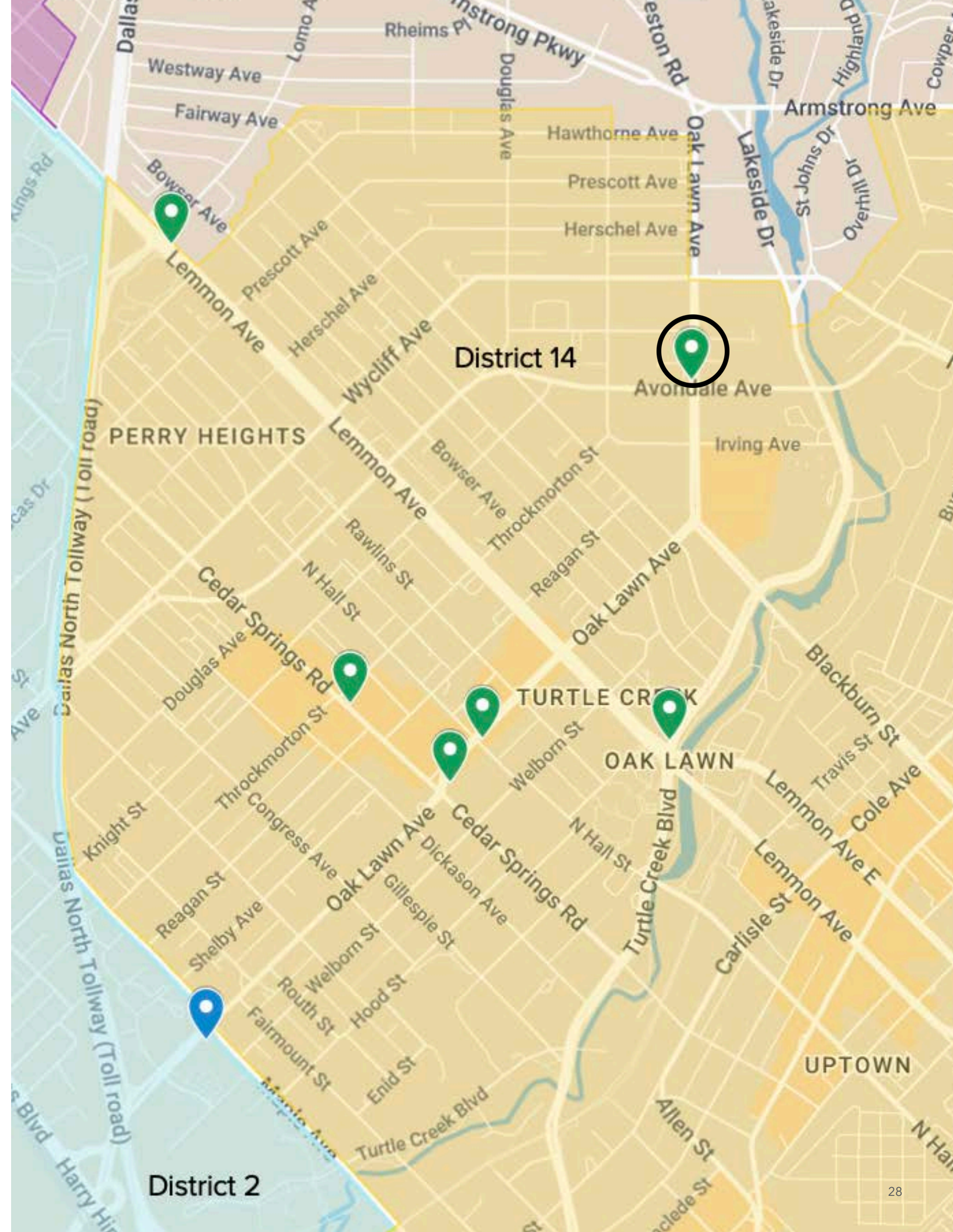
DAL-020: OAK LAWN AVE & AVONDALE AVE

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



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- **Green:** Pending additional review from City of Dallas DOT and Public Works



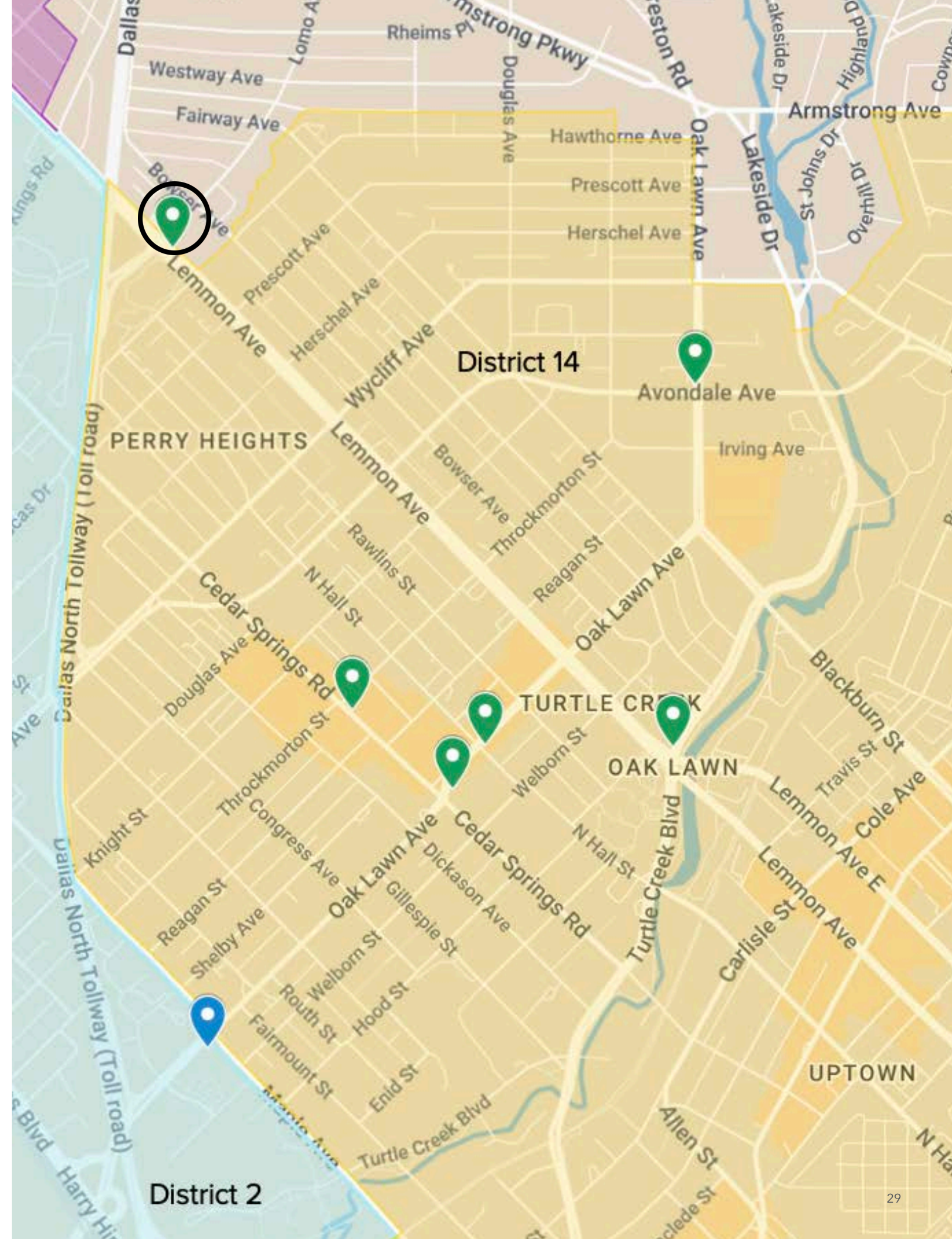
DAL-079: LEMMON AVE & LOMO ALTO DR

- Council District 14
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- [Street View Link](#)



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- **Green:** Pending additional review from City of Dallas DOT and Public Works



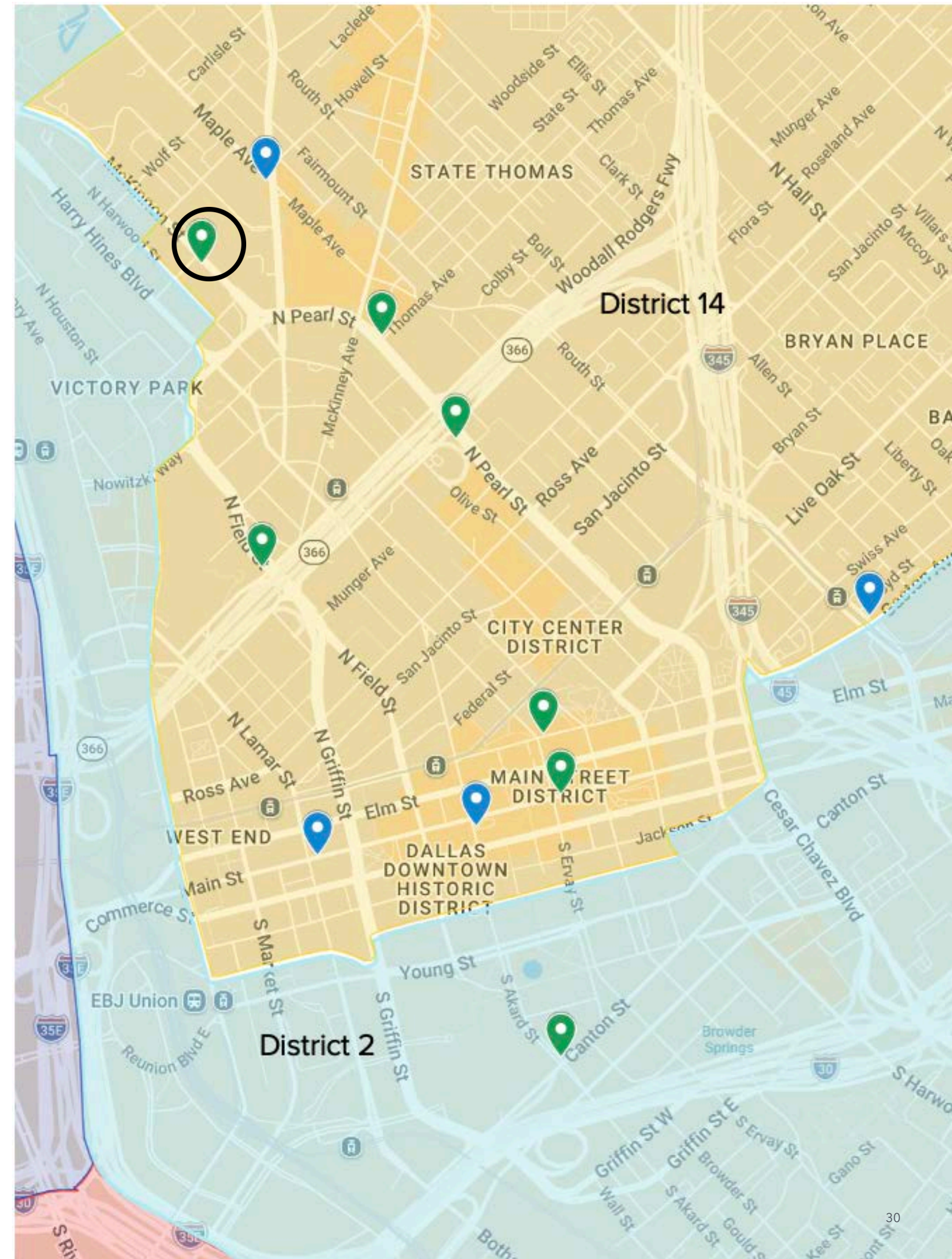
DAL-092: MCKINNON ST & HUNT ST

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



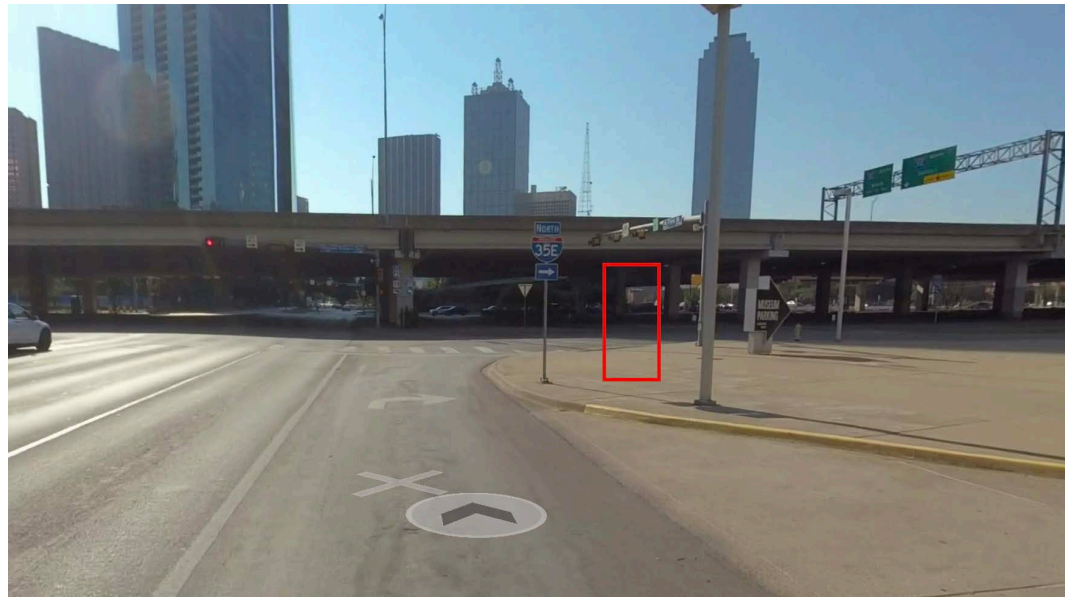
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- **Green:** Pending additional review from City of Dallas DOT and Public Works



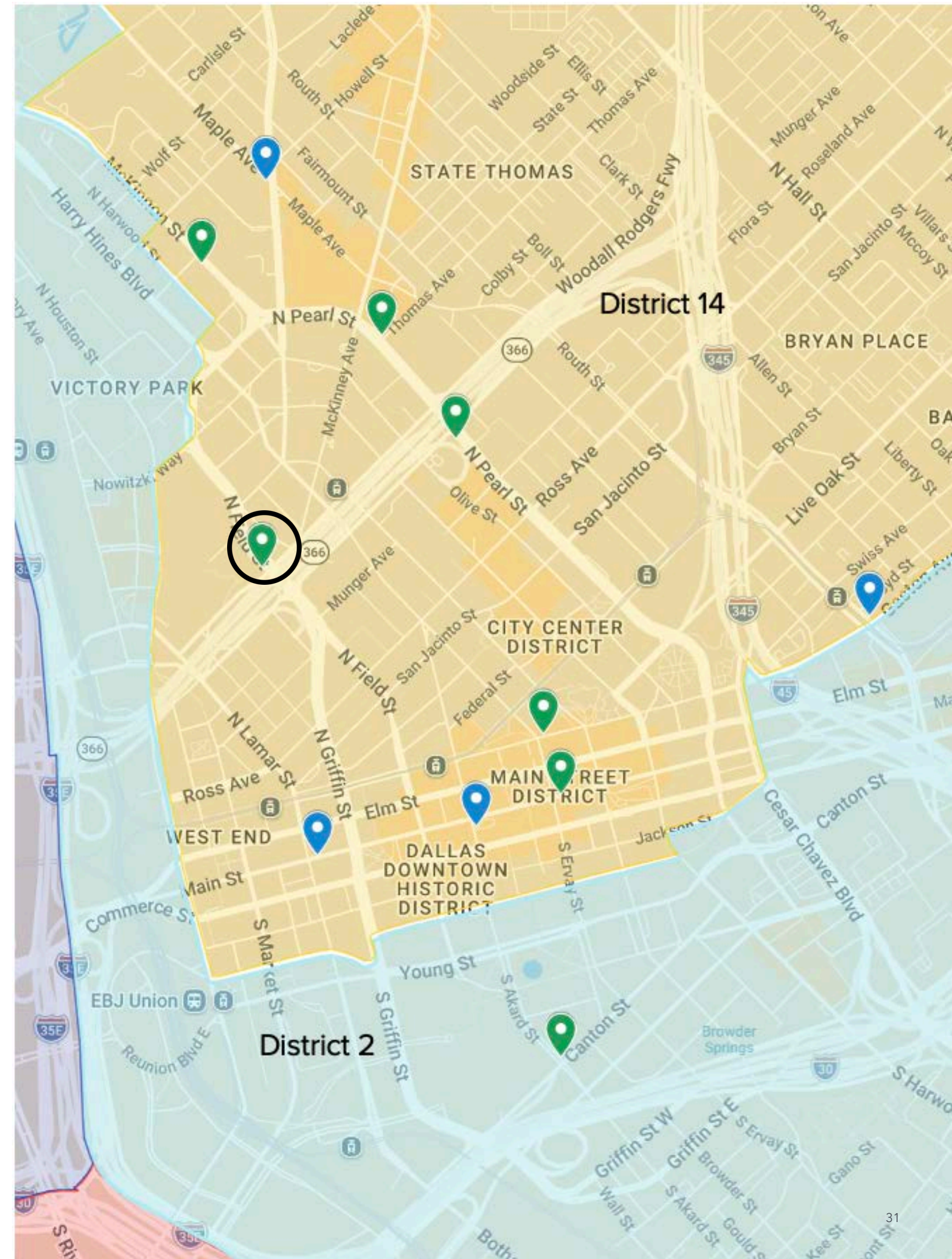
DAL-097: N FIELD ST & WOODHALL RODGERS FWY N

