

Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City Council Tours

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

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

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

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

Next Steps

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

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

Service First, Now!



Kimberly Bizer Tolbert
City Manager

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

City Council – March 4, 2026

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

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

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

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

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

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

Now, Therefore,

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

Section 1. That the City Manager is directed to:

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

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

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



Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Executive Management Team Retirement**

After 28 years of distinguished service to the City of Dallas, Assistant City Manager Donzell Gipson has announced his intention to retire, effective April 30, 2026. Donzell has held several leadership positions throughout his tenure including Director of Equipment & Fleet Management. He has built a reputation for thoughtful leadership, innovation, and a strong commitment to public service.

Donzell has spearheaded numerous initiatives including the development of a preventative maintenance program focused on public safety facilities to reduce deferred maintenance. He also supported the expansion of GPS technology as a fleet utilization tool, enhancing oversight and governance of vehicles and equipment across city departments. Donzell strengthened organizational resilience by facilitating the development of a plan to relocate the City's data center from City Hall to a modern facility. Additionally, he revamped City Council engagement in real estate transactions through the Finance Committee and Executive Session briefings.

Donzell played a critical role in advancing procurement operations by supporting an interdepartmental Strike Team that resulted in increased signatory authority of the City Manager, improving efficiency, and the creation of the monthly Procurement Accountability Report. He also facilitated the development of the new Developing Regional & Inclusive Vendor Enterprises (DRIVE) program to promote opportunities for small, local businesses in City procurement.

Please join me in congratulating Donzell on a well-deserved retirement and recognizing his dedicated service to the City of Dallas.

Service First, Now!

A handwritten signature in black ink, reading "Kimberly Bizer Tolbert".

Kimberly Bizer Tolbert
City Manager

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SUBJECT **Executive Management Team Retirement**
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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
Dev Rastogi, Assistant City Manager

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



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Government Affairs Leadership**

After nearly four years of faithfully serving the City of Dallas, Interim Director of Government Affairs Jake Anderson has announced his resignation, effective April 24, 2026.

Jake began his career in the Mayor and City Council Office before joining the Office of Government Affairs in 2023. During his tenure, he established an international affairs team within the Office of Government Affairs to manage the City's relationships with its diplomatic corps, coordinate protocol and logistical services for dignitaries and delegation visits and oversee the City's sister city relationships. In his role, he served as primary liaison between the City and a broad range of partner organizations, including peer cities, counties, school districts, higher education systems, transit agencies, health agencies, public safety entities, and regional, state, national, and international organizations.

Jake also provided critical support to City leadership on key issues including DART funding and governance, oversaw the 2024 Charter Review Commission process, and led the Office of Government Affairs during the 89th Texas Legislative Session. Additionally, he secured funding for 17 projects during the Fiscal Year 26 Community Project Funding (CPF) request cycle, totaling almost \$15 million - the largest number of CFP awards the City received since the process was restructured and reintroduced in 2021.

Please join me in thanking Jake for his dedicated service to the City of Dallas and wishing him continued success in his future endeavors.

As part of the next steps, the City will host a Meet and Greet next Tuesday, April 7th at 4 PM in the Flag Room for Eric Dominguez and Leon T. Mason III, the finalists for the Office of Government Affairs Director position. Background information on both candidates is below.

Eric Dominguez

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 serves as Director

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SUBJECT **Office of Government Affairs Leadership**
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of Legislative Affairs for IDEA Public Schools, leading statewide advocacy and representing the organization before elected officials.

Previously, Eric held leadership roles with Dallas College and Dallas Area Rapid Transit (DART) and led government relations for Uplift Education. He also served with the Dallas Independent School District (DISD), City of Dallas, and began his career with the State of Texas in the Office of Senator Royce West. Eric brings deep expertise in legislative strategy, policy development, and advocacy, making him well-positioned to effectively represent and advance the City of Dallas's government affairs priorities.

Leon T. Mason III

Leon T. Mason III is an accomplished public sector leader with more than 20 years of experience in government affairs, legislative strategy, and community development. He currently serves as a Strategy Officer in the Colorado Governor's Office, overseeing the compliant use of nearly \$900 million in federal funding and supporting cross-agency collaboration.

Previously, Leon was Executive Director for the City & County of Denver's City Council, managing operations, a \$6.1 million budget, and policy initiatives. His background also includes leadership roles with the City of Lorain, Ohio, and service in both the U.S. Senate and House of Representatives. Leon is known for strong stakeholder relationships and advancing initiatives that drive economic and community impact. His background in public policy, funding compliance, and legislative advocacy positions him well to lead and strengthen the City of Dallas's state and federal government affairs efforts.

Service First, Now!



Kimberly Bizer Tolbert
City Manager

c: Tammy Palomino, City Attorney
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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Economic Development Staffing**

I am excited to announce a new role in the Office of Economic Development. Tamara Leak is being promoted to Deputy Director and will also serve as the Urban Core Initiatives Officer for the City of Dallas. Tamara currently serves as Assistant Director in the Office of Economic Development and will bring her deep institutional knowledge and proven leadership to this new role.

Tamara has served the City of Dallas for 18 years, with a particular focus on catalytic development and urban core growth. Tamara has led city investment into adaptive reuse projects such as The National and The Statler, and she is an urban core resident. In her new role, Tamara will serve as the cross-departmental lead for all urban core initiatives and will act as the City's liaison on key partner work, including the update of the Downtown Dallas 360 plan.

Tamara holds a B.S. in Business Administration and an M.B.A. from Florida A&M University, and she holds Housing Development Finance Professional and Economic Development Finance Professional certifications from Grow America.

Please join us in congratulating Tamara as she assumes this leadership role in advancing sustainable targeted growth in the greater urban core to create economic impact for all of Dallas.

Service First, Now!

A handwritten signature in black ink, appearing to read 'Kimberly Bizer Tolbert'.

