

# Memorandum



CITY OF DALLAS

DATE May 1, 2026

TO Honorable Mayor and Members of the Dallas City Council

SUBJECT **Dallas City Hall – Next Steps**

The purpose of this memorandum is to provide an update to the City Council on the Call for Concepts process and the status of work to develop a phased repair plan for City Hall.

## Call for Concepts

On February 23, 2026, the City Council Finance Committee made a motion to “direct the City manager to pursue options for redevelopment of the City Hall site.” After the motion was approved, the Finance Committee chair referred this item to the Economic Development Committee for action. As discussed at the March 2, 2026, Economic Development Committee, an open call for concepts and ideas was issued by the City to receive market proposals for the adaptive reuse of the city hall building or redevelopment of the city hall site, in response to the Finance Committee’s motion. The call for concepts opened on April 6 and will close on May 4. On Monday, May 4, staff will update the Economic Development Committee by memorandum on all responses to the Call for Concepts.

## Repair Program

Additional work is underway to address City Council’s March 4, 2026, Resolution (#26-0499), which directs the City Manager to:

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

Staff has engaged two firms to support development of these deliverables, including prioritization of needs, a 10-year phased repair approach, associated cost estimates, and a two-phase briefing plan. The firms will review existing facility assessments, coordinate with prior consultants for clarification as needed, and conduct site visits to better understand operational impacts and construction considerations that may affect cost estimates. They will also collaborate to ensure the work aligns with the requirements of the Resolution. The scope includes two presentations to City Council, with Phase I and Phase II briefings currently anticipated for mid and late May.

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Phase I will provide the City Council with an introduction and overview of each firm’s scope, prioritization methodology, and key assumptions, caveats, or disclaimers informing the development of their forthcoming repair phasing and cost estimates.

Phase II will provide each firm the opportunity to present its proposed repair plans and cost estimates to the City Council for review and discussion.

Further updates regarding the March 4, 2026, Council Resolution will be provided in the coming weeks. If you have any questions, please contact John Johnson, Chief of Real Estate at [john.johnson2@dallas.gov](mailto:john.johnson2@dallas.gov).



Kimberly Bizzor Tolbert  
City Manager

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- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Robin Bentley, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
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