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- Street View Link



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



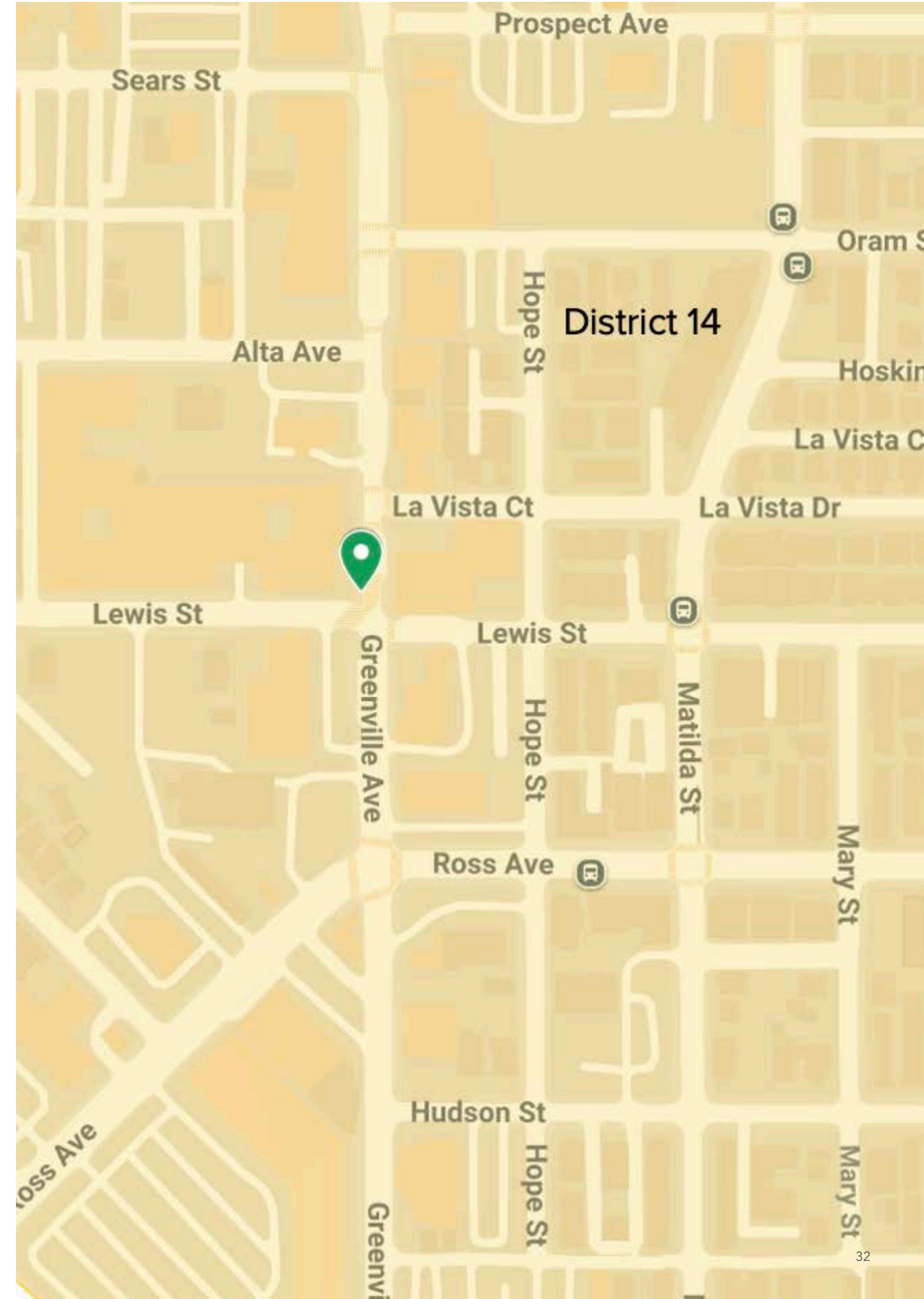
DAL-112: GREENVILLE AVE & LEWIS ST

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



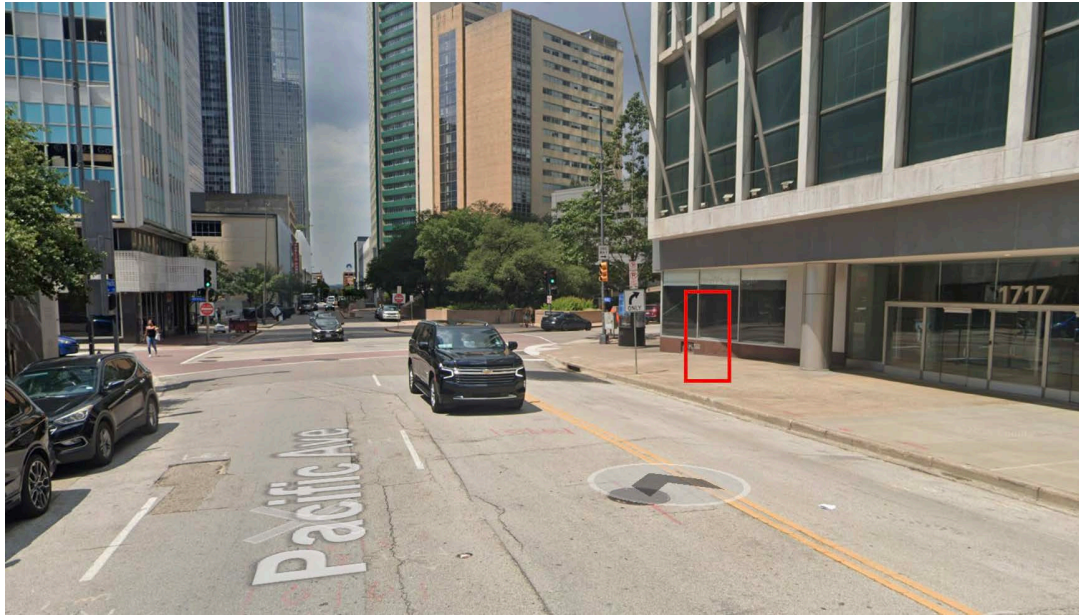
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- **Green:** Pending additional review from City of Dallas DOT and Public Works



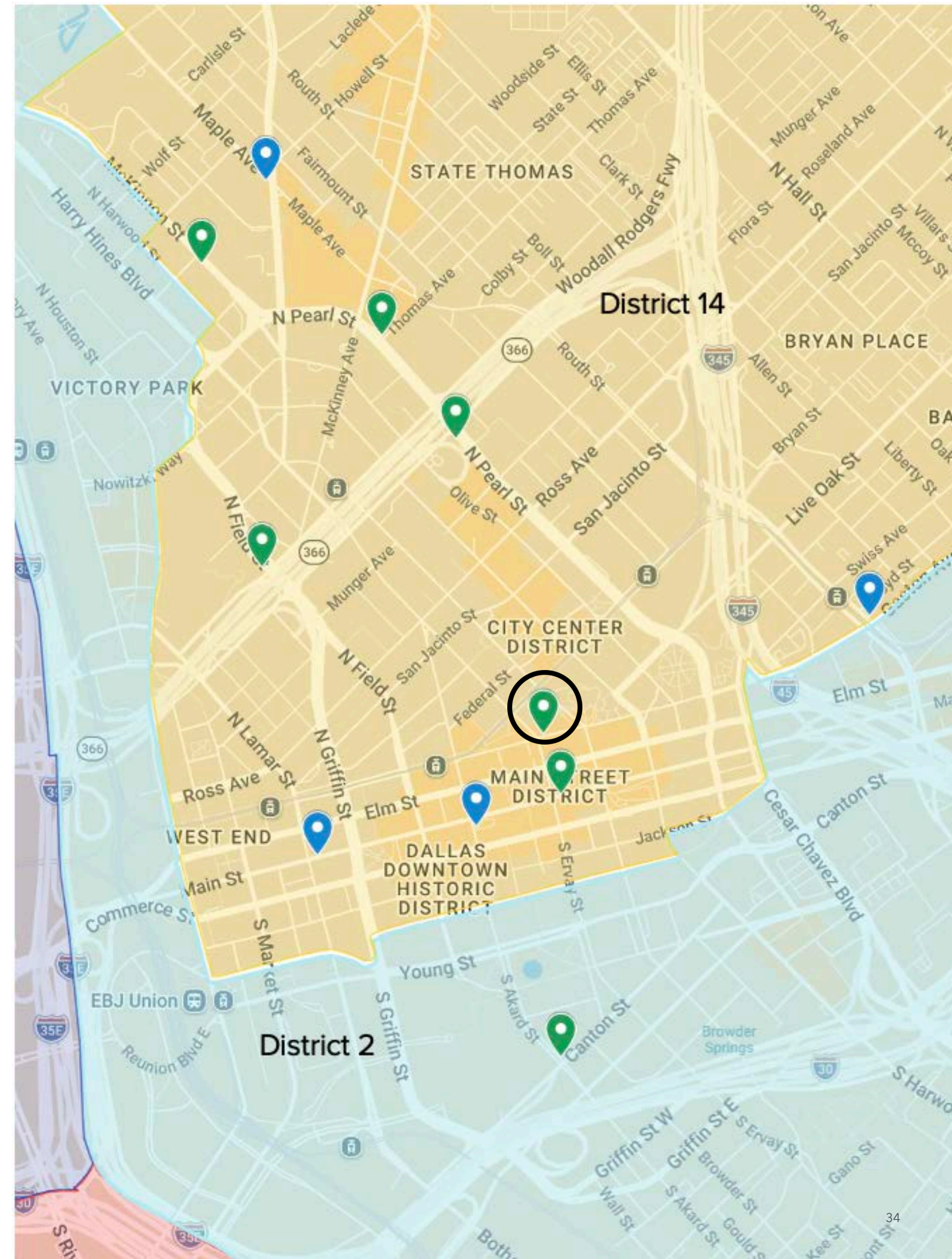
DAL-117: PACIFIC AVE & N ERVAY ST

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



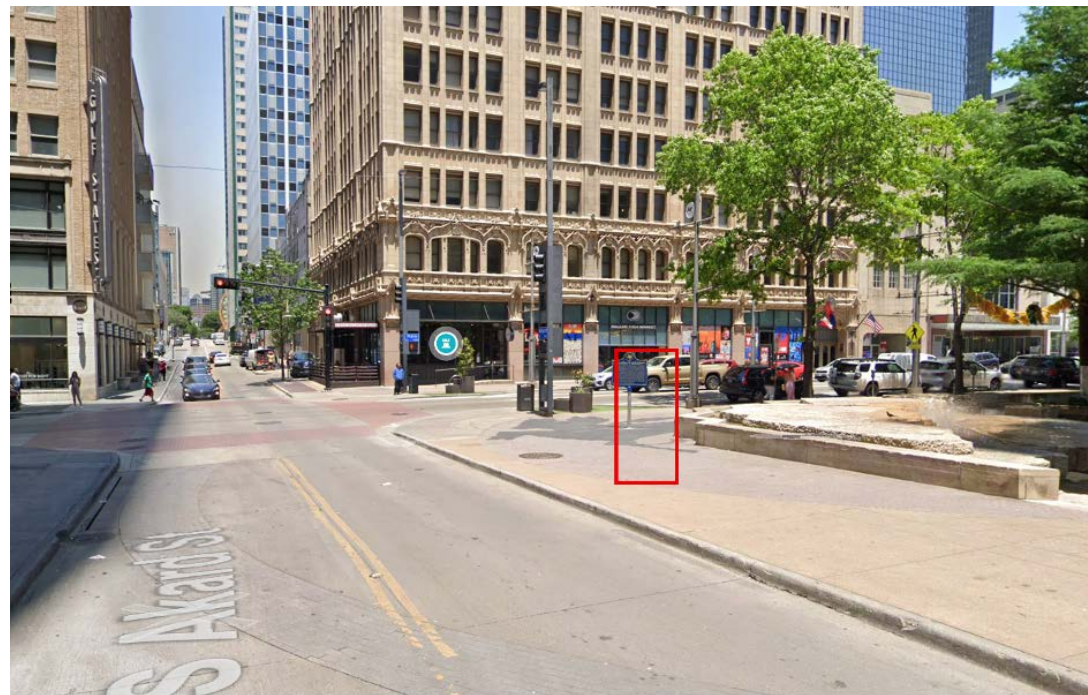
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- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



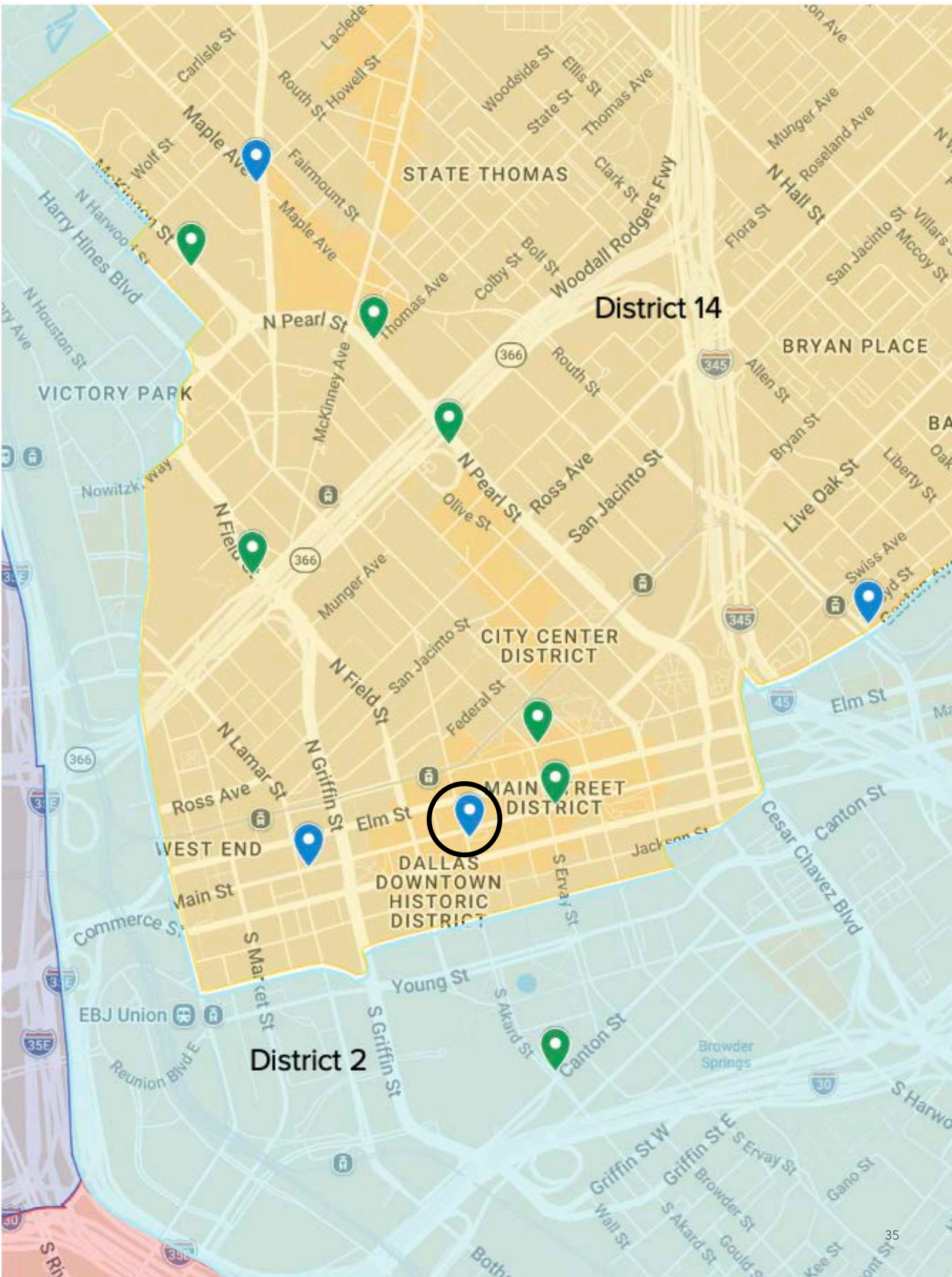
DAL-118: S AKARD ST & MAIN ST

- Council District 14
- [Street View Link](#)



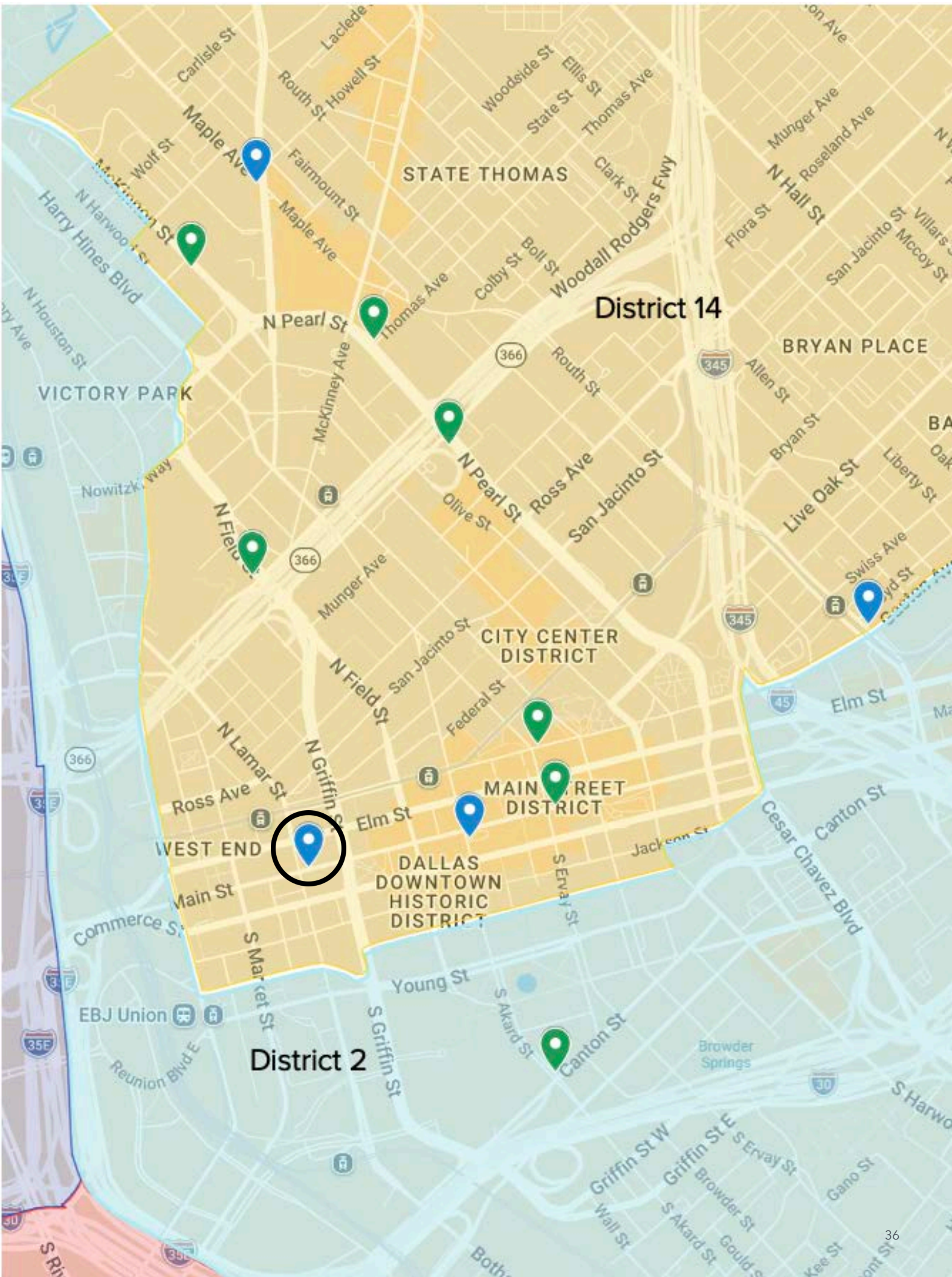
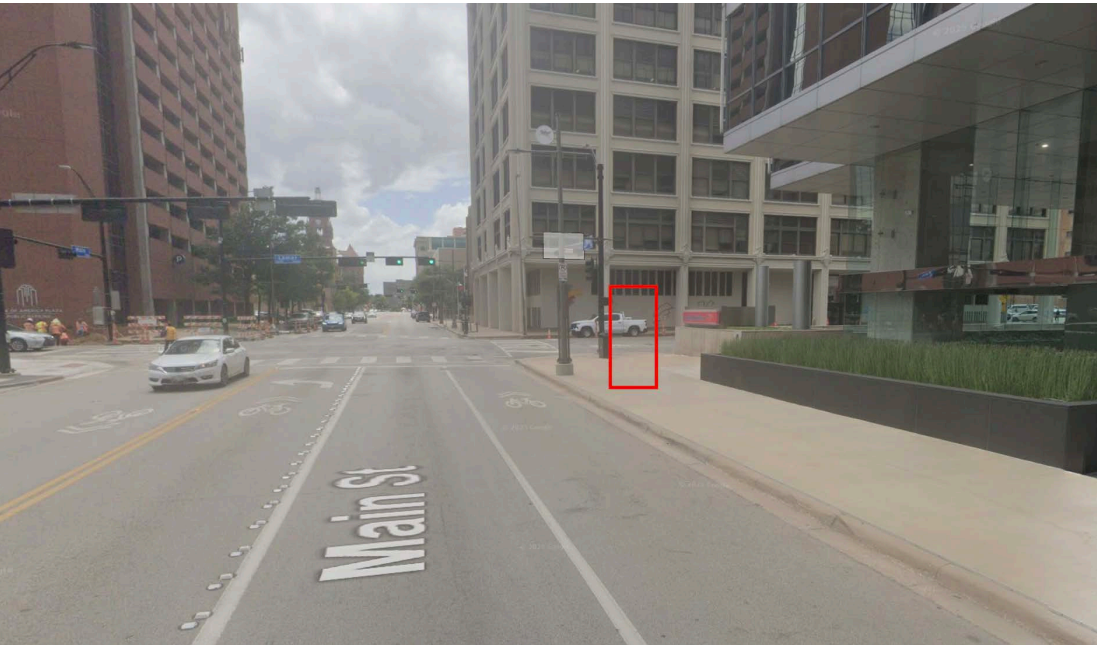
Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



DAL-119: MAIN ST & N LAMAR ST

- Council District 14
- [Street View Link](#)