Kimberly Bizer Tolbert
City Manager

c: Tammy Palomino, City Attorney
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Memorandum



CITY OF DALLAS

DATE April 2, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 8, 2026 City Council FINAL Agenda – Additions/Revisions/Deletions
Memorandum**

On March 26, 2026, a DRAFT City Council Agenda April 8, 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:

42. 26-1158A Authorize a cooperative purchasing agreement for cybersecurity professional services to support the Department of Information and Technology Services with Rapid Strategy, Inc. through the General Service Administration Cooperative Purchase Agreement - Not to exceed \$399,880.00 - Financing: Information Technology Equipment Fund
43. 26-1243A A resolution amending Resolution No. 25-1779 to amend the city calendar to recognize April 10 as Dolores Huerta Day - Financing: No cost consideration to the City
44. 26-1249A An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Section 34-25; **(1)** removing Cesar E. Chavez Day from the list of city holidays; **(2)** providing a penalty not to exceed \$500.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City

PH3. 26-1248A (1) A public hearing to receive comments on the adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan to: (a) use unspent prior year Community Development Block Grant (CDBG) Funds in the amount of \$2,566,661 for public improvement projects and (b) use unspent prior year Coronavirus Aid, Relief, and Economic Security (CARES) Act Funds, Community Development Block Grant (CDBG-COVID) in the amount of \$450,000 for the emergency rental and mortgage assistance program; and, at the close of the public hearing (2) authorize final adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with HUD Consolidated Plan.**

Revisions:

19. 26-554A Authorize (1) a Project Specific Agreement with Dallas County (“County”) (Transportation - Major Capital Improvement Project No. 20226), in the amount of \$24,125,000.00, with \$3,500,000.00 (less \$50,000.00 for in-house project delivery costs) as County participation for construction and \$20,625,000.00 as City participation, which has, in-part, been authorized by previous council actions or administrative actions as outlined in the background ~~totaling \$7,970,764.36 and includes associated federal funding through the Texas Department of Transportation Advance Funding Agreement in related agenda item on this meeting date~~, for engineering and constructing transportation improvements on Ross Avenue, from US 75 to Greenville Avenue; (2) an increase in appropriations in an amount not to exceed \$3,450,000.00 in the Capital Projects Reimbursement Fund; and (3) the receipt and deposit of funds in an amount not to exceed \$3,450,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$16,154,235.64 - Financing: Capital Projects Reimbursement Fund (\$3,450,000.00); Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$600,000.00); General Fund (\$7,154,235.64) (subject to annual appropriations); Water Capital Improvement G Fund (\$3,366,329.00) (subject to annual appropriations); Water Construction Fund (\$50,000.00) (subject to annual appropriations); Wastewater Capital Improvement G Fund (\$1,517,156.00) (subject to annual appropriations); and Wastewater Construction Fund (\$16,515.00) (subject to annual appropriations)

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

This item is being revised to update the Agenda Information Sheet. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

34. 26-1033A [An ordinance approving Dallas Fort Worth International Airport Board Resolution No. 2025-09-257, adopted on September 4, 2025, for the purpose of amending ~~Approval and adoption of the amended Chapter 17 of the~~ Construction and Fire Prevention Standards of ~~the~~ Dallas Fort Worth International Airport ~~to add contemporary legal provisions and language supporting the use of new debt instruments~~](#) - Financing: No cost consideration to the City
This item is being revised to update the Agenda Information Sheet. Please contact James Anderson, Director, Office of Government Affairs, at 214-671-5148, for more information.

35. 26-1034A Approval and adoption of the ~~a~~^AAmended and ~~r~~^RRestated ~~55th~~ ^{Fifty-}~~Fifth~~ Supplemental ~~and~~ Concurrent Bond Ordinance relating to the Dallas Fort Worth International Airport Joint Revenue Bonds, reflecting certain changes to the Master Bond Ordinance as applicable to the Subordinate [Commercial Paper Lien](#) Program - Financing: No cost consideration to the City
This item is being revised to update the Agenda Information Sheet. Please contact James Anderson, Director, Office of Government Affairs, at 214-671-5148, for more information.

36. 26-1032A Approval and adoption of the amended and restated Master Bond Ordinance of the Dallas Fort Worth International Airport to add contemporary legal provisions and language supporting the use of new debt instruments - Financing: No cost consideration to the City
This item is being revised to update the Agenda Information Sheet. Please contact James Anderson, Director, Office of Government Affairs, at 214-671-5148, for more information.

Deletions:

4. 26-756A Authorize a Supplemental Agreement No. 1 to the professional services contract with MEP Consulting Engineers Inc. for additional architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the replacement of indoor pool mechanical system for the Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$150,000.00, from \$48,200.00 to \$198,200.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
This item is being deleted for Park Board to consider on April 16, 2026. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.

6. 26-1051A An ordinance amending Chapter 17, “Food Establishments,” of the Dallas City Code by **(1)** amending Section 17-1.6 and Chapter 50, “Consumer Affairs,” of the Dallas City Code; **(2)** amending Sections 50-152, 50-157, 50-158, 50-160, and 50-162; **(3)** adding new Sections 50-167.1 and 50-173; **(4)** providing requirements for serving or distributing food on public or private property; **(5)** providing a penalty not to exceed \$500.00; **(6)** providing a saving clause; **(7)** providing a severability clause; and **(8)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)
This item is being deleted and will return on a future agenda date. Please contact Christopher Christian, Director, Department of Code Compliance, at 214-671-9985, for more information.

Increases:

13. 26-330A Authorize Supplemental Agreement No. 1 to the professional services contract with RPS Infrastructure, Inc., to provide additional construction phase services for the Large Valve and Meter Vault Project at fifteen locations (list attached to the Agenda Information Sheet) - Not to exceed \$277,973.00, from \$1,449,744.00 to \$1,727,717.00 - Financing: Water Capital Improvement F Fund

***In alignment with Water and Wastewater Capital Improvement Program.**

This item is being increased to provide additional construction phase services of the Large Valve and Meter Vault Project. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-671-9581, for more information.

14. 26-113A

Authorize Supplemental Agreement No. 1 to the Construction Manager at Risk (CMAR) Agreement with Archer Western Construction LLC, to provide City's acceptance of Guaranteed Maximum Price Proposal 1 for construction services associated with the Improvement Component No. 1 portion of the Elm Fork Water Treatment Plant Water Quality Improvements Program, in an amount not to exceed \$90,000,000.00 (which includes a CMAR contingency of \$1,202,500.00 and an Owner's contingency of \$1,790,500.00) - Not to exceed \$90,000,000.00, from \$4,087,120.00 to \$94,087,120.00 - Financing: Water Capital Improvement F Fund (\$56,000,000.00) and Water Capital Improvement G Fund (\$34,000,000.00)

***In alignment with Water and Wastewater Capital Improvement Program.**

This item is being increased to include the first and second improvement component packages for the Elm Fork Water Quality Improvements Program which includes construction of a filtered water flume, filtered water junction structure and access vault, and rerouting of two 16-inch diameter residual pipes. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-671-9581, for more information.