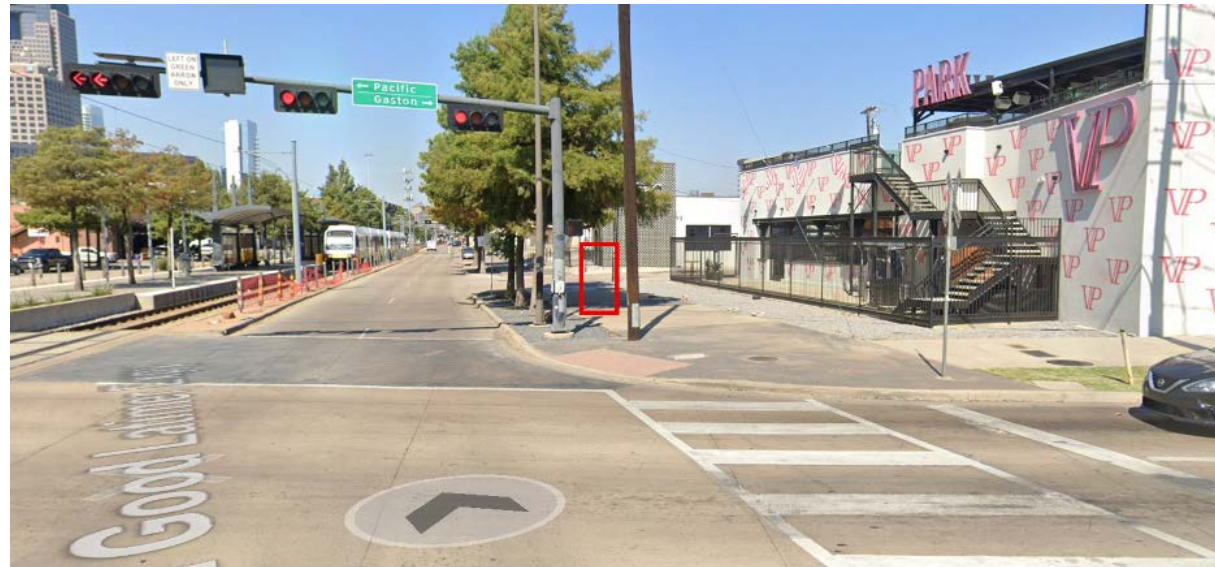


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- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works

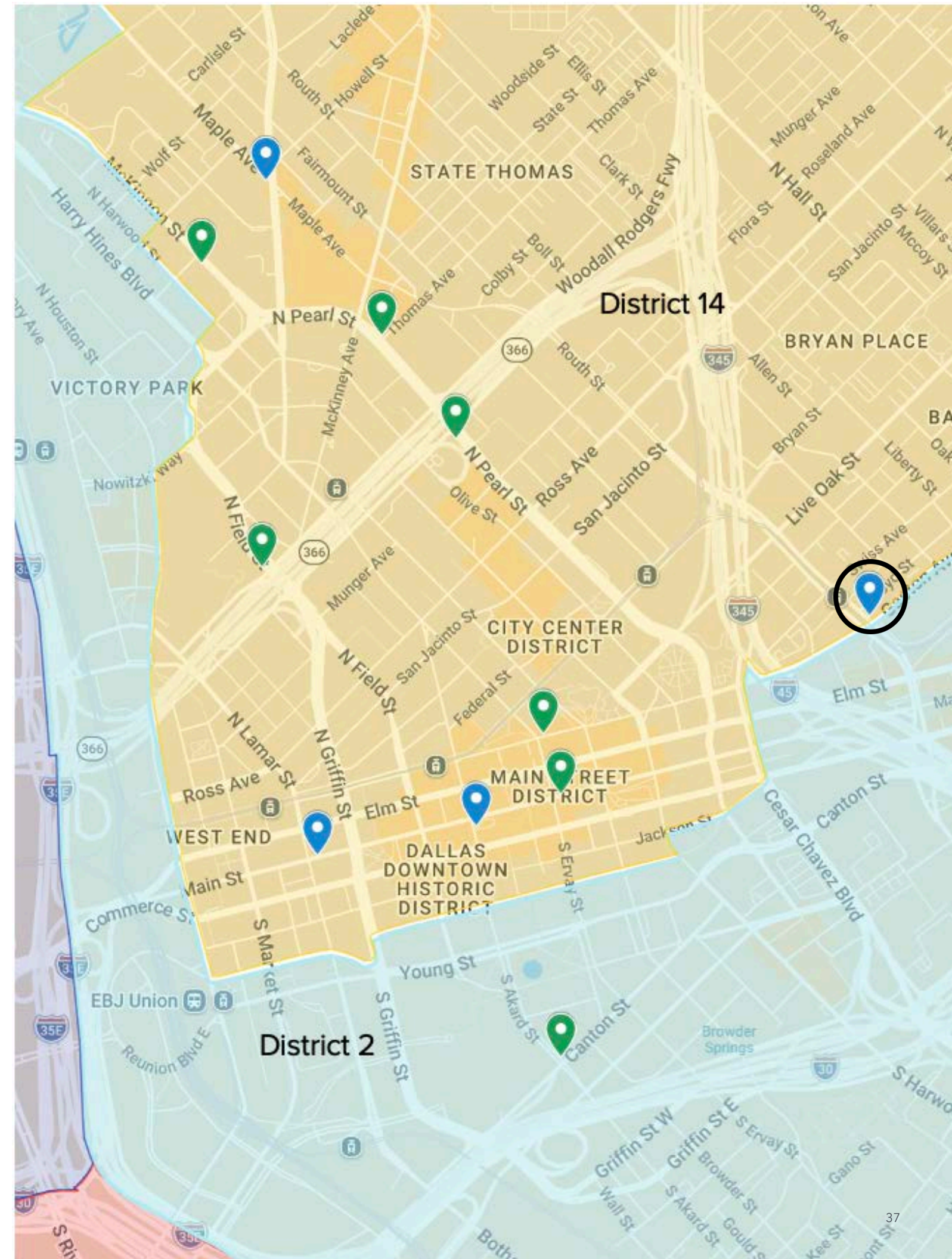
DAL-121: N GOOD LATIMER EXPY & GASTON AVE

- Council District 14
- Street View Link



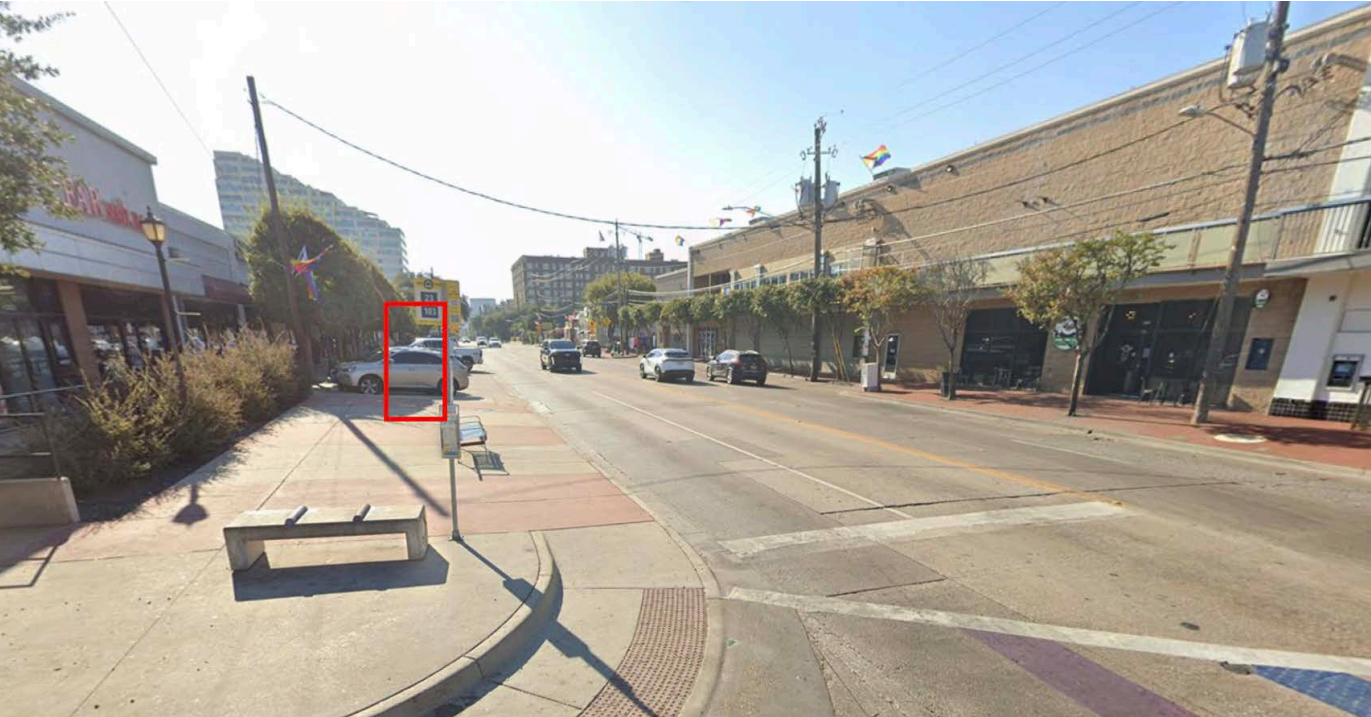
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- **Green:** Pending additional review from City of Dallas DOT and Public Works



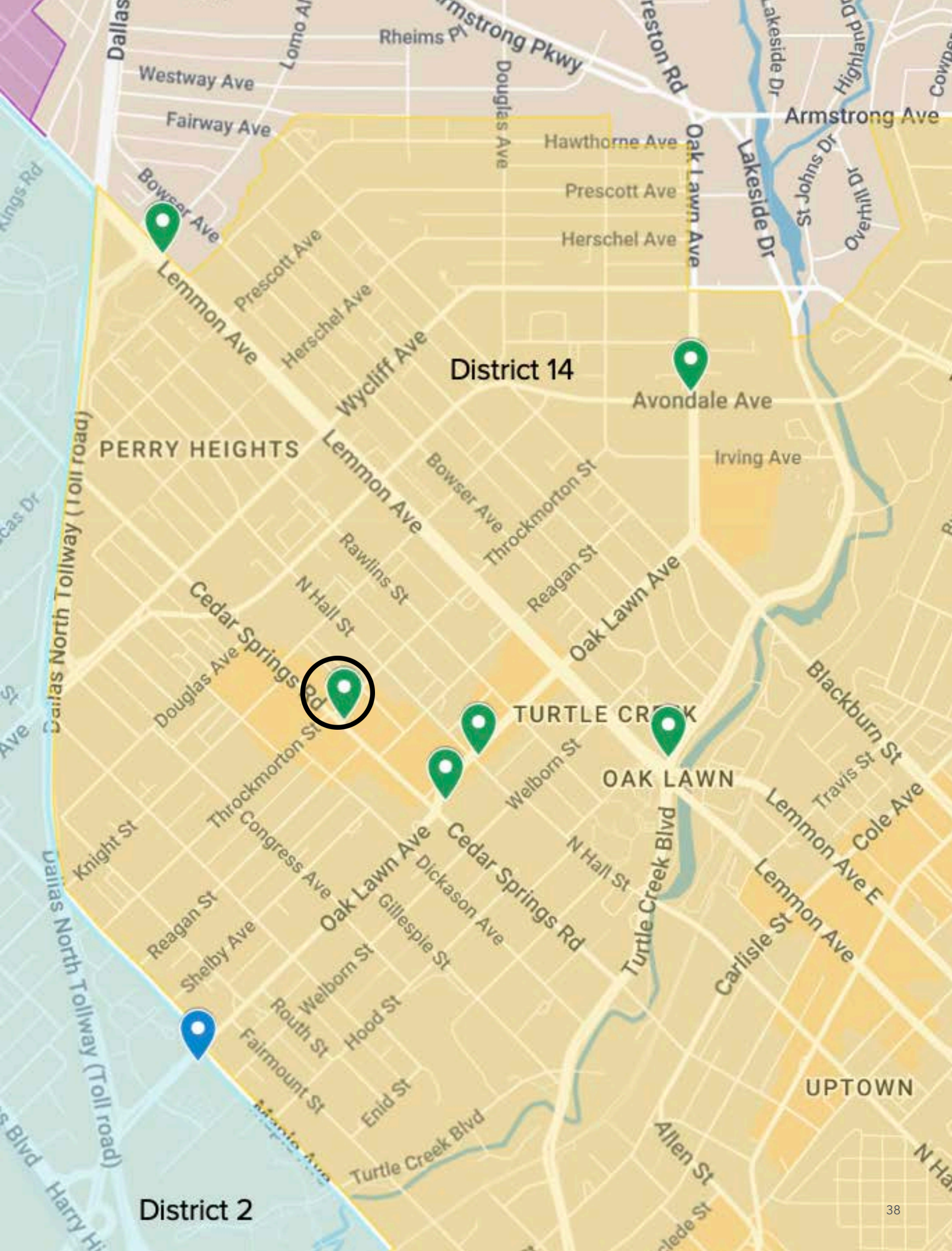
DAL-122: CEDAR SPRINGS RD & THROCKMORTON ST

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



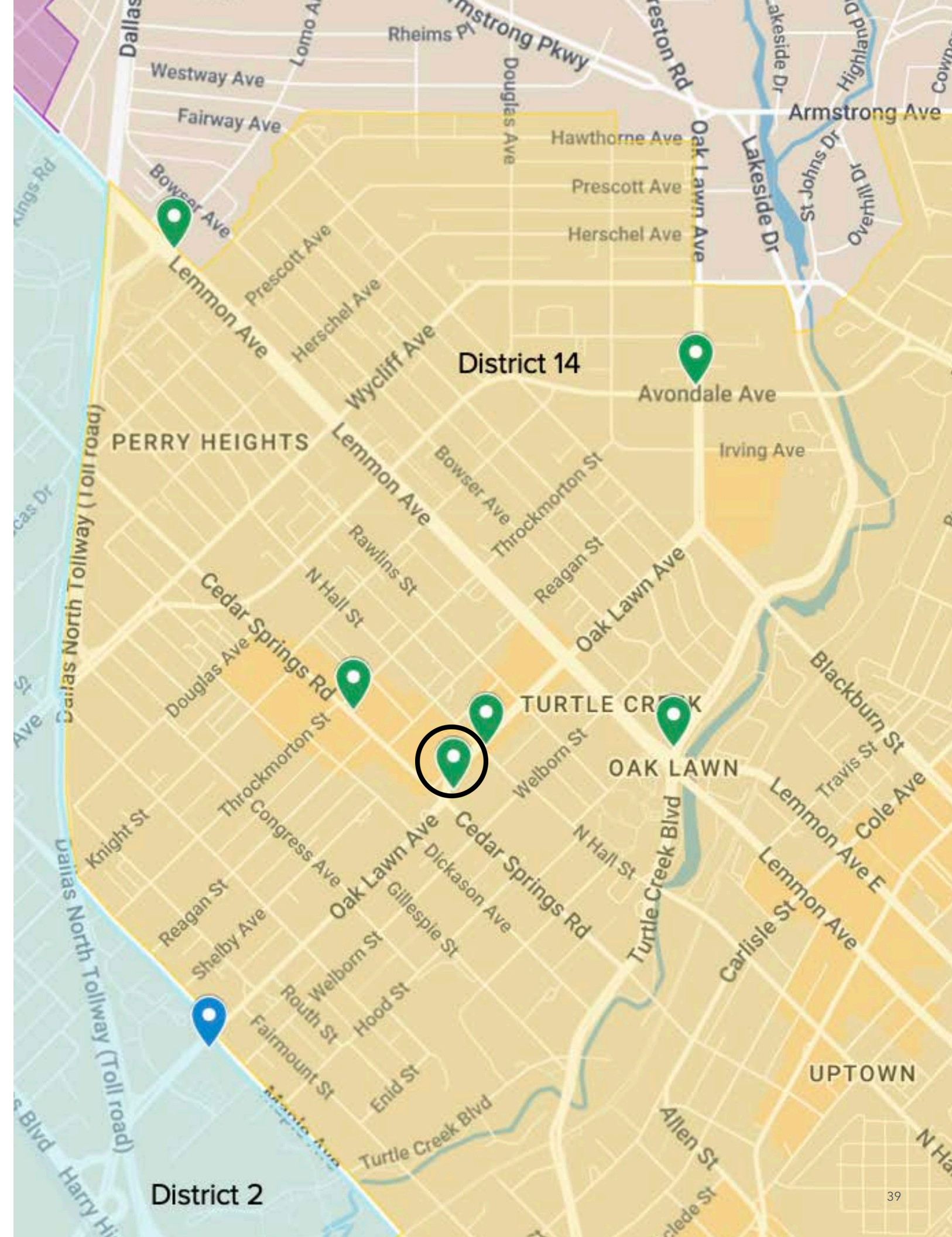
DAL-123: OAKLAWN AVE & CEDAR SPRINGS RD

- Council District 14
- Pending additional review by City of Dallas DOT and Public Works
- [Street View Link](#)



Legend

- **Blue:** Received Preliminary Approval from City of Dallas DOT and Public Works
- **Green:** Pending additional review from City of Dallas DOT and Public Works



THANK YOU

development@obm.com

IKEsmartcity.com



IKE SMART CITY COMMUNITY ENGAGEMENT SESSION: PHASE IV

JOIN US FOR THE

DIGITAL KIOSKS AND PROPOSED LOCATIONS



Thursday, May 7 6:00 PM



**J.Erik Jonsson Central Library
Auditorium - 1st Floor**
1515 Young Street,
Dallas, TX 75201

To request an interpreter, please email
npaolo@obm.com

You may also join virtually using the link provided below

[https://dallascityhall.webex.com/dallascityhall/j.php?
MTID=m0fc162252ff6c9834559b3b59b570f20](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0fc162252ff6c9834559b3b59b570f20) or via phone at
+1-408-418-9388

Webinar number:
2498 857 4558

Webinar password:
DallasCCX
(32552722 when dialing from a phone or video system)



ike
SMART CITY

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and City Council

SUBJECT **Breakaway Music Festival at Fair Park**

On Friday, April 10 and Saturday, April 11, 2026, Fair Park hosted the Breakaway Music Festival. Over the two-day event, multiple neighborhoods across East Dallas were impacted by sound coming from the music festival at Fair Park. Some neighborhoods in close proximity were not impacted, while others located miles away experienced severe disruptions.

This informational memorandum serves as a follow-up to this event and provides information on what happened, what was done, and what will be done in the future to avoid a reoccurrence.

Approval process for Fair Park concert and events:

Events at Fair Park are vetted based on history either at Fair Park or other venues. Vetting also consists of meetings with the clients to discuss event specific details and requirements. Breakaway was previously held at Fair Park in 2025. There was an agreement in place for 2026 between Breakaway and OVG. The City assumed this agreement.

Event conditions:

The Breakaway mainstage was located in Lot 12A, facing north. While the direction of the stage remained consistent from the previous year, the fact remains it faces surface parking lots with no structures to mitigate sound travel. Additionally, the surface lots serve as reflective surface that can amplify sound.

Actions taken prior to Saturday opening:

City staff worked with Breakaway to determine all potential causes for the unusual nature of impacted neighborhoods. While the stage could not be relocated, a lowering of decibel levels was necessary to alleviate the impact on the conditions.

Appropriate points of contact for residents who experience significant impacts from events at Fair Park:

Fair Park Command Center: 214-421-8850

DATE April 17, 2026
SUBJECT **Breakaway Music Festival at Fair Park**
PAGE **2 of 2**

Procedures for immediate implementation:

Stage location for events located in this area of the park will no longer back up to the Midway and face outward. A stage facing inward toward the interior of Fair Park, such as Dos Equis Pavilion, can utilize the Coliseum and Cotton Bowl to mitigate sound travel. Fair Park will also incorporate the following:

- Inclusion of decibel limits as prescribed by City Code in all music agreements with associated fines for violations
- Require decibel readings during the duration of event, beginning with pre-event sound checks
- Notify Code Enforcement of each music event to be held at Fair Park
- Include the presence of Code Enforcement at music events for added accountability measures

Live music is a valuable cultural asset to the City of Dallas. These steps will provide contractual accountability and enforceable measures to ensure these events do not affect the quality of life of any residents.

Thank you,



John D. Jenkins, Director
Dallas Park and Recreation

c: Park and Recreation Board
Ryan O'Connor, Senior Deputy Director
M. Renee Johnson, Deputy Director
Sean D. Johnson, Deputy Director

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Response to Former Dallas Fire-Rescue Employee Payroll Overpayment**

This memorandum clarifies recent media reports about the City of Dallas's lawsuit to recover approximately \$127,441 in salary and benefits paid to former Dallas Fire-Rescue (DFR) employee Ivan Gonzales. It outlines the sequence of events, how the issue was identified, and the corrective actions being taken to prevent recurrence.

On June 20, 2023, Mr. Gonzales submitted his resignation paperwork. However, the termination was not fully processed in the City's system, leaving him active in Workday and on the Training Division's roster of 264 recruits.

Because of the high volume of recruits at the time, an administrative oversight allowed Mr. Gonzales's pay to continue processing biweekly for about 20 months. After the discrepancy was identified in February 2025, DFR Payroll resolved the issue, and his termination was finalized in Workday in April 2025.

A department-wide audit by Dallas Fire-Rescue confirmed this was an isolated incident. Disciplinary action has been taken with Mr. Gonzales's supervisor.

To ensure this does not happen again, DFR has taken the following collaborative steps:

- Time entry responsibilities for recruits have shifted from a single captain to individual training lieutenants, who now have direct access to enter and approve time for their assigned recruit classes.
- DFR has improved its separation review process by cross-referencing resignation paperwork with Workday status to ensure any unresolved actions are promptly flagged and addressed.

We remain committed to continuously improving our administrative processes and upholding transparency and fiscal responsibility.

Service First, Now!



Justin Ball
Chief of Fire

DATE April 17, 2026
SUBJECT **Response to Former Dallas Fire-Rescue Employee Payroll Overpayment**
PAGE **2 of 2**

cc: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Technology Accountability Report – March 2026**

Please find attached the Technology Accountability Report (TAR) based on information through March 31, 2026. The TAR is a progress report reflecting the performance and operational status of the city in purchasing, implementing, operating, and securing technology to achieve the city's priorities and service objectives.

If you have any questions, please contact Jeffery Stovall, Chief Information Officer and Director of Information & Technology Services.

Service First, Now!

A handwritten signature in cursive script that reads "Dorzell Gipson".

Dorzell Gipson
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
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



TECHNOLOGY AND ACCOUNTABILITY REPORT

INFORMATION AND TECHNOLOGY SERVICES

1500 Marilla St., 4DS
Dallas, TX 75201
(214) 671-9868

As of March 31, 2026

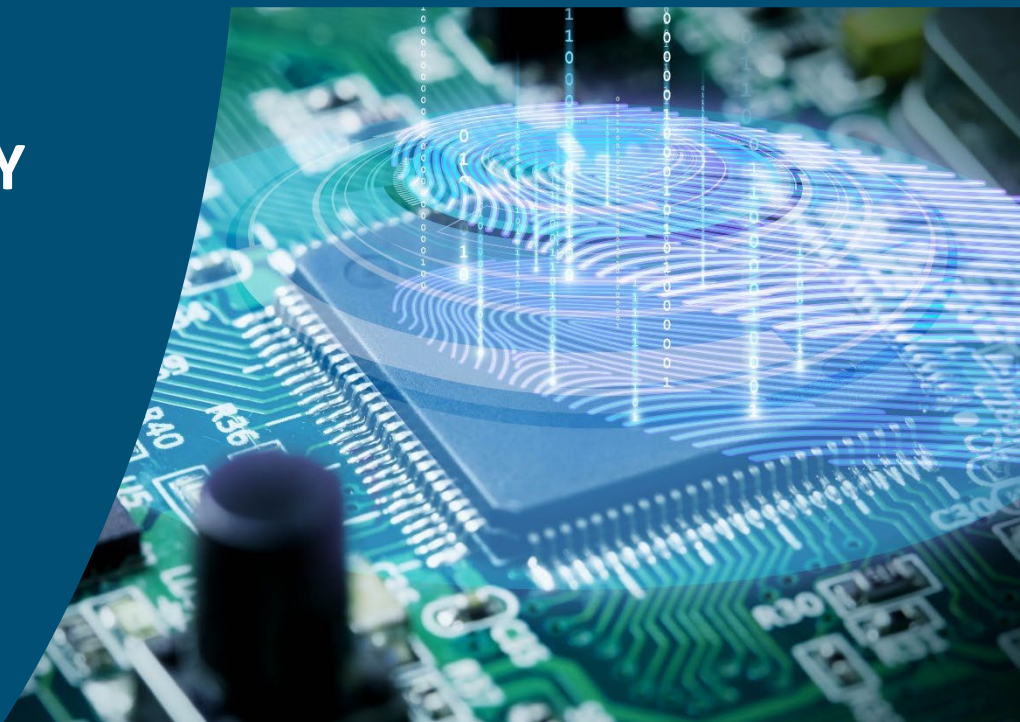


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Executive Summary

The highlights of the March 2026 Technology Accountability Report (TAR) include:

The ITS Enterprise Project Management Office, in collaboration with various City departments, successfully completed one (1) minor project in March.

- **City Facility Digital Signage and Display Installation** – The project installed TV displays in various locations of City owned buildings. The displays will serve to provide communication announcements for transient employees to drive enhanced internal messaging.

Following the February 2026 TAR, this report highlights *key developments* and *progress* across major technology projects currently advancing within the organization:

- **Fire Station Alerting System** – The installation of the new Fire Station Alerting System is making significant progress . To date, (9) nine of (13) thirteen stations in Battalions 1 and 2 are complete. The project remains on track for completion by February 2027, and the city continues to collaborate closely with the vendor to identify opportunities to accelerate the timeline.

All site visits for the remaining stations have been completed, and the updated system designs have been fully approved.

- Battalion 2 Installation: On track for March 2 – April 9, 2026
- Battalion 3 Installation: Scheduled for April 13 – May 25, 2026

Once complete, the modernized alerting system will streamline station operations, increase operational efficiency, and enhance the level of service provided to the community. (*Reported as Project #5 in this report.*)

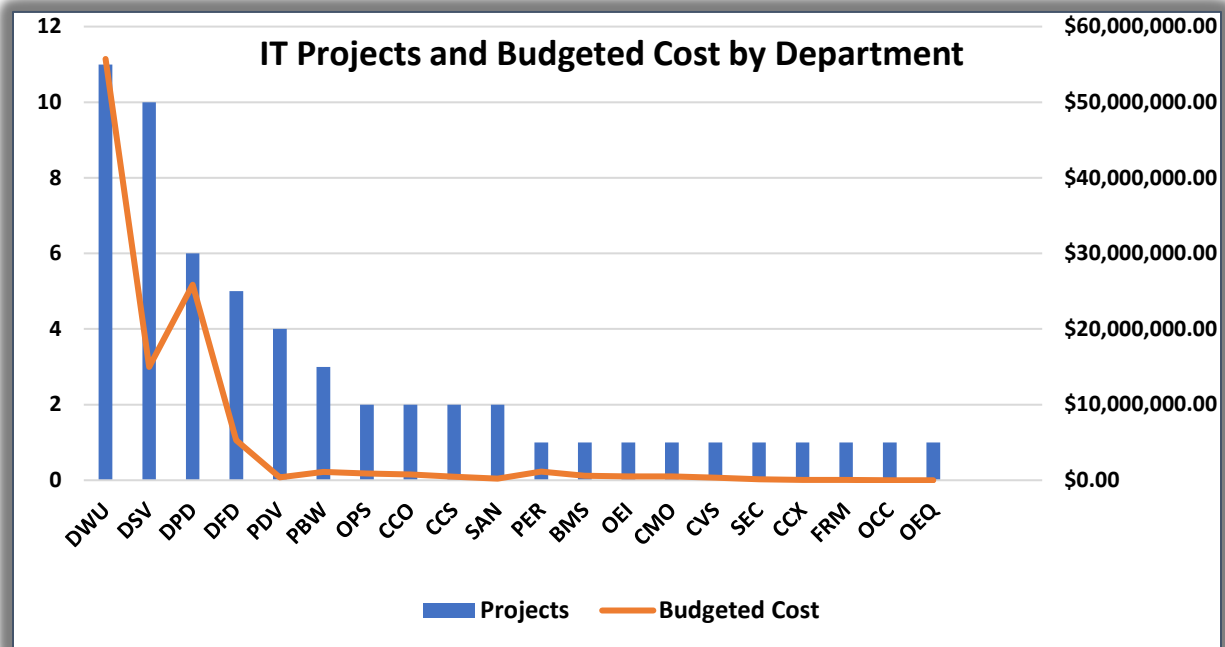
- **Computer Aided Dispatch (CAD) and Records Management System (RMS) Universal Replacement** - The discovery phase remains on track, with several key topics under review, including Data Migration capabilities. Workstreams have been established and are actively meeting. The infrastructure environment has also been established, along with ongoing collaboration with the project architects. In addition, both the Executive and Operational Steering Committees have been established. *(Reported as Project #6 in this report.)*
- **Dispatch/Communication Video Wall** – The video wall solution is intended to display relevant information related to Fire and EMS dispatches, including traffic camera feeds, weather data, and other real-time updates to support DFR’s dispatch teams. At this time, Dallas Fire-Rescue has paused further progress on this project until further notice, thereby being removed from the Major Project Status list. *(Previously reported in February as Project #12.)*
- **Real Estate Case Management** - This project will streamline the leasing of properties and the utilization of the public right-of-way by implementing an online application process. However, additional functionality is required to successfully deliver the full application. As a result, the project completion date must be extended to August 2026. *(Reported as Project # 11 in this report.)*
- **Implement Integrations Platform** – *Newly listed as Project #12 in this month’s report;* This software solution is designed specifically for law enforcement and public safety to enable coordination, information sharing, preparedness, training, and investigative support related to criminal activities and suspected terrorism.
- **Infrastructure for New Fire Stations** – Fire Stations completed to date include Stations 19, 36, 41 (Temporary), 41 (Replacement), 46, 58, and 59. Construction for Station 21 has commenced; however, completion is projected for June 11, 2026, due to construction-related delays. *(Reported as Project #14 in this report.)*

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Section 1: IT Programs & Projects

A. Project Pipeline

1. IT Projects and Budgeted Cost by City Department

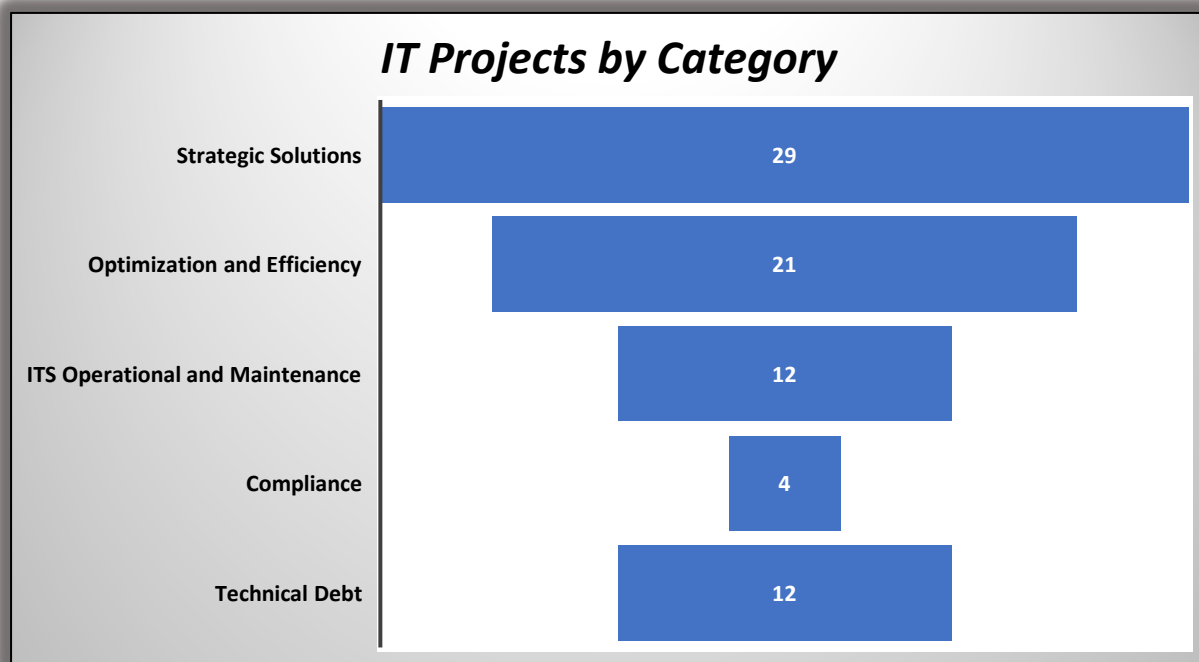


NOTES:

1. As of 03/31/2026, the City of Dallas has 57 approved IT projects in the pipeline.
2. The total budgeted costs for the 57 projects are \$108,979,346.
3. Twenty City Departments are represented across the 57 approved IT projects in the pipeline.
4. Ten Departments have 1 active project each, making up the group in the figure above.

City Departments	Projects	Costs
Dallas Water Utilities	11	\$55.7M
Dallas Police Department	6	\$25.9M
Information & Technology Services	10	\$14.9M
Planning and Development	4	\$371.4K
Dallas Fire Department	5	\$5.3M
Transportation & Public Works	3	\$1.1M

2. *IT Projects and Budgeted Cost by Category*



NOTES:

1. Twenty-nine projects implement Strategic Solutions with new products or services with a budgeted cost of \$62.9M.
2. Twenty-one projects aim to increase Optimization and Efficiency of City processes and systems with a budgeted cost of \$111.1M.
3. Twelve projects are internal Operations and Maintenance projects with a budgeted cost of \$2.3M.
4. Four projects address Compliance Standards to meet industry regulations, government policies, and security frameworks with a budgeted cost of \$55.4M.
5. Twelve projects focus on reducing Technical Debt with a budgeted cost of \$45.5M.

*The number of projects spread among these categories total to more than 57 due to some projects falling into more than one category.

B. Major Project Status

**LEGEND:

- **Cancelled:** The project has not finished, and work on the project will not continue.
- **Completed:** Work on the project has finished, and all deliverables/tasks have been completed.
- **Delayed:** The project is still active, but we have passed the initial estimated completion date.
- **In Process:** The project is currently being worked on by the project team.
- **Procurement In Process:** The project is in the procurement or contracting phase.
- **On Hold:** The project has not finished, and work on the project has been suspended.
- **Ongoing:** The project consists of multiple phases or is an operational project. Some portions have been completed, but the project has not fully reached fruition.

-  : Addresses Technical Debt
-  : PCI project

	Project Name	Description	Dept	Project Start Date	Estimated Completion	Project Status	Value Adds
1.	Migration of City Data Center	This effort includes review of colocation capabilities to optimize operation center, disaster recovery, and (\$5,000,000 – 2024 Bond)	DSV	Oct 2024	Sept 2027	In Process	
2.	Fusus Devices: Phase I	The Fusus product suite will provide a video and data collaboration platform to expedite intelligence gathering and efficiency of response to situations as they unfold throughout the community which further provide a tool for identifying the location of cameras in proximity that may provide valuable information to aid in the response and/or subsequent investigation. (\$478,589)	DPD	Sept 2022	Dec 2026	In Process	
3.	Fusus Devices: Phase II	The expansion product suite will provide a video and data collaboration platform to expedite intelligence gathering and efficiency of response to situations and falls under the “SAFER DALLAS” program. (TBD)	DPD	Jan 2026	Jan 2027	In Process	
4.	Electronic Citation (e-Citation) System for Code Compliance	This project will implement an electronic citation system to support the Code Compliance department's operations. The department issues over 69,000 Notices of Violation and over 10,000 citations annually. This system will improve operational efficiency by reducing the amount of time officers spend on-site, reducing paper waste and reducing data entry mistakes from hand-written citations. (\$575,000)	CCS	Aug 2023	Dec 2026	In Process	

	Project Name	Description	Dept	Project Start Date	Estimated Completion	Project Status	Value Adds
5.	Fire Station Alerting System	Dallas Fire Rescue dispatches resources from 58 fire stations to strategically deploy throughout the city. To avoid response delays, DFR relies on a Station Alerting System that integrates with our Computer Aided Dispatch system to advise firefighters/paramedics of assistance calls. The current station alerting system is at the end of life, difficult to maintain, and lacks the full range of functionality more modern solutions provide. This project will conduct market research, procure, and implement a new modern station alerting system for Dallas Fire Rescue. (\$4,567,164)	DFD	Feb 2025	Mar 2027	In Process	
6.	CAD & RMS Universal Replacement	This project will replace the current Computer Aided Dispatch (CAD) system and the Records Management System (RMS) with a holistic, universal solution to support Dallas Police Department, Dallas Fire-Rescue, and the Dallas Marshal's office. The goal of this project is a solution utilizing industry's best practices, while also providing uniformity across both platforms. This will support better tracking of incidents from initiation through investigation to final resolution. (\$22,575,728)	DPD	Jan 2026	Nov 2027	In Process	
7.	Surveillance Cameras and Real Time Crime Center	This project will provide a "Real Time Crime Center" capability within Jack Evans police station. It will include 1) building a new command center video room (Real Time Crime Center), 2) building camera installations, 3) video camera software, video storage, surveillance camera installations at intersections, and 4) trailer camera installations. (\$20,409,944)	DPD	Nov 2019	Dec 2026	In Process	
8.	311 Notification Enhancement Phase 2	This solution streamlines the city's ability to inform the public, solicit opinions, and conduct surveys to better support the citizens. It facilitates city authorities' active communication with residents and will help to better inform residents about service changes. (\$36,317)	CMO	Sept 2025	May 2026	In Process	
9.	DWU Billing CIS and Customer Portal Replacement	DWU is implementing a modern replacement for its legacy billing system. The new billing and customer service portal system will benefit current SAP users from several departments, as well as vendor integrations. (\$34,500,000)	DWU	Jul 2022	Apr 2026	In Process	
10.	Implement International Organization for Standardization (ISO) Quality Standards	The ISO Process and Information Management System enable Office of Environmental Quality and Sustainability (OEQ/EQS) department and 15 other city departments to be legally compliant on Environmental, Quality and Occupational Health and Safety Management Standards. (\$1,143,171)	OEQ	Jul 2025	Jul 2026	In Process	

	Project Name	Description	Dept	Project Start Date	Estimated Completion	Project Status	Value Adds
11.	Real Estate Case Management System	This project will streamline the leasing of properties and the utilization of right-of-way by introducing an online application process. It will also give applicants the ability to track the progress of their application in real time. (\$517,000)	FRM	Sept 2022	August 2026	In Process	
12.	Implement Integrations Platform	Software solutions designed specifically for law enforcement and public safety to enable coordination, information sharing, preparedness, training, and investigative support related to criminal activities and suspected terrorism. (\$900,000)	DPD	Nov 2025	May 2026	In Process	
13.	Implement Enterprise Historical Data Repository	This project will define data governance rules and enable compliant retention of City data from numerous systems. It will provide an approved Data Warehouse for operational support, reporting and regulatory (data retention) compliance. (\$200,000)	PER	Mar 2023	June 2026	Planning	
14.	IT Infrastructures For New Fire Stations 19, 21, 36, 41, 46, 58 & 59	Total of 8 new and rebuilt Dallas Fire Stations are being constructed in scope Sta. 46, 36, 59, 41 Temp, 41 Replacement, 19, 58 and 21 FS/AVI Center. All new IT infrastructures including cabling, network, workstations, printers, radio Alerting system equipment, etc., will be activated in line with facility openings. (\$720,000)	DFD	May 2019	June 2026	In Process	

Section 2: IT Operations

A. Outage Report

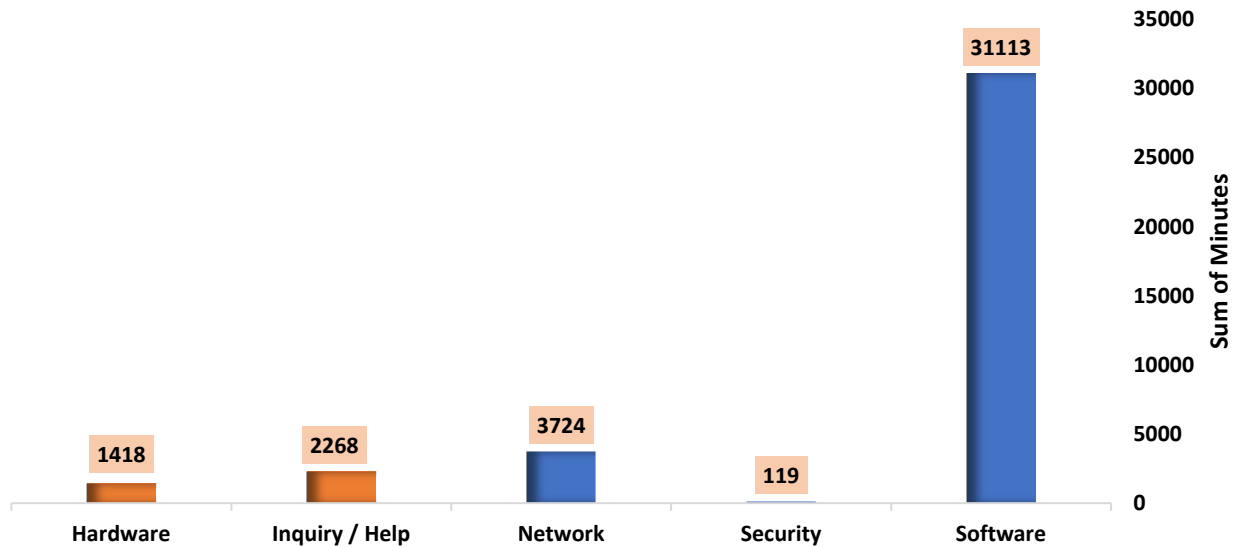
1. Monthly Service Desk Report

The IT Service Desk functions as the single point of contact between the City’s IT organization and its end users. The Service Desk handles a variety of requests that include support, setting user passwords, and troubleshooting issues. It assists customers with incident resolution and service request management. The Monthly Service Desk Report provides metrics and trends of the IT service desk performance.