18. 26-723A

Authorize a cost-overrun payment to Union Pacific Railroad Company (UPRR), to compensate UPRR for the additional funding needed for the upgrades UPRR performed at the Chalk Hill Road at-grade public road crossing, between Interstate Highway-30 (IH-30) frontage road and Singleton Boulevard for the Public Highway At-grade Crossing Improvement Agreement with UPRR - Not to exceed \$700,000.00, from \$1,308,399.00 to \$2,008,399.000 - Financing: 2024B Certificates of Obligation Fund

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

This item is being increased to make the final payments to UPRR and close out this project. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

22. 26-1026A

Authorize Supplemental Agreement No. 2 to the professional services contract with BCC Engineering, LLC, for construction management, engineering, and inspection services, to assist the City in managing the construction activities of the Dallas Area Rapid Transit's Cotton Belt (also known as the Silver Line) and associated Cotton Belt Trail Project within the City's public right-of-way, which includes multiple crossings covering: East Beltline; Hillcrest Road, Dallas Parkway Southbound, Dallas Parkway Northbound, Knoll Trail Drive, Davenport Road East/West, Campbell Road, Davenport Road North/South, McCallum Boulevard, Meandering Way, Dickerson Street, Knoll Trail Train Station, Coit Road, and a small portion of the Cotton Belt trail connection into the Cypress Waters Development - Not to exceed \$182,096.00, from \$2,507,750.86 to \$2,689,846.86 - Financing: DART Transportation Projects Fund

***In alignment with Vision Zero Plan.**

This item is being increased to manage and monitor the additional construction activities associated with this project. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

Items for Bid Rejection:

31. 26-1043A Authorize **(1)** the rejection of proposals received for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; **(2)** the re-advertisement for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; and **(3)** a three-year service price agreement for Groups 2 through 31 and 33 through 37 for citywide grounds maintenance services - Good Earth Corporation in the estimated amount of \$25,684,254.40, BrightView Landscape Services, Inc in the estimated amount of \$12,841,276.18, V.L. & I., Inc dba URBAN LANDSCAPING & IRRIGATION in the estimated amount of \$142,220.00, and Abescape Group, LLC in the estimated amount of \$128,790.00, most advantageous proposers of thirteen - Total estimated amount of \$38,796,540.58 - Financing: General Fund (\$17,761,625.65), Stormwater Drainage Management Fund (\$11,999,978.00), Dallas Water Utilities Fund (\$4,256,816.48), Aviation Fund (\$3,994,993.45), Nas Redevelopment Fund (\$482,980.00), Equipment and Fleet Management Fund (\$162,378.00), and Sanitation Operation Fund (\$137,769.00) (subject to annual appropriations)

This item is being rejected to allow the department to revise the specifications. Please contact Juanita Ortiz, Director, Office of Procurement Services, at 214-670-3874, for more information.

Bids:

12. 26-397A Authorize a construction services contract for erosion control improvements at six locations (list attached to the Agenda Information Sheet) - TREG Erosion Control Specialists, LLC, lowest responsible bidder of four - Not to exceed \$3,387,777.00 - Financing: Certificates of Obligation, Series 2024B Storm Drainage Management Fund (\$348,020.00), Storm Drainage Management Capital Construction Fund (\$807,099.00), 2025 Certificate of Obligation Fund (\$1,435,650.00), and Flood Control (D) Fund (2017 General Obligation Bond Fund) (\$797,008.00)

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

21. 26-624A Authorize a construction services contract for the 2026 Annual Street Resurfacing Contract with Estrada Concrete Company LLC, lowest responsible bidder of three - Not to exceed \$84,967,630.00 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$70,651,424.00) (subject to annual appropriations), Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$9,914,603.00), ARPA Redevelopment Fund (\$2,000,000.00) and General Fund (\$2,401,603.00)

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

30. 26-1004A Authorize a **(1)** termination of the three-year service price agreement with Southern Petroleum Laboratories, Inc. dba SPL, Inc. for Group 1, previously approved on August 27, 2025, by Resolution No. 25-1362, for analytical laboratory testing services for the Dallas Water Utilities Department; and **(2)** a three-year service price agreement for Group 1 for analytical laboratory testing services for the Dallas Water Utilities Department - Eurofins Environment Testing South Central, LLC dba Eurofins Xenco, next lowest responsible bidder of six - Estimated amount of \$6,235,891.00 - Financing: Dallas Water Utilities Fund (\$5,846,085.00) and Stormwater Drainage Management Fund (\$389,806.00) (subject to annual appropriations)

Proposals:

15. 26-414A Authorize two-year construction services contracts, with three one-year renewal options to perform job order contracting services at Dallas Airport System facilities with Gilbert May, Inc. dba Philips/May Corporation, F.H. Paschen, S.N. Nielsen & Associates LLC., and The Bowa Group, Inc. dba Bowa Construction South the most advantageous proposers of seventeen - Total not to exceed \$15,000,000.00 - Financing: Aviation Fund (subject to annual appropriations)

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

29. 26-1003A Authorize **(1)** an acquisition contract for the purchase of hardware and software for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services in the estimated amount \$942,506.25; and **(2)** a four-year service price agreement in the estimated amount \$2,272,500.00, with two one-year renewal options in the estimated amount of \$1,575,962.00, as detailed in the Fiscal Information, for maintenance and support for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services - Appticity Corporation, most advantageous proposer of eight - Total estimated amount of \$4,790,968.25 - Financing: ARPA Redevelopment Fund (\$1,508,996.48) and General Fund (\$3,281,971.77) (subject to annual appropriations)

31. 26-1043A Authorize **(1)** the rejection of proposals received for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; **(2)** the re-advertisement for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; and **(3)** a three-year service price agreement for Groups 2 through 31 and 33 through 37 for citywide grounds maintenance services - Good Earth Corporation in the estimated amount of \$25,684,254.40, BrightView Landscape Services, Inc in the estimated amount of \$12,841,276.18, V.L. & I., Inc dba URBAN LANDSCAPING & IRRIGATION in the estimated amount of \$142,220.00, and Abescape Group, LLC in the estimated amount of \$128,790.00, most advantageous proposers of thirteen - Total estimated amount of \$38,796,540.58 - Financing: General Fund (\$17,761,625.65), Stormwater Drainage Management Fund (\$11,999,978.00), Dallas Water Utilities Fund (\$4,256,816.48), Aviation Fund (\$3,994,993.45), Nas Redevelopment Fund (\$482,980.00), Equipment and Fleet Management Fund (\$162,378.00), and Sanitation Operation Fund (\$137,769.00) (subject to annual appropriations)

40. 26-1202A Authorize **(1)** a Construction Manager at Risk Agreement with Linbeck Group, LLC, best value proposer of four, to provide preconstruction and construction services for the Dallas Zoo Safari Trail Project located at 650 South R.L. Thornton Freeway; and **(2)** an increase in appropriations not to exceed \$60,000.00 in the Capital Gifts Match Donations and Development Fund - Not to exceed \$90,000.00 - Financing: Capital Gifts Match Donations and Development Fund (\$60,000.00) and Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$30,000.00) (This item was deferred on March 25, 2026)