Service Desk Call Metrics

Category	Oct	Nov	Dec	Jan	Feb	Mar
Total Calls	4880	5097	5072	4973	4732	5584
Answered	4859	5078	5065	4923	4697	5561
Abandoned	21	19	7	50	35	23
Abandoned (<10sec)	17	14	6	38	21	15
Abandoned %(<10sec)	1	1	0	1	1	1

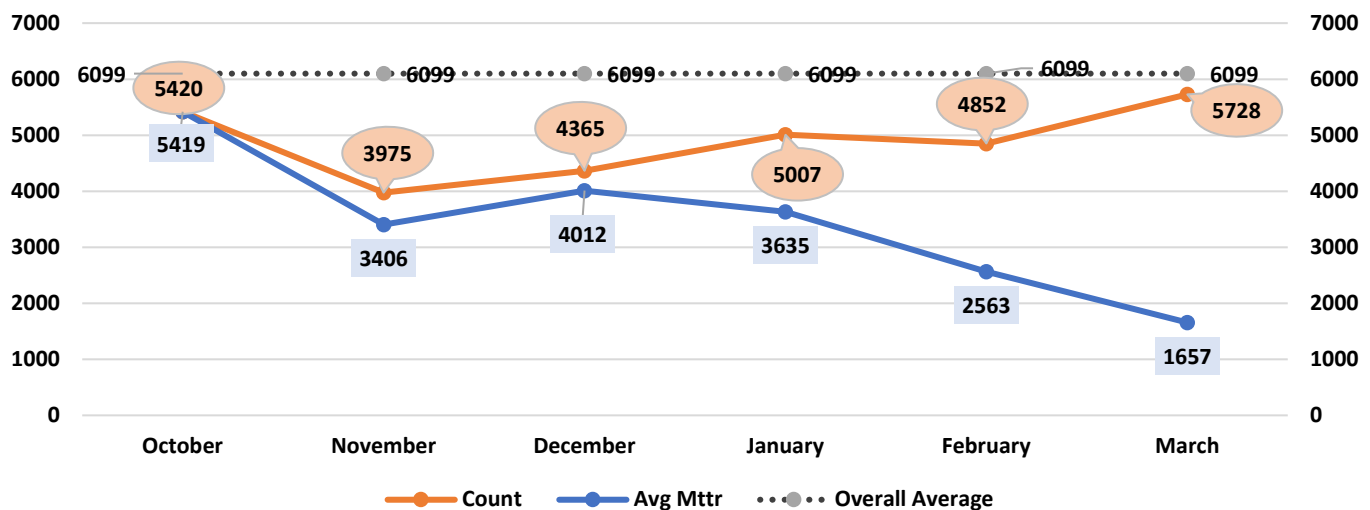
Impact Minutes by Issue Category March 2026 Severity 1 and Severity 2



NOTES:

1. Severity 1 and Severity 2 incidents are the most severe and most likely result in degraded services or outages that impact the ability of City departments to fulfill their missions.
2. The chart tracks major incidents by services and minutes of impact delineated by Critical and High severity.

Monthly MTTR | March 2026

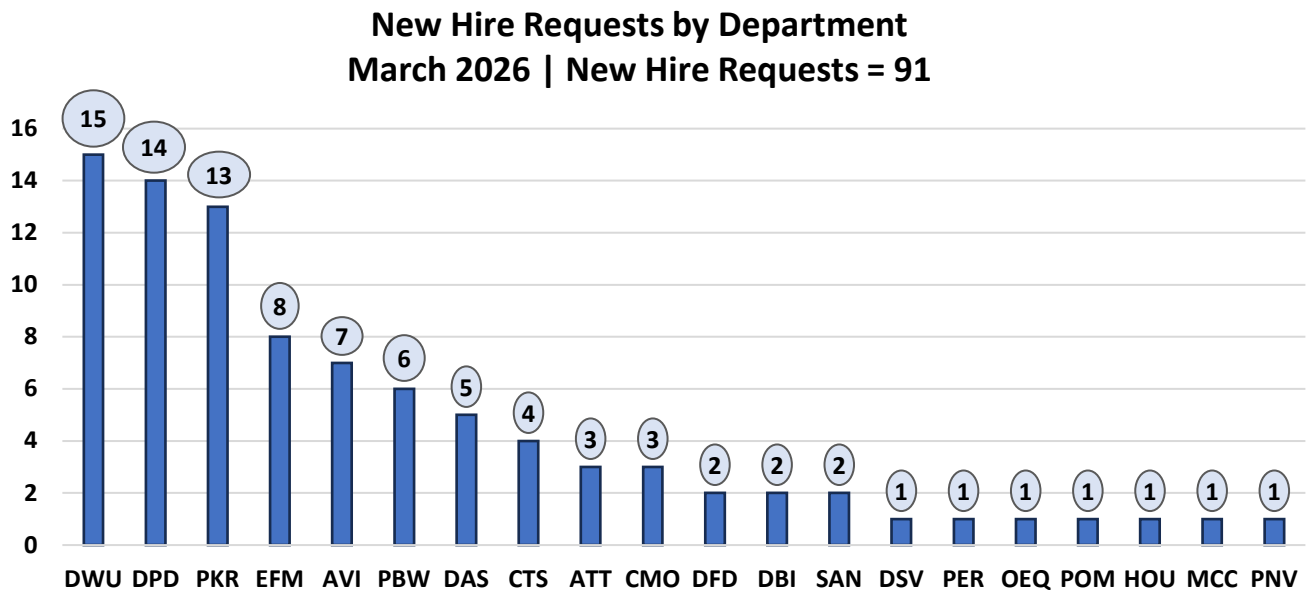


NOTES:

1. This chart provides the trendline for the average mean time to repair (MTTR), an industry standard for tracking the timeliness of resolution on reported incidents.
2. Mean Time to Repair, in these reports, is calculated as the total time from report of incident to the resolution of the incident.
3. March numbers do not include 367 same month tickets which remain “in-progress” and as of the reporting date are not yet resolved.
4. Previous months MTTR figures have been adjusted to reflect 111 incidents from previous months that were closed in this reporting cycle.
5. Previous months MTTR numbers are updated to reflect post reporting month closure validation.

B. Service Requests (including new employee onboarding)

1. New Hire Report

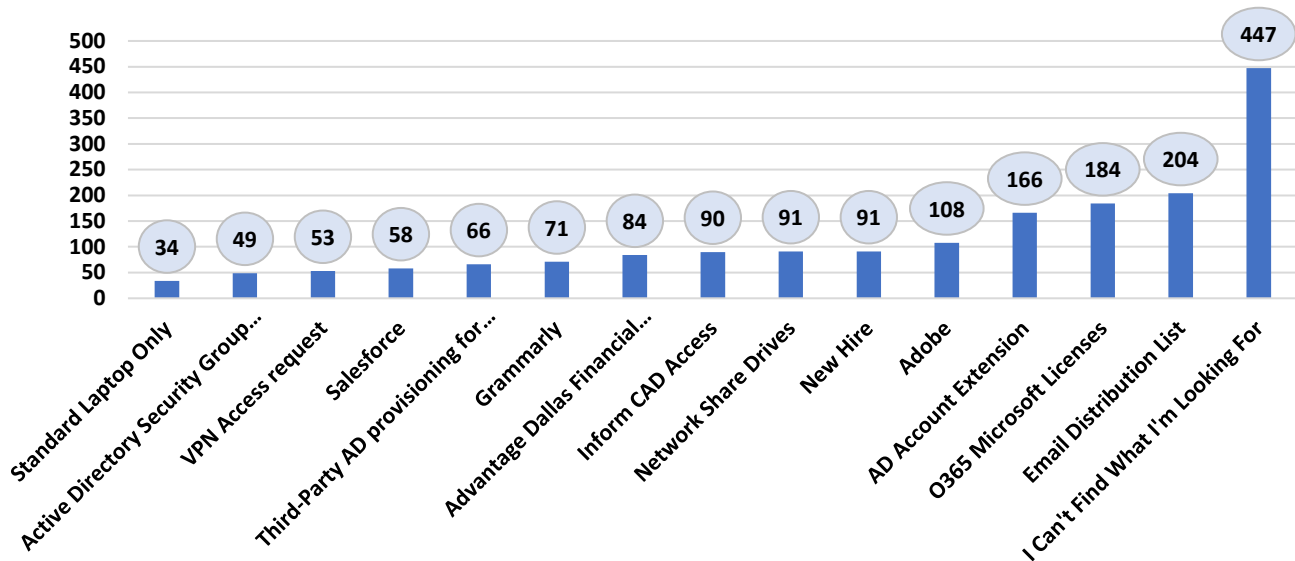


NOTES:

1. In the month of March, a total of 91 requested tickets were generated for new employees.
2. Dallas Water Utilities, Dallas Police Department, and Parks and Recreation were the top 3 departments for New Hire Requests.

2. Service Request Report (An ask for service – “I Need Software Installed”)

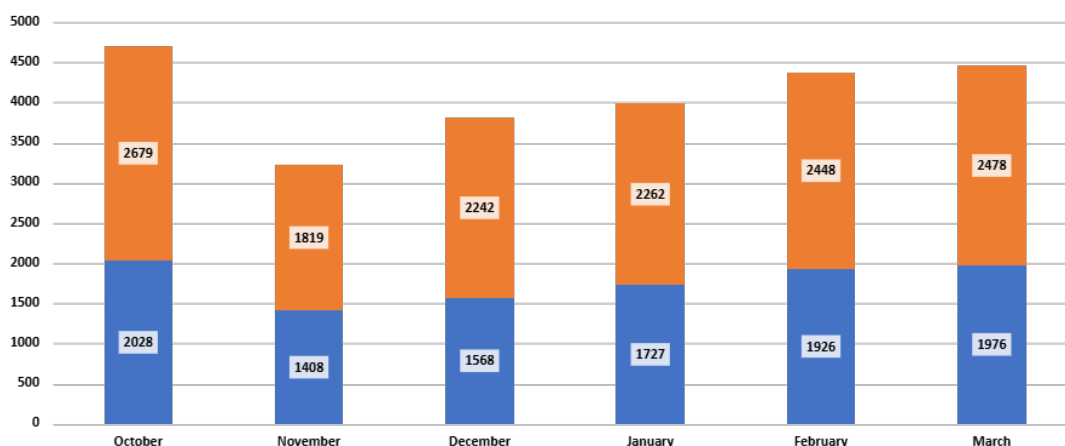
Top 15 Requested Items
March 2026



NOTES:

1. March Service Requests total 1976, an increase of 50 over February which totals 1926. This report shows the Top 15 requests by type.
2. “I Can’t Find What I’m Looking For” is a category used when a service catalog item does not exist for what the user is asking.
3. The chart below illustrates that 1976 Requested Tickets generated 2478 Requested Actions. Frequently, one request generates multiple actions to be completed by one or more teams to fulfill the task.

Request Actions by Month | March 2026



C. IT Tier-1 Applications Availability

The City's IT Applications Support Team is responsible for maintaining, troubleshooting, and providing user assistance for over 650+ applications used across the enterprise. Applications, both Public Safety and Non-Public Safety, are rated based on the critical nature of the application, availability requirements, and the departments they support. They are provided with a tier-based rating. Monthly availability of Tier 1, or other critical applications, serves as a key performance indicator.

March contained 31 days, providing 744 total hours. With the standard maintenance window applied, the reporting period consisted of 740 hours. No outages occurred during this timeframe.

Application	Support Team	PS/ NonPS	Target	FEB Hours	FEB Uptime	MAR Hours	MAR Uptime
Computer Aided Dispatch (CAD)	ITS CAD and RMS	Public Safety	99.99%	668	100%	740	100%
Fire Station Alerting System (Locution)	ITS DFR	Public Safety	99.99%	668	100%	740	100%
Records Mgmt System (RMS)	ITS CAD and RMS	Public Safety	99.99%	668	100%	740	100%
DallasNow Permitting & Building Inspections	ITS Land and Permit	Non-Public Safety	99.98%	668	100%	740	100%
Salesforce CRMS	ITS 311 Salesforce CRMS	Non-Public Safety	99.98%	668	100%	740	100%
Financial - ERP	ITS Financial	Non-Public Safety	99.99%	668	100%	740	100%
DPD Camera System	ITS DPD	Public Safety	99.98%	668	100%	740	100%
911 Vesta System	ITS Vesta	Public Safety	99.99%	668	100%	740	100%
Electronic Document Management	ITS Land and Permit	Non-Public Safety	99.98%	668	100%	740	100%
Work Order Management	ITS	Non-Public Safety	99.98%	668	100%	740	100%

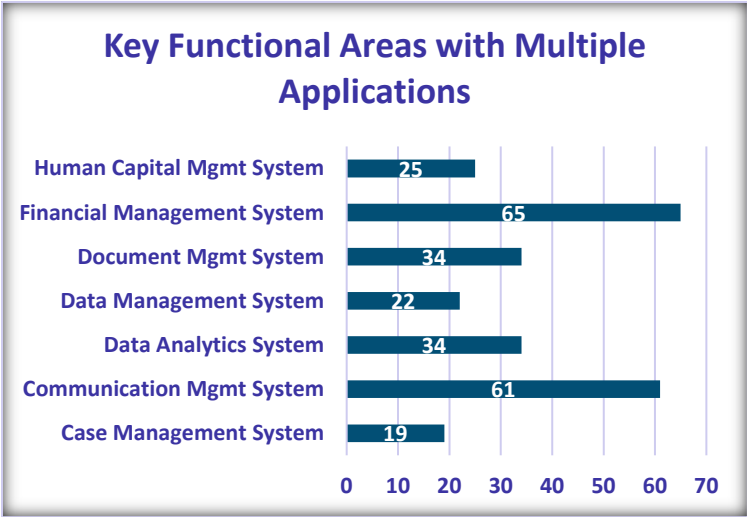
D. Standard Enterprise Software Inventory (SESI)

Over time, as the City’s technology environment has expanded and aged systems have led to increased maintenance costs, extended development time, reduced system quality, and decreased productivity.

In 2025, the City’s Information & Technology Services (ITS) made substantial progress toward modernizing the enterprise technology environment, reducing the city’s risk, and advancing long-term strategic modernization priorities. ITS upgraded a significant portion of the City’s server infrastructure and initiated major efforts to streamline and secure the application portfolio. These improvements strengthen operational efficiency, reduce cybersecurity exposure, and ensure the City is positioned to support future enterprise initiatives.

At the close of February, 110 servers remained for upgrade or decommission. In March, ITS was able to make great strides and decommissioned 20 servers, leaving 90 from the 2025 inventory.

For the 92 applications requiring upgrades or replacement ITS continues to evaluate contracts and investigate alternatives. The department also launched a structured decommissioning program to recover virtual resources and establish governance that will prevent the buildup of future technical debt.



Application Risk Watch List

Below is a snapshot of three applications that are considered technical debt. Due to the state of the application, focus is needed to keep these legacy applications functional. ITS logged 4 hours supporting tickets on the following systems. Each application is scheduled for an upgrade or replacement.

Application	IT Support Team	New Tickets	Hours Spent	Status
Fire Rescue IDS	ITS DFR Apps Support	2	2 hrs	In progress with multiple modules, Completed Dec 2025
Legacy Permitting	ITS Land and Permitting Apps Support	2	1 hr	DallasNow go-live Completed May 2025
Fire Station Alerting	ITS DFR Apps Support	2	1 hr	Battalion Two outfitting has started.
	Total	6	4 hrs	

Section 3: IT Budget Execution

IT Budget Execution provides information on the execution of the IT budget, the management of technology procurements, and the management of IT Human Capital.

A. Contract/Procurement Management

Recent/Upcoming Contracts Requiring Council Approval

Item Approved on March 25th Agenda

Various Vendors

Service price agreement for temporary staffing support.

- **Contract amount - \$14,688,517**

FTR, LTD

Five - year service contract for digital audio and video recording solution.

- **Contract amount - \$1,365,521**

Cyber Watch Systems, LLC

Three-year agreement for ColorToken subscription for network servers and workloads including network traffic visualization, vulnerability assessment and external threat management.

- **Contract amount - \$1,350,231**

GTS Technology Solutions, Inc.

Agreement for Absollute Resilience Software.

- **Contract amount - \$404,208**

Carahsoft Technology Corporation

A three-year agreement for Delinea, a privileged assessment management solution.

- **Contract amount - \$1,631,784**

Upcoming Items for April 8 Agenda

Apptricity Corporation

Acquisition of and a contract for an inventory management solution for Dallas Fire-Rescue.

- **Contract amount - \$4,790,968.25**

AT&T Enterprises

A five-year service contract for continuation of 911 software maintenance and network support.

- **Contract amount - \$28,424,272**

Rapid Strategy, Inc.

A one-year agreement for cybersecurity professional services.

- **Contract amount - \$399,880**

U.S. Department of Homeland Security

Acceptance of a grant to implement the City's Next Generation Firewall project and a local cash match.

- **Grant amount - \$200,142**
- **City's cash match - \$62,539**

B. Budget Performance & Execution – February 2026

Fund 0191 – 9-1-1 System Operations February 2026

Fund 0191 - Expenditure Category	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	699,647	699,647	258,469	677,628	(22,019)
Pension	101,669	101,669	42,845	101,669	-
Health Benefits	82,900	82,900	38,004	82,900	-
Worker's Compensation	1,763	1,763	1,763	1,763	-
Other Personnel Services	20,797	20,797	1,200	17,506	(3,291)
Total Personnel Services	906,776	906,776	342,281	881,466	(25,310)
Supplies	201,464	201,464	36	201,464	-
Contractual Services	13,963,903	13,963,903	7,701,322	13,963,903	-
Capital Outlay	-	-	-	-	-
Reimbursements	3,185,996	3,185,996	-	3,185,996	-
Total Expenditures	18,258,139	18,258,139	8,043,638	18,232,829	(25,310)

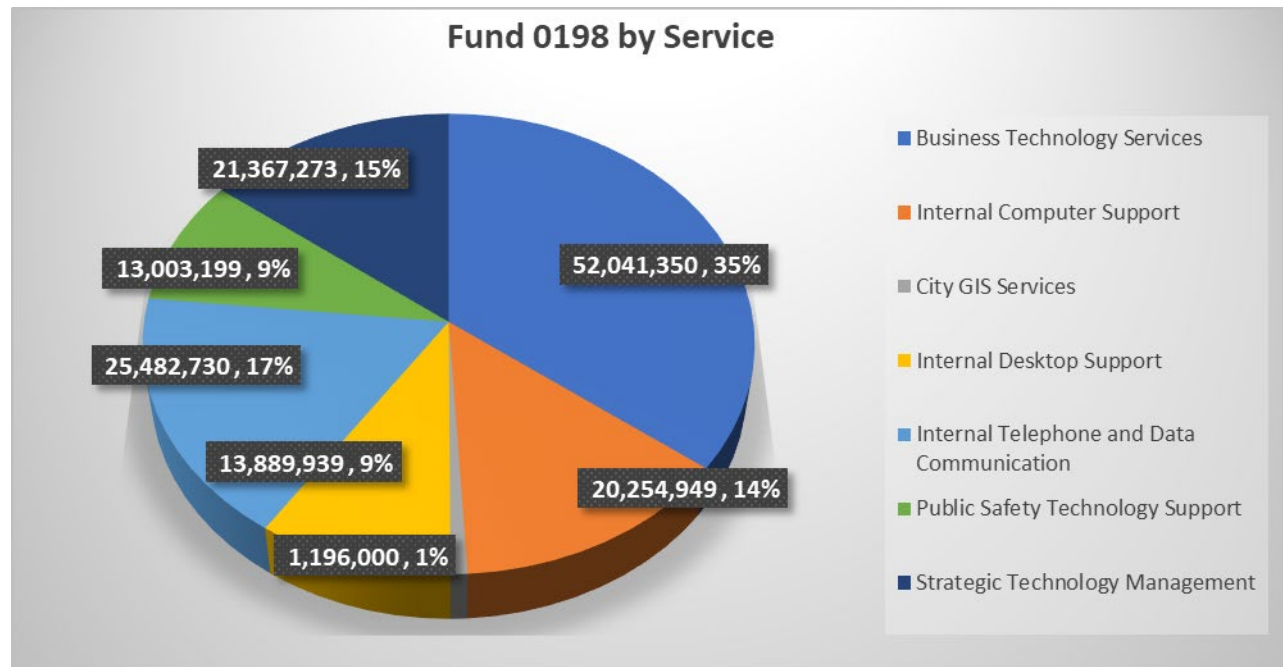
Fund 0197 – Communication Services (Radio Network) February 2026

Fund 0197 - Expenditure Category	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	2,187,830	2,187,830	703,259	1,958,635	(229,195)
Overtime Pay	146,474	146,474	111,455	221,880	75,406
Pension	336,928	336,928	138,688	336,928	-
Health Benefits	351,625	351,625	130,561	351,625	-
Worker's Compensation	12,170	12,170	12,170	12,170	-
Other Personnel Services	60,809	60,809	25,820	84,277	23,468
Total Personnel Services	3,095,836	3,095,836	1,121,952	2,965,515	(130,321)
Supplies	1,190,232	1,190,232	163,346	1,190,232	-
Contractual Services	15,973,057	15,973,057	2,511,430	15,973,057	-
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
Total Expenditures	20,259,125	20,259,125	3,796,728	20,128,804	(130,321)

Budget Performance & Execution *Continued*

Fund 0198 – Data Services February 2026

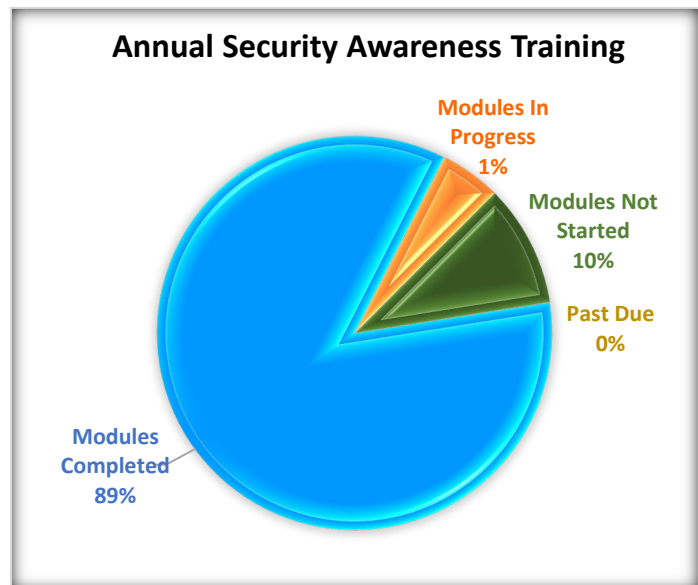
Fund 0198 - Expenditure Category	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	21,551,106	21,551,106	7,118,354	20,250,734	(1,300,372)
Overtime Pay	31,612	31,612	3,228	31,612	-
Pension	3,098,160	3,098,160	1,183,653	3,098,160	-
Health Benefits	2,552,208	2,552,208	967,939	2,552,208	-
Worker's Compensation	56,099	56,099	56,099	56,099	-
Other Personnel Services	794,122	794,122	52,692	695,014	(99,108)
Total Personnel Services	28,083,307	28,083,307	9,381,964	26,683,827	(1,399,480)
Supplies	1,601,680	1,601,680	120,841	546,679	(1,055,001)
Contractual Services	118,765,550	118,765,550	69,759,607	119,985,098	1,219,548
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
Total Expenditures	148,450,537	148,450,537	79,262,413	147,215,605	(1,234,932)



Section 4: Cybersecurity Programs

A. Awareness Training

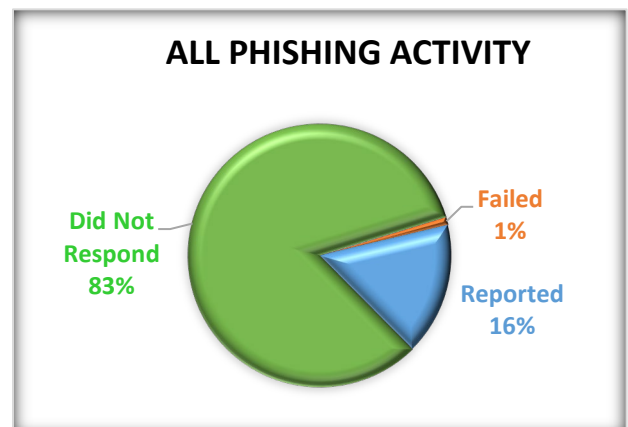
Security Awareness training is measured on an annual basis. Over the last several years ITS has observed a generally positive trend in risk scoring associated with annual employee training. Beginning with each new fiscal year the City will conduct a new set of security awareness courses to meet not only the best practices, but State of Texas House Bill 3834 requirements for all government employees.



ITS is tracking progress and working with City employees to ensure timely completion. The graph above illustrates the percentage of training events completed for the current fiscal year. Employees with less than 25% of the job function on technology are not required to complete Cybersecurity Training.

B. All Phishing Activity

In addition, ITS continuously applies best practices to the employees around phishing and their ability to recognize and appropriately handle phishing incidents. Campaigns designed given real world scenarios, typically taken from recent events, are sent out to the employees to test their ability to distinguish and act. The “Report Phishing” button found in Outlook has increased both the numbers of test phish and actual phishing emails. The graph illustrates that a total of 83% of recipients did not respond to the emails, 16% correctly reported the message as a phishing attempt, and 1% failed to identify the email as phishing.



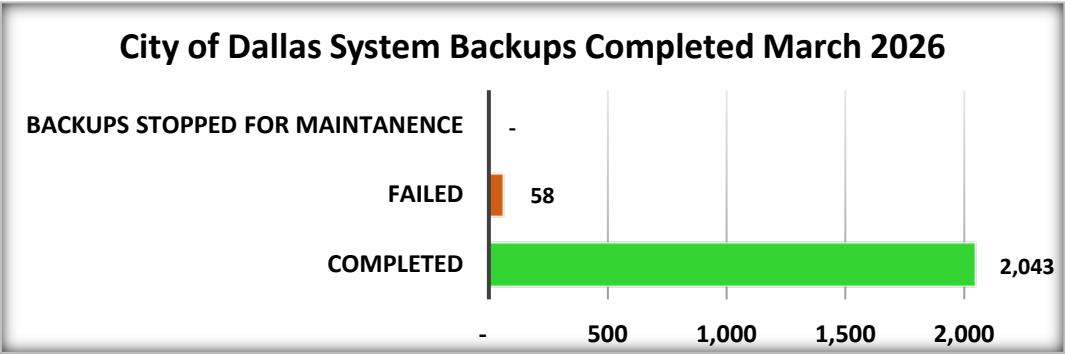
Section 5: IT Infrastructure

IT Infrastructure information and status updates on efforts to upgrade and improve the IT infrastructure used by the city to reduce technical debt, better meet current needs, and build for future service needs.

A. Resiliency - Disaster Recovery and Business Continuity

Resilience is essential in the City’s IT environment because it ensures that the system can continue to function effectively and efficiently even when unexpected events occur. This can include things like hardware or software failures, power outages, natural disasters, and cyber-attacks. Lack of resiliency subjects’ local government to prolonged outages, data loss, and security breaches. These can be costly in terms of services to residents, loss of public trust, and regulatory penalties.

Resiliency can be achieved through a combination of redundancy, fault tolerance, disaster recovery planning, and proactive monitoring and maintenance. By designing and implementing resilient IT systems, the city can minimize the impact of disruptions and maintain business continuity, ensuring that critical applications and services remain available. ITS has begun evaluating opportunities to design the City’s IT environment to improve resilience. A critical component of Disaster Recovery and Business Continuity practices is backing up data, testing data backups, and conducting exercises to ensure that data backups can be successfully utilized to restore business services.



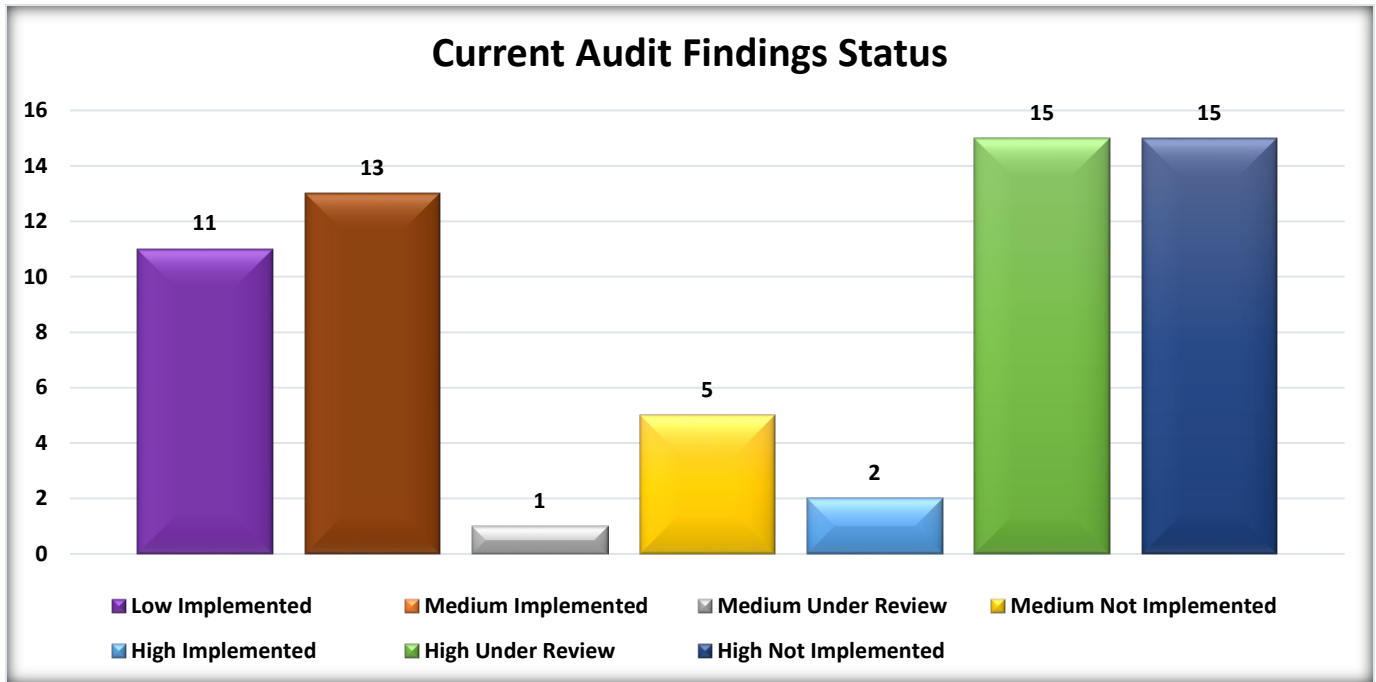
Backups Stopped for Maintenance: Jobs that were in contention with other ongoing maintenance. Subsequent backup jobs are executed to ensure data security.

Failed: Total number of jobs that for any reason did not initially complete successfully. Any job in this category is re-tasked to obtain successful completion.

Completed: Total number of backups that were completed in the month.

B. Audit

Currently, the ITS department is working through several audits that impact technology services. The chart below is representative of the audit remediation efforts and stages.



Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Living Wage Policy Overview**

This memorandum provides an overview of the City's Living Wage Policy, including historical context, the process used to establish and update the wage rate, and a summary of active living wage contracts. This overview is intended to support informed decision-making as City Council evaluates future policy direction. Additionally, this memorandum provides relevant information in advance of the forthcoming Quality of Life, Arts and Culture Committee presentation by the Service Employees International Union (SEIU) regarding Aviation Workforce on April 20, 2026. *The FY2026 Living Wage Annual Update memorandum is attached for reference.*

Background

On August 12, 2015, the Dallas City Council adopted Resolution No. 15-1335, which amended Food and Beverage Concession Services contracts at Dallas Love Field. The terms of the amendments included a provision in the contracts requiring a wage floor. Subsequently, on November 10, 2015, the City Council expanded the application of a living wage requirement through Resolution No. 15-2141, establishing a minimum wage standard for competitive solicitations for **general services contracts**. Under this policy, contractors and subcontractors are required to pay employees no less than the applicable living wage, as determined by the Massachusetts Institute of Technology (MIT) Living Wage Calculator for Dallas County.

Since its adoption, the Living Wage has increased significantly, reflecting both inflationary pressures and rising cost-of-living factors, as depicted below:



The wage floor has increased from **\$10.37** in FY2015 to **\$23.06** in FY2026, representing an increase of approximately **122%** since inception. The most substantial increases have occurred in recent years, driven by rising housing, transportation, and essential living costs captured in the MIT model.

Living Wage Policy and Process

The City's Living Wage Policy applies to competitively procured contracts for services that fall within the definition of "general services" under Dallas City Code, Chapter 2, Article IV, Section 2-27(6). Per Dallas City Code, "general services" are defined as:

"Insurance (including insurance-related services such as claims adjustment and policy administration), technical services related to the purchase of a high technology item, or other types of manual, physical, or intellectual labor performed on behalf of the city and purchased for a lawful municipal purpose."

The Code further clarifies that general services **do not include**:

- Personal services (services performed by a specific individual; ex: a consultant or trainer);
- Professional services (services provided by licensed professionals under Texas law; ex: architects, engineers, or attorneys);
- Planning services (services for studies, analyses, or designs supporting public projects; ex: feasibility studies or master plans); and
- Facility construction (construction, alteration, or repair of public facilities).

Accordingly, general services contracts typically include labor-based and operational service procurements such as janitorial services, sanitation field labor, landscaping, maintenance, security, and administrative support services, where work is performed on behalf of the City to support municipal operations.

For **construction contracts**, the Living Wage Policy requires compliance with the greater of the MIT Living Wage or the **Federal Davis-Bacon Prevailing Wage** rates, including applicable fringe benefits. The requirement is incorporated as a mandatory specification within applicable solicitations.

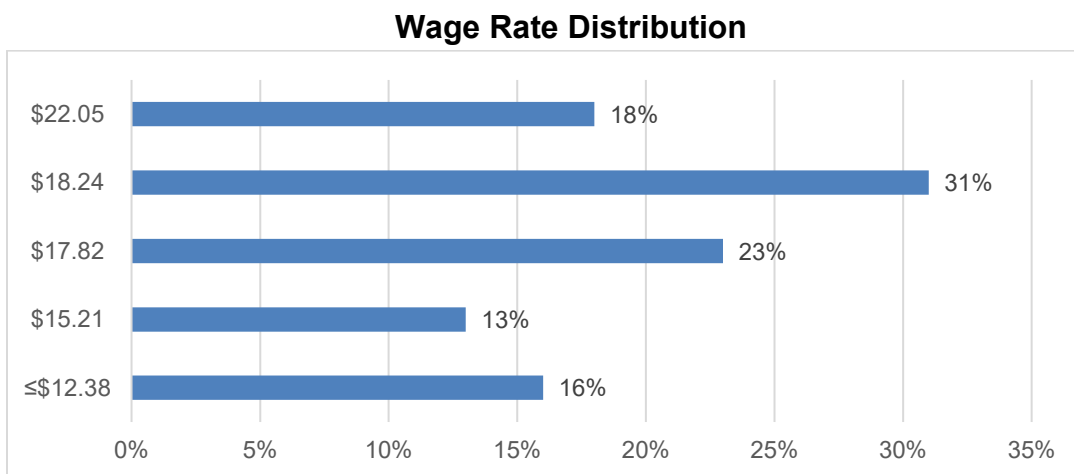
The Office of Procurement Services (OPS) administers the policy through the following process:

- **Source:** The annual wage rate is derived from the MIT Living Wage Calculator, reflecting localized cost-of-living conditions for one adult with no children in Dallas County.
- **Update:** The MIT Living Wage is updated annually every February and OPS updates the living wage annually, effective October 1, to align with the City's fiscal year.
- **Application:** The updated wage applies to all new solicitations issued on or after the effective date. The wage rate in effect at the time of the solicitation remains in effect throughout the contract term and is not adjusted.
- **Compliance:** Contractors are required to meet or exceed the established wage floor for the duration of the contract. The City reserves the right to audit such contracts and does so on a complaint-driven basis.

Summary of Active Living Wage Contracts

OPS analyzed the City's current portfolio of contracts subject to the Living Wage Policy, and key metrics are outlined below:

- **Total Active Contracts with a Living Wage Rate:** 275
- **Estimated Total Contract Value:** Approximately \$1.6 billion (based on authorized amounts)
- **Average Contract Value:** Approximately \$6.1 million



As contracts expire and are re-solicited, the City should anticipate continued upward pressure on contract costs, particularly in labor-intensive service areas. Additionally, the financial impact of the FY2026 wage rate will be realized over time as new solicitations are issued and contracts transition to higher wage thresholds.

The City's MIT living wage policy establishes compensation based on cost-of-living standards. In circumstances where prevailing market wages fall below these thresholds, continued compliance with the living wage policy will require wages to be above market for certain positions resulting in increased cost to the city.

While the policy has kept pace with economic conditions, it also introduces important considerations related to procurement cost, market participation, and long-term contract strategy.

Service First, Now!


Donzell Gipson
Assistant City Manager

Attachment

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

Memorandum



CITY OF DALLAS

DATE August 14, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Living Wage Annual Update**

The City of Dallas implemented a Living Wage Policy for general services contracts on November 10, 2015, through Resolution No. 15-2141. The policy requires an annual adjustment based on the Massachusetts Institute of Technology (MIT) [Living Wage Calculator](#), which reflects the cost of living for individuals in Dallas County. For FY26, the living wage for an individual in Dallas County is **\$23.06 per hour**, representing a \$1.01 increase over the FY25 rate of \$22.05, and a 110% increase since the policy's inception.