Procurement Information:

29. 26-1003A Authorize **(1)** an acquisition contract for the purchase of hardware and software for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services in the estimated amount \$942,506.25; and **(2)** a four-year service price agreement in the estimated amount \$2,272,500.00, with two one-year renewal options in the estimated amount of \$1,575,962.00, as detailed in the Fiscal Information, for maintenance and support for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services - Appticity Corporation, most advantageous proposer of eight - Total estimated amount of \$4,790,968.25 - Financing: ARPA Redevelopment Fund (\$1,508,996.48) and General Fund (\$3,281,971.77) (subject to annual appropriations)

Proposal Submissions	8
Pre-Solicitation Meeting	May 20 2025 @ 10:00AM CST
Department	Dallas Fire-Rescue Department Department of Information and Technology Services
Vendor	Appticity Corporation
Evaluation Criteria	Functional Match to Requirements (30), Technical Match to Requirements Approach (25), Capability and Expertise (20), Cost (20), Local Preference (5)
Vendor’s Score	73.89
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

30. 26-1004A Authorize a **(1)** termination of the three-year service price agreement with Southern Petroleum Laboratories, Inc. dba SPL, Inc. for Group 1, previously approved on August 27, 2025, by Resolution No. 25-1362, for analytical laboratory testing services for the Dallas Water Utilities Department; and **(2)** a three-year service price agreement for Group 1 for analytical laboratory testing services for the Dallas Water Utilities Department - Eurofins Environment Testing South Central, LLC dba Eurofins Xenco, next lowest responsible bidder of six - Estimated amount of \$6,235,891.00 - Financing: Dallas Water Utilities Fund (\$5,846,085.00) and Stormwater Drainage Management Fund (\$389,806.00) (subject to annual appropriations)

Bid Submissions	6
Pre-Bid Meeting	March 5, 2025 @ 3:00PM CST
Department	Dallas Water Utilities Department
Vendor	Eurofins Environment Testing South Central, LLC dba Eurofins Xenco
Evaluation Criteria	Low Bid
Vendor's Score	N/A
Local/Non-local	Local
Joint Venture/Mentoring/Subcontracting	Yes, Subcontracting
Existing City Contract(s) and Amount	0 Contracts, Totaling \$0.00
Additional Information	Incumbent Vendor

31. 26-1043A Authorize **(1)** the rejection of proposals received for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; **(2)** the re-advertisement for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; and **(3)** a three-year service price agreement for Groups 2 through 31 and 33 through 37 for citywide grounds maintenance services - Good Earth Corporation in the estimated amount of \$25,684,254.40, BrightView Landscape Services, Inc in the estimated amount of \$12,841,276.18, V.L. & I., Inc dba URBAN LANDSCAPING & IRRIGATION in the estimated amount of \$142,220.00, and Abescape Group, LLC in the estimated amount of \$128,790.00, most advantageous proposers of thirteen - Total estimated amount of \$38,796,540.58 - Financing: General Fund (\$17,761,625.65), Stormwater Drainage Management Fund (\$11,999,978.00), Dallas Water Utilities Fund (\$4,256,816.48), Aviation Fund (\$3,994,993.45), Nas Redevelopment Fund (\$482,980.00), Equipment and Fleet Management Fund (\$162,378.00), and Sanitation Operation Fund (\$137,769.00) (subject to annual appropriations)

Proposal Submissions	13
Pre-Solicitation Meeting	August 5, 2025 @ 10:00AM CST
Department	Citywide
Vendor	1) Good Earth Corporation 2) BrightView Landscape Services, Inc 3) V.L. & I., Inc dba URBAN LANDSCAPING & IRRIGATION 4) Abescape Group, LLC
Evaluation Criteria	Approach and Workplan (30), Cost (30), Experience (25), Use of Non-gas Powered Equipment (10), Team Local Preference (5)
Vendor’s Score	1) Multiple Groups 2) Multiple Groups 3) Multiple Groups 4) Multiple Groups
Local/Non-local	1) Local 2) Local 3) Local 4) Non-local

Joint Venture/Mentoring/Subcontracting	1) Yes, Subcontracting 2) No 3) Yes, Subcontracting 4) No
Existing City Contract(s) and Amount	1) 5 Contracts, Totaling \$57,989,259.89 2) 1 Contract, Totaling \$1,034,140.32 3) 2 Contracts, Totaling \$1,862,874.08 4) 1 Contract, Totaling \$93,130.00
Additional Information	1) Incumbent Vendor 2) Incumbent Vendor 3) Incumbent Vendor 4) New 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:

7. 26-1038A Authorize an acquisition from Environmental Resource Holdings, LLC, a Texas corporation, of a tract of land containing approximately 24.5 acres located on Lenway Street near its intersection with Botham Jean Boulevard for the Dallas Floodway Extension Project - Not to exceed \$1,280,676.84 (\$1,273,044.50, plus closing costs and title expenses not to exceed \$7,632.34) - Financing: Storm Drainage Management Capital Construction Fund

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

[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the US Army Corps of Engineers Supplemental BiPartisan Budget Act of 2018 \(PL 115-123\) on April 19, 2019.](#)

14. 26-113A Authorize Supplemental Agreement No. 1 to the Construction Manager at Risk (CMAR) Agreement with Archer Western Construction LLC, to provide City’s acceptance of Guaranteed Maximum Price Proposal 1 for construction services associated with the Improvement Component No. 1 portion of the Elm Fork Water Treatment Plant Water Quality Improvements Program, in an amount not to exceed \$90,000,000.00 (which includes a CMAR contingency of \$1,202,500.00 and an Owner’s contingency of \$1,790,500.00) - Not to exceed \$90,000,000.00, from \$4,087,120.00 to \$94,087,120.00 - Financing: Water Capital Improvement F Fund (\$56,000,000.00) and Water Capital Improvement G Fund (\$34,000,000.00)

***In alignment with Water and Wastewater Capital Improvement Program.**

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on October 21, 2024.](#)

23. 26-923A An ordinance amending **(1)** that certain Second Supplemental Indenture authorizing the City of Dallas Senior Lien Special Tax Revenue Notes, Series A (Kay Bailey Hutchison Convention Center Dallas Venue Project); **(2)** the Taxable Note Purchase Agreement with JP Morgan Chase Bank, N.A. and Tax-Exempt Note Purchase Agreement with DNT Asset Trust, a wholly owned affiliate of JPMorgan Chase Bank, N.A., relating to such Notes; and **(3)** resolving other matters related thereto - Not to exceed \$1,928,500 - Financing: 2025 Senior Lien Special Tax Revenue Notes Fund (\$628,500 upfront closing costs plus annual fees of \$1,300,000 for a total cost of \$1,928,500; with additional interest costs as accrued) (subject to annual appropriations)

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

[The City Council was briefed by memorandum regarding this matter on June 6, 2025.](#)

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 10, 2025.](#)

26. 26-1142A Authorize **(1)** acquisition from The Arthur Clay Development Group, 2222 Sylvan Ave Project LLC , of approximately 36,685 square feet of land improved with a commercial building located near the intersection of Sylvan Avenue and West Commerce Street for the Fire Station No. 45 Relocation and Redevelopment Project - Not to exceed \$5,126,000.00 (\$5,100,000.00, plus closing costs and title expenses not to exceed \$26,000.00); and **(2)** increase appropriations in an amount not to exceed \$2,700,000.00 in the Fort Worth Avenue TIF District Fund - Financing: Fort Worth Avenue TIF District Fund

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

[The Economic Development Committee was briefed by memorandum regarding this matter on March 2, 2026.](#)

[The Public Safety Committee was briefed by memorandum regarding this matter on March 3, 2026.](#)

34. 26-1033A [An ordinance approving Dallas Fort Worth International Airport Board Resolution No. 2025-09-257, adopted on September 4, 2025, for the purpose of amending Approval and adoption of the amended Chapter 17 of the Construction and Fire Prevention Standards of the Dallas Fort Worth International Airport to add contemporary legal provisions and language supporting the use of new debt instruments](#) - Financing: No cost consideration to the City
[The Committee on Finance was briefed by memorandum regarding this matter on March 23, 2026.](#)

35. 26-1034A Approval and adoption of the ~~a~~Amended and ~~r~~Restated ~~55th~~ [Fifty-Fifth](#) Supplemental ~~and~~ Concurrent Bond Ordinance relating to the Dallas Fort Worth International Airport Joint Revenue Bonds, reflecting certain changes to the Master Bond Ordinance as applicable to the Subordinate [Commercial Paper Lien](#) Program - Financing: No cost consideration to the City
[The Committee on Finance was briefed by memorandum regarding this matter on March 24, 2026.](#)

36. 26-1032A Approval and adoption of the amended and restated Master Bond Ordinance of the Dallas Fort Worth International Airport to add contemporary legal provisions and language supporting the use of new debt instruments - Financing: No cost consideration to the City
[The Committee on Finance was briefed by memorandum regarding this matter on March 24, 2026.](#)

37. 26-1031A Approval and adoption of the Seventy-Second, Seventy-Third, Seventy-Fourth, and Seventy-Fifth Supplemental Concurrent Bond Ordinances amending the Master Bond Ordinance relating to Dallas Fort Worth International Airport (DFW) Joint Revenue Bonds, which will authorize the issuance of new debt not to exceed \$3 billion for the period beginning June 1, 2026, and ending May 31, 2027; authorize the use of bond proceeds to refund DFW's outstanding commercial paper; authorize an increase to the Series I commercial paper program from \$750 million to \$1.5 billion; and authorize an increase to the Series II commercial paper program from \$600 million to \$1 billion - Financing: No cost consideration to the City
[The Committee on Finance was briefed by memorandum on the Seventy-Second, Seventy-Third, Seventy-Fourth, and Seventy-Fifth Supplemental Concurrent Bond Ordinances on March 24, 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 | 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 |
| Billierae 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 |
| Dev Rastogi, Assistant City Manager | |

Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item #26-923A – Senior Lien Special Tax Revenue Notes, Series A (Bridge Loan) Extension**

On April 8, 2026, the City Council Agenda includes an ordinance for your consideration amending the Second Supplemental Indenture authorizing the City of Dallas Senior Lien Special Tax Revenue Notes, Series A for the Kay Bailey Hutchison Convention Center Dallas Venue Project (KBHCCD Venue Project) (the “Notes”); and the corresponding Taxable Note Purchase Agreement with JP Morgan Chase Bank, N.A. and Tax-Exempt Note Purchase Agreement with DNT Asset Trust, a wholly owned affiliate of JPMorgan Chase Bank, N.A.; **authorizing the extension of the Notes from June 30, 2026, to December 15, 2026**, with the option to extend further if necessary and agreed to by the parties.

In coordination with the KBHCCD Master Plan, the City previously established a revenue financing system under a Master Indenture of Trust authorizing the Special Tax and Revenue Obligations (KBHCCD Venue Project) (the “Master Indenture”), dated as of October 3, 2023. The primary source of funds for the Master Plan are revenue bonds backed by pledged revenues, including Chapter 351 local Hotel Occupancy Tax (HOT), Chapter 334 (Brimer) additional two percent HOT, and designated Project Financing Zone (PFZ) collections.

On June 11, 2025, the City Council authorized the adoption of the Second Supplemental Indenture to establish the Notes to begin enabling works in preparation for construction. The City, with advisement from the City’s co-financial advisors, Hilltop Securities, Inc. and Estrada Hinojosa & Co., secured a bridge loan in an amount up to \$1,000,000,000 with JP Morgan Chase Bank, N.A. and DNT Asset Trust to issue revenue notes as short-term financing under the Master Indenture in order to facilitate contracting and provide a source of interim financing and refinancing for the KBHCCD Venue Project obligations.

The Notes are a special obligation of the city, payable from and secured by first and senior liens on the pledged revenues. The Notes function as a draw-down note program used as short-term liquidity to fund capital projects in the interim in anticipation of the issuance of long-term bonds for the KBHCCD Venue Project. The current Notes have a maturity date of June 30, 2026, prior to which the city must refund the Notes with long-term debt or request an extension.

S&P Global Ratings affirmed its ‘SP-1’ short-term rating on the Notes, the second highest of the rating scale for short-term notes. The outlook is stable.

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SUBJECT **Upcoming Agenda Item #26-923A – Senior Lien Special Tax Revenue Notes, Series A
(Bridge Loan) Extension**
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The bridge loan costs include: (1) cost of issuance fees associated with the Notes at closing and extension, (2) a commitment fee for the life of the Notes assessed against the average monthly balance of the undrawn amount paid monthly in arrears at a rate of 57.5 basis points, and (3) interest accrued on outstanding Notes drawn. Based on projected facility draw schedules through December 15, 2026, additional funding for the Notes is not to exceed \$1,928,500, (\$628,500 upfront closing costs plus annual fees of \$1,300,000), with additional interest costs as accrued.

Pending City Council approval of the ordinance on April 8, 2026, the extension of the Notes is scheduled to close in May 2026.

If you have any questions, please contact me or Jenny Kerzman, Assistant Director of Treasury, at jenny.kerzman@dallas.gov.