The Office of Procurement Services (OPS) updates the living wage rate annually on October 1 to align with the City's fiscal year. As inflation and the general cost of goods and services continue to rise, the MIT-calculated living wage has increased significantly in recent years.

All solicitations for general services contracts issued on or after October 1, 2025, will require contractors to pay no less than \$23.06 per hour to applicable workers. Contractors may choose to offer higher wages or increase wages over the term of the contract but must pay at least the living wage rate in effect at the time of the solicitation for the full contract term. General services include, but are not limited to: landscaping, janitorial, and administrative services.

Contracts solicited prior to October 1, 2025, will remain subject to the living wage rate in effect at the time the solicitation was issued. The historical living wage rates are listed below.

EFFECTIVE DATE	LIVING WAGE RATE	YEAR-OVER-YEAR INCREASE
October 1, 2017	\$10.94	-
October 1, 2018	\$11.15	+\$0.21 (1.9%)
October 1, 2019	\$11.71	+\$0.56 (4.8%)
October 1, 2020	\$12.38	+\$0.67 (5.7%)
October 1, 2021	\$15.21	+\$2.83 (22.9%)
October 1, 2022	\$17.82	+\$2.61 (17.2%)
October 1, 2023	\$18.24	+\$0.42 (2.4%)
October 1, 2024	\$22.05	+\$3.81 (20.9%)

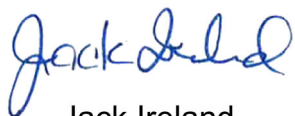
DATE August 14, 2025
SUBJECT **Living Wage Annual Update**
PAGE 2 of 2

Construction Contracts

In accordance with Resolution No. 21-903 (effective October 1, 2021), the City requires that construction contracts adhere to the greater of the MIT Living Wage or the Davis-Bacon Prevailing Wage, including fringe benefits. This requirement applies to both public building construction and highway/heavy construction projects. Current Davis-Bacon rates are available on the U.S. Department of Labor [website](#).

Thank you for your continued support of the City's efforts to ensure fair wages for contract workers. For questions or additional information, please contact me or Juanita Ortiz, Director of the Office of Procurement Services at Juanita.ortiz@dallas.gov or 214-670-3874.

Service First, Now!



Jack Ireland
Chief Financial Officer

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
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Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 17, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming City Council Agenda Item #17, April 22, 2026, City Council Meeting – Chapter 43 Amendments**

On April 22, 2026, the City Council will consider agenda item #17, an ordinance amending Chapter 43, “Streets and Sidewalks” of the Dallas City Code.

City Code Chapter 43, “[ARTICLE VIII. CERTAIN USES OF PUBLIC RIGHT-OF-WAY](#),” describes the authority of the Director, contains the rules, regulations, and responsibilities of service providers with facilities in the public right-of-way, and establishes enforcement actions and penalties.

The Department of Transportation and Public Works’ Right-of-Way Management (ROW Management) section oversees activities that occur in the public right-of-way (ROW). The public ROW is the area where transportation infrastructure and utilities are located. Utilities include water, sewer, storm drainage, electric, gas, phone, cable TV, fiber optics and other types of communications. ROW Management’s responsibilities include reviewing and approving permits, inspecting street repairs, and enforcing City Code provisions regarding use of the public ROW.

The October 20, 2025, Transportation and Infrastructure (TRNI) committee meeting included a [briefing](#) identifying the existence of gaps in the current applicable sections of Chapter 43 that impact the long-term pavement conditions. A summary of the key gaps include: (a) cement material standards, (b) driveways design radius not matching city current construction standards, (c) use of steel plates that cover pavement cuts in the ROW, and (d) quality control and conformance with public improvements.

The proposed ordinance amending Chapter 43, “Streets and Sidewalks,” of the Dallas City Code, covers Sections 43-46, 43-94, 43-95, 43-136, 43-139, 43-141, and 43-144, and will clarify the intent for permitted uses of the public ROW and address the noted gaps in line with the challenges and opportunities that were shared during the October 2025 TRNI meeting.

Please contact Ghassan (Gus) Khankarli, Ph.D., P.E., Director of the Department of Transportation and Public Works at Ghassan.Khankarli@dallas.gov, if you have any questions or require additional information.

DATE April 17, 2026
SUBJECT **Upcoming City Council Agenda Item #16, April 22, 2026, City Council Meeting –
Chapter 43 Amendments**
PAGE **2 of 2**

Service First, Now!



Dev Rastogi, P.E.
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I) Billie Johnson, City Secretary
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Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager Directors and Assistant Directors

Memorandum



DATE April 17, 2026

CITY OF DALLAS

TO Honorable Mayor and Members of the Dallas City Council

SUBJECT **April 22, 2026, City Council Agenda Item #26-880A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, and Housing Tax Credit Program Statements**

Purpose

The purpose of this memorandum is to provide background and an update on the final Program Statement language pertaining to the Dallas Housing Finance Corporation (DHFC) and the Dallas Public Facility Corporation (DPFC) following the version presented on February 25, 2026. Agenda item #26880A, on April 22, 2026, proposes an amendment to the Dallas Housing Resource Catalog (DHRC) from the Office of Housing and Community Empowerment (OHCE).

The proposed Program Statements introduced on February 25, 2026, were deferred to the April 22, 2026, Council Agenda to allow further deliberation on geographic priorities, City Council voting thresholds, and City staff roles on the board of directors. This item was posted on the Housing and Homelessness Solutions Committee (HHSC) on March 24, 2026, and a Special Called HHSC on March 31, 2026, without discussion. The Program Statements were discussed as part of the State of Housing – Dallas is Home presentation on April 1, 2026, and a summary of the proposed main topics are attached at appendix 1.

Background

Amendment to the Housing Tax Credit (HTC) Program Statement

The Housing Tax Credit Program was last amended on June 12, 2019. The Texas Department of Housing and Community Affairs (TDHCA) administers two versions of the federal Low-Income Housing Tax Credit Program (LIHTC): the competitive 9% credit and the non-competitive 4% credit. Both programs require local government review and participation through either a 9% Resolution of Support or a 4% Resolution of No Objection.

The revised HTC Program Statement clarifies the City's role in evaluating and supporting proposed developments and removes references to TDHCA-specific responsibilities, which are established separately in state law and the Qualified Allocation Plan (QAP).

Key updates include:

- Defining the elements of local review to promote consistent, transparent evaluation of requests for City resolutions.
- Differentiating the review processes for 4% and 9% HTC applications to eliminate previous ambiguities.

- Removing scoring methodology from the program statement. Scoring criteria and priorities will instead be published annually in the Office of Housing and Community Empowerment (OHCE) Guidebook to ensure alignment with evolving housing needs and policy objectives.
- Highlighting the importance of Fair Housing Review in the application process.

The amendment presented on February 25, 2026, staff proposed requiring a two-third City Council vote for applicants seeking any waiver allowable under the QAP. Based on direction received during the April 1, 2026, City Council briefing, that provision has been removed.

Collectively, these revisions seek to streamline program administration, align the City's processes with current housing priorities, and preserve the flexibility needed to respond to changing community needs to build housing in the city, while upholding fairness, accountability, and clarity in the review of HTC projects.

Amendment to the Dallas Public Facility Corporation (DPFC) and Dallas Housing Finance Corporation (DHFC) Program Statements

In 1984, the Dallas Housing Finance Corporation was established and bylaw amendment resolution #18-1409 was executed in October 2019, which created an application process, and adjusted the DHFC/DPFC board terms. Since its creation, DHFC developers have completed 29 properties with 9 of them before the bylaw amendment for a total of 10,330 units and 7 properties are currently under construction.

In 2020, Dallas Public Facilities Corporation was created by Resolution #20-1035. To date, DPFC developers have completed 12 properties with 4,136 units and 8 properties currently under construction.

In its oversight capacity, over the past several years, City Council has raised questions regarding compliance, governance, and the need for clearer information related to projected revenues, financial impacts, anticipated tax implications, and the respective roles of corporation staff and City staff. These discussions highlighted the need for improved transparency and stronger alignment between the corporations and the City.

On October 29, 2024, the Housing and Homelessness Solutions Committee convened a Special Called Meeting to review the operational practices of the DPFC and DHFC. A key outcome of that meeting was the identification of the need to formally establish compliance roles and responsibilities. As both corporations began hiring dedicated staff, responsibilities previously managed solely by City staff shifted to corporation personnel, making compliance clarification essential.

On April 1, 2026, additional discussion of the DHFC and DPFC programs was held at City Council. The revised program statements, presented for consideration on April 22, 2026, incorporate feedback from all prior meetings and include the following key updates:

- Establishment of written policies and procedures for both corporations
- Designation of the OHCE Director (or designee) as the DHFC/DPFC Board liaison for both corporations,
- Corporation staff to manage administrative functions, coordinate communications with developers, provide project oversight, and report to OHCE quarterly,
- OHCE staff to review projects for alignment with City policies and program statements, preparing projects for City Council consideration, and monitoring long-term affordability,
- Removal of the two-thirds voting requirement for projects seeking waivers, located in high-poverty areas, or involving improvements removed from the city tax roll,
- Authorized uses of corporation revenue, including:
 - Corporate and City administrative expenses,
 - Gap financing, development, acquisition, and rehabilitation of units,
 - Investment in the Dallas Housing Opportunity Fund or other funds supporting affordable housing within the City,
- Clarification that the City will not support tax exemptions or municipal approvals for projects not affiliated with the DHFC or DPFC (“traveling”).

In summary, the amended Program Statements integrate multiple perspectives and establish an enhanced governance framework in response to City Council’s direction. Upon approval, corporation staff will prepare formal policy and procedure documents for both corporations, draft corresponding bylaw amendments, and continue providing quarterly project updates. As a matter of policy, DHFC and DPFC Program Statements will be reviewed every two years to ensure continued relevance and alignment with City priorities.

As we move forward with the development of our Dallas is Home housing policy, this is an important step to guide the development of attainable housing production across our city.

Should you have any questions or concerns, please contact myself or Thor Erickson, Director, Office of Housing and Community Empowerment at 214-670-3632 or thor.erickson@dallas.gov.

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira
Assistant City Manager

DATE April 17, 2026
SUBJECT **April 22, 2026, City Council Agenda Item #26-880A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, and Housing Tax Credit Program Statements**
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Appendix 1: Summary of Amendment Changes

Appendix 2: Proposed Housing Tax Credit Program Statement

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Appendix 1: Summary of Amendment Changes

	February 25 Staff Proposed Geographic or Project Restriction	February 25 Staff Proposed Board Role	February 25 Staff Proposed Voting Threshold	April 22 Staff Proposed Geographic or Project Restriction	April 22 Staff Proposed Board Role	April 22 Staff Proposed Voting Threshold
Housing Tax Credit	If located in area with 20% poverty rate or higher than it must meet designated needs.	N/A	2/3 Council majority if requesting an eligible Waiver such as: being in a racially or ethnically concentrated area of poverty (R/ECAP) area, number of projects in census tract or levels of poverty from Texas Department of Housing and Community Affairs	If located in area with 20% poverty rate or higher than it must meet designated needs.	N/A	Removed following April 1, 2026, Council Briefing
Dallas Housing Finance Corporation	Prioritize Redevelopments close to job centers or serve special populations such as seniors, at risk of homelessness, or youth ageing out of foster care	Ex-Officio	2/3 Council majority if requesting a Waiver such as: being in a racially or ethnically concentrated area of poverty (R/ECAP) area, number of projects in census tract or levels of poverty from Texas Department of Housing and Community Affairs or in area with greater than 20% poverty rate	Prioritize Redevelopments close to job centers or serve special populations such as seniors, at risk of homelessness, or youth ageing out of foster care	Liaison	Removed following April 1, 2026, Council Briefing
Dallas Public Facility Corporation	Prioritize New Construction and develop market rate units in high poverty areas and develop affordable units in more affluent areas	Ex-Officio	2/3 council majority if removing property with a physical building or improvement from the property tax roll	Prioritize New Construction and develop market rate units in high poverty areas and develop affordable units in more affluent areas	Liaison	Removed following April 1, 2026, Council Briefing

Appendix 2: Housing Tax Credits Program

April 22, 2026, by Resolution No. 26-???

The City of Dallas (City) has developed the following policy to outline its approach regarding requests from developers of projects seeking Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for Resolutions of No Objection (sometimes referred to as No Objection) or Resolutions of Support (sometimes referred to as Support) from the City.

Background on Housing Tax Credits in Texas

In 1986, Congress, through the Tax Reform Act, enacted Section 42 of the Internal Revenue Code (Section 42). Section 42 created Low Income Housing Tax Credits (LIHTC) that may be awarded to owners of multi-family rental housing that meet certain income and rent restrictions and other program requirements. At the Federal level, the HTC program has very few requirements but does require that states designate an agency to administer the HTC program and develop a Qualified Allocation Plan (QAP) outlining how HTC will be allocated and administered. For Texas, the Texas Department of Housing and Community Affairs has been designated as that agency, and the QAP is updated annually. Before applying to the City of Dallas for Resolutions of No Objection or Resolutions of Support, developers should review the current version of the State of Texas Qualified Allocation Plan to confirm eligibility and program requirements. Additionally, definitions and general program requirements should be sourced directly from the State of Texas Qualified Allocation Plan.

There are two forms of HTC: 9% HTC and 4% HTC.

9% LIHTC

9% HTC are considered "competitive." The Applicant(s) must obtain a Resolution of Support (ROS) from the governing body of the municipality in which the proposed development site is to be located. Under the 9% HTC, an Applicant(s) may receive points for local government support. To receive points, the application must include a Resolution of Support or No Objection from the governing body of the municipality in which the proposed development site is to be located.

The State receives a per capita allocation of HTC to award each year, and applications are scored competitively and are awarded by TDHCA only once per year.

4% LIHTC

4% HTC are considered to be "non-competitive" and are not competitively scored. The Applicant(s) must obtain a Resolution of No Objection (RONO) from the governing body of the municipality in which the proposed development site is to be located. This is a threshold requirement for 4% credit awards. Applications that do not include a Resolution of No Objection cannot proceed with the developer application process to TDHCA.

4% HTC are "automatically" awarded to projects using eligible tax-exempt debt. TDHCA awards 4% HTC to Developments multiple times throughout the year.

Local Involvement

Overview

This HTC policy seeks to support the broad goals of the Dallas Housing Resource Catalog (DHRC), and do the following:

- Create and maintain affordable housing throughout Dallas,
- Promote greater fair housing choices, and
- Overcome patterns of segregation and concentrations of poverty through incentives and requirements.

The City's decision to provide a Resolution of No Objection or Support can be a determining factor in whether a proposed development receives an allocation of HTC from TDHCA. Unlike other City programs that directly invest in specific projects or provide direct incentives, such as fee waivers or tax exemptions or abatements, the resolutions are an indirect way for the City to support the proposed development. City issued Resolutions of No Objection or Support do not constitute an allocation of tax credits but constitute a step of the process a developer must navigate as part of their application to TDHCA. Given the substantial need for affordable housing across the City and that TDHCA administers the process for awarding HTC, the City has an interest in broadly supporting quality HTC proposals across the City.

Applications

Developers seeking a Resolution of Support or No Objection must submit a complete application to the City of Dallas by the published deadline. Applications must include all required forms and supporting documentation, including the City's application form, the Fair Housing Review Worksheet, and environmental compliance materials. Incomplete applications will not be considered. Developers are responsible for ensuring that all information provided is accurate and that the proposed development aligns with the City's housing priorities and fair housing obligations.

City staff will review all applications for completeness and compliance against City policies, perform administrative functions for items to be placed on Committee or Council agendas, and communicate with developers and Councilmembers, to answer questions on Developments, and compile all other pertinent information.

Calendar

Applicant(s) may submit a proposal in response to this policy regarding HTC at any time during the year. However, City staff will only review applications and schedule proposals for City Council consideration during the posted timeframes. This calendar will be updated and published annually to align with the TDHCA timeline by the City Manager or their designee.

Review & Recommendation Process

For both 9% and 4% HTC applications, City staff will recommend a Resolution of No Objection or Support to City Council if City staff has determined, in its independent review process, that the requirements, as outlined below, have been met. All applicable waivers or acknowledgements of housing de-concentration factors pursuant to the QAP must be approved by City Council.

9% and 4% HTC Applications Requirements

Applicant(s) must submit a complete application with all required supporting documentation to the City. The HTC Request for Applications Guidebook will be updated by the OHCE Director by October 1st in advance of each Fiscal Year and will include detailed application requirements, scoring criteria, and the checklist for Applicant(s). The Request for Applications Guidebook can be found on the City of Dallas OHCE webpage. General application requirements include:

- The Development must meet TDHCA minimum site and development requirements,
- The Development must meet TDHCA underwriting standards,
- The Development must contribute to the City's obligations to affirmatively further fair housing,
- The Applicant(s) must have site control (e.g. purchase option, deed).
- If not currently zoned for the intended use, the Applicant(s) must have completed a formal consultation with City Planning staff about the process and requirements for rezoning the site,
- If the proposed Development will be completely or partially tax exempt, the Applicant(s) must provide the source, valuation, and duration of the tax exemption,
- The Applicant(s) must be eligible pursuant to TDHCA standards and City standards: An Applicant(s) is not eligible for any resolution if the Applicant(s) i) is in debt to the City or delinquent in any payment owed to the City, in accordance with Dallas City Code Section 2-36, as amended; ii) is currently in litigation with the City, in any capacity; iii) is in breach or default of any agreement with the City of Dallas, or iv) within the last 10 years has been found liable of violating Chapter 20A (Fair Housing and Mixed Income Housing) or Chapter 46 (Unlawful Discriminatory Practices Relating to Sexual Orientation and Gender Identity and Expression) of the Dallas City Code,
- Before submitting an application, Applicants should attempt to seek input from City Council Members of the District before an application is submitted. The Applicant(s) is required to provide written notice to the Dallas City Councilmember representing the council district in which the proposed Development is located, indicating their intent to apply. In line with the City's Code of Ethics Chapter 12A, upon submission of the application, all communication, including oral, written, and/or electronic communication, between the Applicant(s) and the Councilmember, whether direct or indirect (through a representative, employee, or agent), regarding the application must

cease.

9% HTC Additional Application Requirements

To be recommended to City Council for a Resolution of Support and a \$500.00 funding commitment from the City of Dallas, the Development must meet the minimum scoring criteria outlined in the Request for Application (RFA) guidelines for the current Fiscal Year.

If the Development is located in areas with a poverty rate of 20% or higher must meet one of the following conditions: redevelopment of an existing low-income property, development that will address slum and blight, urban nuisance, environmental contamination or environmental nuisance, or be located within or adjacent to census tracts with increasing rent burdened residents, loss of existing affordable units, rapidly decreasing poverty level or rapid increases in appraised value of residential real estate.

Onsite services provided must directly benefit the intended target population. Onsite resident supportive services should exceed TDHCA minimum requirements for the given year.

The City uses the Fair Housing Review Worksheet which can be found on the OHCE website and is used to evaluate key parts of the project using clear, measurable criteria, including: poverty rate, opportunity indicators, unit mixture of incomes served, ADA accessibility, anti-displacement strategies, resident-focused services and training, outreach. A project is scored and provided with an overall impact rating (ranging from High Positive to High Negative) reflecting how strongly a project supports or undermines fair housing outcomes. To receive City support a project must earn a neutral or positive rating, showing it helps advance fair housing, and stable, inclusive communities.

4% HTC Additional Application Requirements

If the Development is located in areas with a poverty rate of 20% or higher must meet one of the following conditions: redevelopment of an existing low-income property, development that will address slum and blight, urban nuisance, environmental contamination or environmental nuisance, or be located within or adjacent to census tracts with increasing rent burdened residents, loss of existing affordable units, rapidly decreasing poverty level or rapid increases in appraised value of residential real estate.