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Jack Ireland
Chief Financial Officer

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Robin Bentley, Assistant City Manager
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item: April 8, 2026, Agenda Item #26-1248A: Public Hearing and Adoption of CDBG Reprogramming Budget #2**

On Wednesday, April 8, your agenda includes a public hearing and at the close of the public hearing consideration of the Community Development Block Grant (CDBG) Reprogramming Budget.

(1) A public hearing to receive comments on the adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan to: (a) use unspent prior year Community Development Block Grant (CDBG) Funds in the amount of \$2,566,661 for public improvement projects and (b) use unspent prior year Coronavirus Aid, Relief, and Economic Security (CARES) Act Funds, Community Development Block Grant (CDBG-COVID) in the amount of \$450,000 for the emergency rental and mortgage assistance program; and (2) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

Background

Each Fall, staff conducts a review of unspent CDBG funds to determine whether the funds are being spent in a timely manner in accordance with city policy. Unspent CDBG project funds that do not comply with the city's timely expenditure requirements may either be recommended for an extension and allowed additional time to be spent or reprogrammed to another eligible use. The Community Development Commission (CDC) approved the City Manager's extension and reprogramming recommendation on January 8, 2026, and the Finance Committee was briefed on January 26, 2026.

On January 28, 2026, the City Council approved an extension of the spending timeline for 11 CDBG projects and \$6.7 million. Additionally, the City Council approved preliminary adoption and called a public hearing for Reprogramming Budget #2, to reprogram \$2.6 million of unspent CDBG funds from 6 projects to be used for other eligible one-time, shovel ready activities.

After City Council's preliminary approval of the reprogramming budget, staff became aware of an additional need related to the HUD Section 108 loan for the Lorenzo Hotel project. City staff provided briefings on the current status of the Lorenzo Hotel, Section 108 project to the [Economic Development Committee on March 2, 2026](#) and to the [Committee on Finance on March 24, 2026](#).

On March 25, 2026, the City Council agenda included a public hearing and at the close of the public hearing consideration of the CDBG Reprogramming Budget. A motion was made to expand the use of the CDBG reprogrammed funds from “public improvement projects” to “public improvement projects and Section 108 debt payments”. The expanded use authorized up to \$935,101.50 as Interim Loan Financing for the Section 108 Hotel Program Loan Agreement for the Lorenzo Hotel. The City Council meeting concluded due to loss of quorum and no action was taken. Therefore, this item will be considered by City Council at the upcoming meeting on April 8, 2026.

This memorandum provides additional information to clarify and correct misconceptions regarding the use of CDBG funds for the Section 108 program.

Section 108 Overview

Section 108 is a loan guarantee program within the CDBG program. Funds from Section 108 provide a mechanism to catalyze investment in low- and moderate-income (LMI) communities, particularly in areas where private market activity is limited by perceived risk or unattractive returns. Projects funded under Section 108 typically pursue outcomes central to community development, including affordable housing, job creation, small business development, blight remediation, and improvements to infrastructure and public facilities.

In LMI areas, projects often face low immediate returns, long development horizons, or elevated construction and operating risks. To address this, local governments (cities or counties) may pledge up to five times the amount of their most recent CDBG grant as security to obtain below-market-rate loans from the U.S. Department of Housing and Urban Development (HUD).

These loans are generally used to finance economic development, housing initiatives, public facilities, infrastructure, and other activities that generate public benefits such as job creation, an expanded tax base, neighborhood stabilization, or expanded access to services. The program’s core feature is the HUD loan guarantee and/or direct loan financing, which reduces lender risk and lowers borrowing costs for local projects.

HUD approves and issues a loan guarantee or loan to the local government, which then borrows the funds from private lenders on favorable terms. The government guarantee mitigates lender risk, enabling banks to offer lower interest rates and longer terms. This access to a substantial upfront capital pool makes projects in LMI communities feasible that might not proceed otherwise due to funding gaps.

City of Dallas Use of Section 108 Loan Program

Since 1995, the City of Dallas has had two Section 108 Programs and pledged CDBG funds to secure the loans.

For the first CDBG Section 108 Guarantee Loan Program, the city received authorization to borrow up to \$50 million from HUD for the Neighborhood Renaissance Program and the Intown Program.

- Neighborhood Renaissance Program (NRP) (\$25 million) – funds were used to stabilize neighborhoods by concentrating on housing improvements; economic development; infrastructure improvements; and park improvements.
 - 6 target neighborhoods in Southern Dallas
 - CDBG funds were used to make 100% of the repayments
- Intown Program (\$25 million) – funds were used to provide gap financing to private developers for the construction of mixed income multifamily housing developments in the downtown area.
 - 7 projects were completed, including
 - The Davis Building (1309 Main Street)
 - The Kirby Residences (1509 Main Street)
 - Eban Village (2710 Jeffries Street)
 - CDBG funds were pledged to make repayments (at the beginning), however, the Developer paid the loans off early and remaining funds (program income) were used for more housing purposes.

For the second CDBG Section 108 Guarantee Loan Program, the city received authorization to borrow up to \$75 million from HUD.

- HUD regulations required CDBG funds to be used as a backstop to secure the 108 funds, however, the pro forma included no CDBG funds to be used. Repayments were to be made from cash flow from projects.
 - \$37.5 million was allocated to be used in the North
 - \$37.5 million was allocated to be used in the South
 - 3 projects were completed and loans paid off early with no use of CDBG funds, including
 - Atmos Lofts (301 S. Harwood Street, 1815 and 1915 Wood Street)
 - Continental Building (1810 Commerce Street)
 - Lancaster Urban Village (4343-4411 Lancaster Road)

Lorenzo Hotel Project

The Lorenzo Hotel project remains the final project from the City's second Section 108 Program. In 2013, the City applied to HUD requesting Section 108 Guarantee Loan Funds in the amount of \$11 million for the rehabilitation of the blighted and vacant former Plaza Hotel structure at 1011 South Akard Street, which the City referred to as the Hotel Project. On January 14, 2015, the City Council via Resolution No. 15-0147, approved an \$11 million, 13-year Section 108 loan agreement with HUD for the Hotel Project. Concurrently, the City approved loaning the Section 108 loan funds to TEOF Hotel LP a for-profit entity ("Borrower"), to rehabilitate the hotel structure into a new, 12 floor, 237-room hotel which currently operates as the Lorenzo Hotel. The CDBG National Objective required that at least 51% of the jobs created (113 jobs) be held by or made available to low-to-moderate-income persons with incomes at 80% or less of Area Median Family Income as established by HUD. The project has met the CDBG National Objective of benefiting low-to-moderate income persons and the public benefit standard set forth in HUD regulations with the creation of an estimated 220 permanent full-time equivalent jobs.

Since its opening in 2017, the project has encountered several challenges, including the nationwide impact of the COVID-19 pandemic on the tourism and hotel industry. Currently, with the Convention Center partially closed for redevelopment and the Akard Street Bridge closure, the Borrower faces additional extenuating circumstances that affect its ability to make upcoming loan payment.

Recently, a representative for the Borrower communicated to city staff that the Borrower will be unable to make an upcoming principal and interest payment due to the city on May 1, 2026. The city, in turn, has a principal and interest payment due to HUD on August 1, 2026. The Borrower's representative has also notified city staff of the Borrower's intent to sell the hotel with an anticipated closing period beginning in late July and ending in late August 2026.

If the city fails to pay HUD on August 1, 2026, HUD will automatically withdraw any of the city's' missed loan payments from the city's CDBG line of credit since the CDBG funds were pledged to secure the loan. This would likely negatively impact or jeopardize the city's current and future CDBG-funded programs and participants. Additionally, this could have a negative impact on the city's overall creditworthiness.

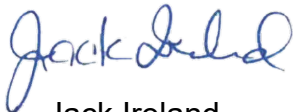
DATE April 3, 2026
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Recommendation

Staff recommends that the City Council approve the CDBG Reprogramming Budget on April 8, 2026, with the expanded use of funds to include “public improvement projects and Section 108 debt payments”. This will enable the city to make the debt payment to HUD as required. Once the Borrower has divested the property, they will make the city whole, and those funds will serve as program income to the CDBG program and be allocated to eligible CDBG uses. If proceeds from divesting of the property are insufficient, the Borrower has also provided additional security in case of loan default in the form of a Guarantee Agreement with Lawrence E. Hamilton, III, as trustee of the Lawrence E. Hamilton Living Trust.

If you have any questions, please contact Chan Williams, Assistant Director in Budget and Management Services regarding HUD programs and contact Kevin Spath, Director in the Office of Economic Development regarding the Lorenzo project.

Service First, Now!



Jack Ireland
Chief Financial Officer

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 8, 2026, City Council Agenda Items #2. 26-1008A and #3. 26-1007A:
Acceptance of Grants for the Dallas Police Department**

The following agenda items are scheduled to go before Council on April 8, 2026.

AGENDA ITEM #2. 26-1008A

Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor Criminal Justice Division (CJD) for the Crime Laboratory Portal Records Program and the Crime Laboratory Portal System-Firearms Project (Grant No. 5661501, State Award ID No. 2026-LP-ST-0001) in the amount of \$40,000.00 to provide design and development of a custom Application Programming Interface that will enable the Omingo Dallas system to securely transfer crime laboratory records to the Texas Department of Public Safety Crime Laboratory Records Portal for the period March 1, 2026 through February 28, 2027; **(2)** establishment of appropriations in an amount not to exceed \$40,000.00 in the CJD Crime Laboratory Portal Records Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$40,000.00 in the CJD Crime Laboratory Portal Records Grant Fund; and **(4)** execution of the grant agreement with the CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$40,000.00 - Financing: CJD Crime Laboratory Portal Records Grant Fund

BACKGROUND

This funding will enable the Dallas Police Department Forensic unit the addition of an Application Programming Interface with the Omnigo system that will allow the Dallas Police Department to connect to the Crime Laboratory Portal and allow full compliance with the Texas state mandate.

AGENDA ITEM #3. 26-1007A

Authorize the (1) application for and acceptance of a grant from the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) through the Texas Office of the Governor - Homeland Security Grants Division (HSGD) for the Counter-Unmanned Aircraft Systems Grant Program (C-UAS) and the C-UAS: City of Dallas FIFA World Cup Protection Project (Grant No. 5731701, Federal/State Award ID No. EMW-2026-CU-05004, Assistance Listing No. 97.161) in the amount of \$10,382,400.00 to provide the deployment of portable drone mitigation assets, including mobile trailers and handheld mitigation devices, to enhance the department's counter-unmanned aerial systems capability for the period January 1, 2026 through September 30, 2026; (2) establishment of appropriations in an amount not to exceed \$10,382,400.00 in the HSGD

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Counter Unmanned Aircraft Systems Grant Fund; (3) receipt and deposit of funds in an amount not to exceed \$10,382,400.00 in the HSGD Counter-Unmanned Aircraft Systems Grant Fund; and (4) execution of the grant agreement with the HSGD and all terms, conditions, and documents required by the agreement - Not to exceed \$10,382,400.00 - Financing: HSGD Counter-Unmanned Aircraft Systems Grant Fund

BACKGROUND

The Dallas Police Department is requesting funding to purchase mobile trailers and handheld systems capable of detecting, identifying, and tracking drones, along with counter-UAS capabilities. These tools will enhance airspace security at major events and help protect critical infrastructure, starting with operations supporting the 2026 FIFA World Cup. After the World Cup, the portable drone detection and mitigation systems will remain available for ongoing and rapid deployment across Dallas and the surrounding region to protect high-priority venues, critical infrastructure sites, and locations facing emerging threats.

Should you have questions or concerns, please contact me at (214) 502-9084.

Service First, Now!



Dominique Artis
Chief of Public Safety

c: 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)
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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



CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 8, 2026, City Council Agenda Item #29. 26-1003A: Contract for the Purchase of Hardware and Software for an Inventory Management Solution for the Dallas Fire-Rescue Department**

The following agenda item is scheduled to go before Council on April 8, 2026.

AGENDA ITEM #28. 26-1003A

Authorize (1) an acquisition contract for the purchase of hardware and software for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services in the estimated amount \$942,506.25; and (2) a four-year service price agreement in the estimated amount \$2,272,500.00, with two one-year renewal options in the estimated amount of \$1,575,962.00, as detailed in the Fiscal Information, for maintenance and support for an inventory management solution for the Dallas Fire-Rescue Department managed by the Department of Information and Technology Services - Appticity Corporation, most advantageous proposer of eight - Total estimated amount of \$4,790,968.25 - Financing: ARPA Redevelopment Fund (\$1,508,996.48) and General Fund (\$3,281,971.77) (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

These agreements will allow for the implementation of hardware and software for an inventory management solution and maintenance and support for Dallas Fire-Rescue Department (DFD) managed by the Department of Information and Technology Services.

DFD currently relies on an inventory system that requires multiple manual processes to track the purchase, distribution, and lifecycle of:

- Firefighting gear and equipment
- Fire station operational supplies

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PAGE 2 of 3

- Emergency medical supplies
- Fleet management parts
- Fuel tracking

The proposed system will integrate these functions into a single, user-friendly platform, streamlining operations and improving efficiency across DFD.