The City uses the Fair Housing Review Worksheet which can be found on the OHCE website and is used to evaluate key parts of the project using clear, measurable criteria, including: poverty rate, opportunity indicators, unit mixture of incomes served, ADA accessibility, anti-displacement strategies, resident-focused services and training, outreach. A project is scored and provided with an overall impact rating (ranging from High Positive to High Negative) reflecting how strongly a project supports or undermines fair housing outcomes. To receive City support a project must earn a neutral or positive rating, showing it helps advance fair housing, and stable, inclusive communities.

Appendix 3: Dallas Housing Finance Corporation

Amended April 22, 2026, by Resolution No ???

About Dallas Housing Finance Corporation

The City of Dallas Housing Finance Corporation (DHFC) was created by the City of Dallas in 1984 in accordance with the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code (the Act). Under the Act, the purpose of the DHFC is organized exclusively for the purpose of assisting the City in financing the cost of residential development that will provide decent, safe, and sanitary housing for persons of low and moderate income as defined by the Act. To fulfill this purpose, the DHFC can be an issuer of tax-exempt bonds to finance, in whole or in part if:

- The residential development or redevelopment;
- The acquisition of existing residential properties;
- The costs of purchasing or funding the making of home mortgages;
- Any other costs associated with the provision of decent, safe, and sanitary housing and non-housing facilities that are an integral part of or are functionally related to an affordable housing development.

The DHFC is authorized to purchase, lease, own, hold title to, or otherwise acquire an interest in residential development, directly or indirectly through a subsidiary of the DHFC. For both Low Income Housing Tax Credit (LIHTC) and non-LIHTC properties, at least ninety percent of the units must be set aside for persons of low- and moderate-income affordable housing. The DHFC and all property owned by it are exempt from license fees, recording fees and all other taxes imposed by the State of Texas or any political subdivision.

Partnerships

The DHFC can partner with affordable housing developers to finance and produce affordable rental and single family for sale housing. Partnership structure includes:

- The DHFC can acquire an ownership stake in the development by creating a special purpose entity which may serve as the general partner (GP) of a limited partnership or similar partnership entity with a private developer that owns and controls the land and has a right of refusal to purchase the improvements;
- Operate as the Ground Lessor, owning the land on which the development is located and receiving fees for the ground lease from the borrower;
- Co-Developer, entering into a development agreement with the affordable housing developer; and/or
- General Contractor by entering into a construction contract (and subcontract) or joint-venture agreement for the construction of the affordable housing development or to allow for sales tax exemption on construction materials.

If the application criteria are met and approved by City Council, then the development can benefit from sales and property tax exemption.

Policies and Procedures

DHFC must have written policies and procedures that outline division of duties, application criteria, fair and transparent procurement procedures, board terms and assignment and methods to adjust any and all policies or procedure stated.

City Staff Representation on the Board

Director of Office of Housing and Community Empowerment (OHCE) or successor office/department or designee will be a DHFC Board of Directors liaison, invited to attend all Board meetings, and invited to attend relevant executive or closed sessions pertaining to legal issues of properties or the corporation for awareness. Liaison will abide by all confidentially rules and procedure.

Staffing

DHFC staff responsibilities include:

- General administration,
- Developer communication,
- Notifying Housing staff of new applications received on a monthly basis,
- Project management,
- Project monitoring,
- Quarterly reporting,
- Annual education for developers,
- Attend and be the primary speaker at all Housing and Homelessness Solutions Committee (or others as needed or named) and City Council meetings when board-related agenda items are under consideration.

OHCE staff responsibilities include:

- Review of projects for compliance with and advancement of city policies,
- Long-term affordability monitoring,
- Perform administrative functions for items to be placed on committee or council agendas,
- Communication with the corporation staff on items for reviews, meetings with Councilmembers, questions on projects, reports and all other pertinent information.

Applications

Applications for partnership agreements shall:

- Be submitted in writing to DHFC so that the transactions can be discussed and reviewed, and
- Prioritize projects that have been designated for prioritization by City Council and confirmed by OHCE staff such as:
 - Redevelopment of existing deed restricted property;
 - Project in close proximity to a job center or area with a high concentration of employment opportunity; or
 - Project that serves groups of individuals who are at a higher risk of experiencing social, economic, and health disparities.

The City of Dallas will not support tax exemptions or other HFC related approvals for residential development projects located within city limits that are sponsored, owned, or operated by Housing Finance Corporations (HFCs) formed by entities outside of the Dallas Housing Finance Corporation (DHFC) or other local HFC's with proper jurisdiction.

In alignment with House Bill 21 (89th Legislature), which reformed Chapter 394 of the Local Government Code governing DHFC operations, and to ensure local accountability, transparency, and alignment with city housing priorities, HFC-sponsored developments must be structured through the City's own HFC, HFC with proper jurisdiction, or an entity directly affiliated with the City of Dallas if such entity is subject to an interlocal agreement or other binding agreement.

Applications could be denied if:

- Applicants have open projects underway, and projects are stalled or delayed,
- Applicants are in breach of or default of any agreement with the City of Dallas,
- Project does not align with any term of the program statement, statute, City of Dallas program or regulation.

DHFC will track and report on the DHFC portfolio of projects' total tax-exempt value with each project to Housing and Homelessness Solutions Committee and for City Council consideration. DHFC will also track and report on the DHFC portfolio of projects' total tax-exempt value annually.

DHFC will include a Public Benefit Analysis (PBA) with each project to Housing and Homelessness Solution Committee and for City Council consideration. The PBA should be at least 60% of the estimated property taxes. If the percentage is below 60% a rationale shall be included that addresses the following:

- How the project will link housing to economic job opportunities;
- How the project will address older or ageing housing stock in the area;
- How the project will align services intended to support the residents or general community need.

Community Input

Developers should attempt to seek input from City Council Members of the District before an application is submitted. In line with the City's Code of Ethics Chapter 12A, upon submission of the application, all communication, including oral, written, and/or electronic communication, between the Applicant(s) and the Councilmember, whether direct or indirect (through a representative, employee, or agent), regarding the application must cease. Development projects may have engaged the community throughout the process for zoning, permitting, general community support or other reasons. After submission, the board member appointed by the City Council member, the Board Chair, or the DHFC General Manager will alert the council member of all projects located within the district so that the Council Member can determine if further community engagement is needed.

Relocation Policy

For developments that are occupied by existing tenants and that are not otherwise subject to the Uniform Relocation Act (URA), the development proposal must include a

DHFC approved relocation plan that: (1) Minimizes permanent displacement from the Development. In the event of permanent displacement, Applicants will be required to provide compensation to affected tenants that is otherwise in alignment with URA requirements; (2) Must provide reasonable notice to affected tenants prior to any temporary relocation and covers all reasonable out of pocket costs incurred by tenants as a result of moving from one unit to another within the Development or temporarily vacating their units to allow rehabilitation work to proceed; and (3) Proposer must meet all applicable state, federal, or local laws relating to displacement of tenants.

Minimum Rehabilitation Requirements

For rehabilitation projects, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified licensed third-party professional that is independent from the Development's architect or engineer, builder/general contractor, or other member of the Development Team. The Corporation will review the CNA and conduct a site visit. The CNA must demonstrate to the Corporation's satisfaction that the initial scope of work is sufficient to address all City code compliance issues and violations (whether formally cited or not) stated in the report. Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items throughout the entire term of the Development's affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing,
- Interior and exterior windows and doors,
- The interiors of all units including the kitchen and bathroom and all major appliances,
- The exterior of the development, including balconies, walkways, railings, and stairs,
- Communal facilities such as community rooms, fitness centers, business centers, etc.,
- Security features including gates and security cameras, and
- Accessibility.

City Goals and Initiatives

Prior to consideration by the Housing and Homelessness Solutions Committee or Council, OHCE staff will:

- Review DHFC projects for compliance with City plans or policies, needs identified as priorities, and affordability compliance,
- Determine if project is located in a Tax Increment Financing (TIF) district and if so, the TIF board needs to receive notice and TIF board will determine if project will be reviewed and approved by the TIF board of directors before being considered by HHS Committee or Council,
- Ensure that the Phase 1 Environmental Review was conducted on the project and was reviewed by the corporation to certify the review was cleared before presenting to committee and City Council.

While OHCE is tasked with project review in alignment with city policies and initiatives, The Office of Economic Development (ECO) has been tasked with development project review for funding and city incentives. If additional City incentives are requested in conjunction with DHFC tax exemptions, then a second fiscal underwrite will be conducted by ECO for subsidy layering review before any commitments are authorized.

Monitoring

Long-term affordability monitoring will be conducted by OHCE staff, while project monitoring is conducted by corporation staff.

Reporting

DHFC staff will provide:

- Quarterly reports for the entity and each project in a form satisfactory to the OHCE Director, including financial information, use of revenue, property occupancy, crime statistics, project pipeline, and other information requested by the Director from time to time,
- Financial audits that must be completed and submitted to OHCE or successor office/department no later than December 1st.
- Annually, the Board of Directors will present the corporation's financial status, assets, use of revenue and activities to the Housing and Homelessness Solutions Committee, as dictated in the statute.

Revenue

DHFC will limit uses of revenue to opportunities as defined by the Board of Directors with consultation from OHCE Director as board liaison to align with City housing needs. The use of revenue will be briefed to Housing and Homelessness Solution Committee yearly.

A quarterly cumulative and annual report will be submitted to OHCE that details uses of revenue with an administrative breakdown. When City resources are utilized for administration for agenda items, compliance and monitoring or other services requested by the corporations, the corporations will reimburse the City for those costs.

Uses of revenue will be in accordance with state statutes and can be but are not limited to:

- Corporate and City Administration,
- Development activities such as but are not limited to; acquisition, construction, rehabilitation (multifamily), City services and infrastructure for contributions to housing,
- Projects that have been approved seeking gap financing for the project, DHFC will prioritize using revenue to support the development,
- Funding for developers incentives directly through the City of Dallas,
- Funds may be made available to the Dallas Housing Opportunity Fund or any other funding provider to administer on behalf of the DHFC and/or city,
- OHCE and the Board will collaborate on uses of funds that will be presented to the Housing and Homelessness Solutions Committee yearly.

Policies within the program statement will be reviewed by the DHFC Board of Directors and Director of OHCE every two years or at the discretion of the City Council.

Appendix 4: Dallas Public Facility Corporation

Amended April 22, 2026, by Resolution No. ???

About Dallas Public Facility Corporation

The City of Dallas Public Facility Corporation (DPFC) was created by the City of Dallas in 2020, in accordance with Chapter 303 of the Texas Local Government Code under the Public Facility Corporation Act (Act). Under the Act, the purpose of the DPFC is organized exclusively for the purpose of assisting the City in financing, refinancing, or providing "public facilities" as defined by the Act. To fulfill this purpose, the DPFC can develop and preserve mixed-income workforce housing communities to serve residents earning at or below 80% of the area median income (AMI) as well as provide non-income restricted units.

DPFC is fundamentally tasked with leveraging future ad valorem tax revenue to accomplish the public good of creating income restricted and market rate housing units. As such, the Corporation's incentive is to partner where tax revenue is not currently maximized.

Partnerships

The DPFC can partner with affordable housing developers to produce affordable rental housing. Partnership structure includes:

- The DPFC can acquire an ownership stake in the development by creating a special purpose entity which may serve as the general partner (GP) of a limited partnership or similar partnership entity with a private developer that owns and controls the land and has a right of refusal to purchase the improvements,
- Operate as the Ground Lessor, owning the land on which the development is located and receiving fees for the ground lease from the developer, and/or
- The DPFC can act as general contractor by entering into a construction contract (and subcontract) or joint-venture agreement for the construction of the affordable housing development or to allow for sales tax exemption on construction materials.

If the application criteria are met and approved by City Council, then the development can benefit from sales and property tax exemption.

Policies and Procedures

DPFC must have written policies and procedures that outline division of duties, application criteria, fair and transparent procurement procedures, board terms and assignment and methods to adjust any and all policy or procedure stated.

City Staff Representation on the Board

Director of Office of Housing and Community Empowerment (OHCE) or successor office/department or designee will be a DPFC Board of Directors liaison, invited to attend all Board meetings, and invited to attend relevant executive or closed sessions

pertaining to legal issues of properties or the corporation for awareness. Liaison will abide by all confidentiality rules and procedure.

Staffing

DPFC staff responsibilities include:

- General administration,
- Developer communication,
- Notifying Housing staff of new applications received on a monthly basis,
- Project management,
- Project monitoring,
- Quarterly reporting,
- Annual education for developers,
- Attend and be the primary speaker at all Housing and Homelessness Solutions Committee (or others as needed or named) and City Council meetings when board-related agenda items are under consideration.

OHCE staff responsibilities include:

- Review of projects for compliance with and advancement of city policies,
- Long-term affordability monitoring,
- Perform administrative functions for items to be placed on committee or council agendas,
- Communication with the corporation staff on items for reviews, meetings with Councilmembers, questions on projects, reports and all other pertinent information.

Applications

Applications for partnership agreements shall:

- Be submitted in writing to DPFC so that the transaction can be discussed and reviewed, and
- Prioritize new construction projects that have been designated for prioritization by City Council and confirmed by OHCE staff such as:
 - Mixed-income workforce housing in racially or ethnically concentrated areas of poverty (R/ECAP) or areas with poverty rates greater than 20% to assist with eliminating concentration of poverty; or
 - Mixed-income affordable housing in census tracts with higher-than-average appraised value of residential real estate as compared to city-wide values, or in a designated high opportunity area with poverty rates below 20%.

The City of Dallas will not support tax exemptions or other PFC related approvals for residential development projects located within city limits that are sponsored, owned, or operated by Housing Public Facility Corporations (PFCs) formed by entities outside of the Dallas Public Facility Corporation (DPFC) or other local PFC's with proper jurisdiction.

In alignment with House Bill 2071 (88th Legislature), which reformed Chapter 303 of the Local Government Code governing DPFC operations, and to ensure local accountability, transparency, and alignment with city housing priorities, PFC-sponsored developments must be structured through the City's own PFC, PFC with proper jurisdiction, or an entity directly affiliated with the City of Dallas if such entity is subject to an interlocal agreement or other binding agreement.

Applications could be denied if:

- Applicants have open projects underway, and projects are stalled or delayed,
- Applicants are in breach of or default of any agreement with the City of Dallas,
- Project does not align with any term of the program statement, statute, City of Dallas program or regulation.

DPFC will track and report on the DPFC portfolio of projects' total tax-exempt value with each project briefed to Housing and Homelessness Solutions Committee and for City Council consideration. DPFC will also track and report on the DPFC portfolio of projects' total tax-exempt value annually.

DPFC will include a Public Benefit Analysis (PBA) with each project briefed to Housing Committee and for City Council consideration. The PBA should be at least 60% of the estimated property taxes. If the percentage is below 60% a rationale shall be included that addresses the following:

- How the project will link housing to economic job opportunities;
- How the project will address older or ageing housing stock in the area;
- How the project will align services intended to support the residents or general community need.

Community Input

Developers should attempt to seek input from City Council Members of the District before an application is submitted. In line with the City's Code of Ethics Chapter 12A, upon submission of the application, all communication, including oral, written, and/or electronic communication, between the Applicant(s) and the Councilmember, whether direct or indirect (through a representative, employee, or agent), regarding the application must cease. Development projects may have engaged the community throughout the process for zoning, permitting, general community support or other reasons. After submission, the board member appointed by the City Council member, the Board Chair, or the DHFC General Manager will alert the council member of all projects located within the district so that the Council Member can determine if further community engagement is needed.

Relocation Policy

For developments that are occupied by existing tenants and that are not otherwise subject to the Uniform Relocation Act (URA), the development proposal must include a DPFC approved relocation plan that: (1) Minimizes permanent displacement from the Development. In the event of permanent displacement, Applicants will be required to provide compensation to affected tenants that is otherwise in alignment with URA requirements; (2) Must provide reasonable notice to affected tenants prior to any

temporary relocation and covers all reasonable out of pocket costs incurred by tenants as a result of moving from one unit to another within the Development or temporarily vacating their units to allow rehabilitation work to proceed; and (3) Proposer must meet all applicable state, federal, or local laws relating to displacement of tenants.

New Construction

DPFC is fundamentally tasked with leveraging future ad valorem tax revenue to accomplish the public good of creating income restricted and market rate housing units. All new construction must adhere to the City of Dallas minimum building standards.

Minimum Rehabilitation Requirements

For rehabilitation projects, the proposed scope of work must be informed by a capital needs assessment (CNA), prepared by a qualified third-party professional that is independent from the Development's architect or engineer, builder/general contractor, or other member of the Development Team. The Corporation will review the CNA and conduct a site visit. The CNA must demonstrate to the Corporations satisfaction that the initial scope of work is sufficient to address all City code violations (whether formally cited or not) stated in the report. Further, the scope of work, combined with planned replacement reserve funding, must be determined sufficient to address all projected repairs or replacements of the following items throughout the entire term of the Development's affordability period:

- All major systems including roof, foundation, electrical, HVAC, and plumbing,
- Interior and exterior windows and doors,
- The interiors of all units including the kitchen and bathroom and all major appliances,
- The exterior of the development, including balconies, walkways, railings, and stairs,
- Communal facilities such as community rooms, fitness centers, business centers, etc.,
- Security features including gates and security cameras, and
- Accessibility.

City Goals and Initiatives

Prior to consideration by the Housing and Homelessness Solutions (HHS) Committee or Council, OHCE staff will:

- Review DPFC projects for compliance with City plans or policies, needs identified as priorities, and affordability compliance,
- Determine if project is located in a Tax Increment Financing (TIF) district and if so, the TIF board needs to receive notice and TIF board will determine if project will be reviewed and approved by the TIF board of directors before being considered by HHS Committee or Council,
- Ensure that the Phase 1 Environmental Review was conducted on the project and was reviewed by the corporation to certify the review was cleared before presenting to committee and City Council.

While OHCE is tasked with project review in alignment with city policies and initiatives, The Office of Economic Development (ECO) has been tasked with development project review for funding and city incentives. If additional City incentives are requested in conjunction with DPFC tax exemptions, then a second fiscal underwrite will be conducted by ECO for subsidy layering review before any commitments are authorized.

Monitoring

Long-term affordability monitoring will be conducted by OHCE staff, while project monitoring is conducted by corporation staff.

Reporting

DPFC staff will provide:

- Quarterly reports for the entity and each project in a form satisfactory to the OHCE Director, including financial information, use of revenue, property occupancy, crime statistics, project pipeline, and other information requested by the Director from time to time,
- Financial audits that must be completed and submitted to OHCE or successor office/department no later than December 1st.
- Annually, the Board of Directors will present the corporation's financial status, assets, use of revenue and activities to the Housing and Homelessness Solutions Committee, as dictated in the statute.

Revenue

DPFC will limit uses of revenue to opportunities as defined by the Board of Directors with consultation from OHCE Director as board liaison to align with City housing needs. The use of revenue will be briefed to Housing and Homelessness Solution Committee yearly.

A quarterly cumulative and annual report will be submitted to OHCE that details uses of revenue with an administrative breakdown. When City resources are utilized for administration for agenda items, compliance and monitoring or other services requested by the corporations, the corporations will reimburse the City for those costs.

Uses of revenue will be in accordance with state statutes and can be but are not limited to:

- Corporate and City Administration,
- Development activities such as but are not limited to; acquisition, construction, rehabilitation (multifamily), City services and infrastructure for contributions to housing,
- Projects that have been approved seeking gap financing for the project, DPFC will prioritize using revenue to support the development,
- Funding for developers incentives directly through the City of Dallas,
- Funds may be made available to the Dallas Housing Opportunity Fund or any other funding provider to administer on behalf of the DPFC and/or city.
- OHCE and the Board will collaborate on uses of funds that will be presented to the Housing and Homelessness Solutions Committee yearly.

Policies within the program statement will be reviewed by the DPFC Board of Directors and Director of OHCE every two years or at the discretion of the City Council.