A six-member committee from the following departments reviewed and evaluated the qualifications:

- Dallas Fire-Rescue Department (3)
- Dallas Water Utilities Department (1)
- Department of Information and Technology Services (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Functional match to requirements 30 points
- Technical match to requirements 25 points
- Capability and expertise 20 points
- Cost to the City 20 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$22.05; the selected vendor meets this requirement.

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Should you have questions or concerns, please contact me at (214) 502-9084.

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Dominique Artis
Chief of Public Safety

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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Community Affairs: Role, Impact, and Ongoing Engagement Initiatives**

The Dallas Police Department's Office of Community Affairs plays a critical role in strengthening relationships between the department and the diverse communities we serve. Through strategic outreach, partnerships, and engagement initiatives, the unit works to build trust, enhance transparency, and support public safety efforts across the city.

The Office of Community Affairs is responsible for coordinating and supporting a wide range of programs and initiatives that connect the department with residents, community leaders, advocacy groups, businesses, and stakeholders throughout Dallas. This includes ongoing engagement with various communities to ensure open lines of communication and collaboration.

In addition to in-person outreach, the unit supports and coordinates community-focused communication efforts, including digital and social media initiatives designed to inform, educate, and engage the public. These efforts help ensure timely and accurate information is shared while also providing opportunities for meaningful interaction with the community.

The department remains committed to fostering strong relationships with all communities and will continue to evaluate and align resources to best support engagement, communication, and public safety priorities.

Service First, Now!

A blue ink signature of Daniel C. Comeaux.

Daniel C. Comeaux
Chief of Police

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 8, 2026, City Council Agenda Item #30. 26-1004A: Termination and Award for Analytical Laboratory Testing Services**

Agenda Item Background

On April 8, 2026, the City Council will consider Agenda Item #30 (26-1004A), recommending City Council authorization to:

1. Terminate a three-year service price agreement with Southern Petroleum Laboratories, Inc. for Group 1 – Analytical Testing for Matrices other than Air and Fish; and
2. Award of a three-year service price agreement for Group 1 to the second lowest responsible bidder, Eurofins Environment Testing South Central, LLC.

This service price agreement provides analytical laboratory testing services for the Dallas Water Utilities Department (DWU) to support public water testing, stormwater monitoring, wastewater compliance, industrial waste oversight, and environmental investigations. The services ensure compliance with state and federal environmental regulations and provide specialized testing capabilities when the City's internal laboratories lack the necessary equipment or resources.

Termination and Re-award Recommendation

Pursuant to Texas Local Government Code Chapter 252, the City awards contracts based on best value and may reject proposals when in its best interest. Additionally, in accordance with the City's General Terms and Conditions, if the most advantageous proposer is deemed non-responsive or non-responsible, or if the contract is terminated within one year of Council award, the City may award the contract to the next lowest responsive and responsible bidder.

The Dallas Water Utilities Department recommends termination for convenience under Section 9 of service contract no. POM-2024-00026115, as the most expeditious way to maintain regulatory compliance and minimize risk. The vendor has been notified and is coordinating with the City to ensure a seamless transition with no service interruption.

DATE April 3, 2026
SUBJECT **April 8, 2026, City Council Agenda Item #30. 26-1004A: Termination and Award for Analytical Laboratory Testing Services**
PAGE 2 of 2

Following termination, staff recommends award to the second lowest responsive and responsible bidder, Eurofins Environment Testing South Central, LLC, to ensure continuity of critical testing services.

If you have any questions, please contact Sarah Standifer, Director of Dallas Water Utilities, at sarah.standifer@dallas.gov.

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Donzell Gipson
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **April 8, 2026, City Council Agenda Item #31. 26-1043A: Authorize the Rejection of Proposals for Median and Right-of-Way Grounds Maintenance Services**

On April 8, 2026, the City Council will consider agenda item #31 from the Office of Procurement Services, which includes the rejection of proposals received for one component of a grounds maintenance contract and the re-advertisement of bids, along with the awards of multiple price agreements.

Agenda Item #31

Authorize (1) the rejection of proposals received for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; (2) the re-advertisement for Group 1 for median and right-of-way grounds maintenance services for the Department of Transportation and Public Works; and (3) a three-year service price agreement for Groups 2 through 31 and 33 through 37 for citywide grounds maintenance services - Good Earth Corporation in the estimated amount of \$25,684,254.40, BrightView Landscape Services, Inc in the estimated amount of \$12,841,276.18, V.L. & I., Inc dba URBAN LANDSCAPING & IRRIGATION in the estimated amount of \$142,220.00, and Abescape Group, LLC in the estimated amount of \$128,790.00, most advantageous proposers of thirteen - Total estimated amount of \$38,796,540.58 - Financing: General Fund (\$17,761,625.65), Stormwater Drainage Management Fund (\$11,999,978.00), Dallas Water Utilities Fund (\$4,256,816.48), Aviation Fund (\$3,994,993.45), Nas Redevelopment Fund (\$482,980.00), Equipment and Fleet Management Fund (\$162,378.00), and Sanitation (subject to annual appropriations

If approved, the recommendation to reject the proposals and re-advertise will allow staff to provide greater specificity in the new Request for Proposals (RFP), clarifying contract terms, mowing cycle timeframes, and expectations for proposer qualifications and references. Additionally, the new RFP would include trash receptacle services in certain areas and median landscaping services.

DATE April 3, 2026
SUBJECT **April 8, 2026, City Council Agenda Item #31. 26-1043A: Authorize the Rejection of Proposals for Median and Right-of-Way Grounds Maintenance Services**
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If you have any questions or would like additional information, please contact Ghassan “Gus” Khankarli, PhD, PE, PMP, CLTD, Director of the Department of Transportation and Public Works, at ghassan.khankarli@dallas.gov.

Service First, Now!



Donzell Gipson
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **D CEO's 2026 Commercial Real Estate Awards**

Staff is pleased to announce that several Dallas projects were recognized on March 26, 2026 by D Magazine's D CEO's 2026 Commercial Real Estate Awards. Launched in 2013, D CEO's annual program celebrates outstanding North Texas commercial real estate projects, transactions, dealmakers, and industry executives driving economic activity in the past year.

Out of a total of 119 finalists across 24 categories pertaining to projects and transactions, 33 of the recognized projects are located within the city of Dallas. Among the winners, 7 projects were supported by economic development incentives facilitated by the Office of Economic Development and authorized by City Council. Please see the table below:

Award Category	Winners
Deal of The Year	Goldman Sachs at North End
Best Office Lease	Scotiabank
Best Announced Project	Rivulet
Community Impact Award	The Loop Dallas
Best New Multifamily (Urban)	Mockingbird Station
Best New Mixed-Use Project	University Hills
Best Redevelopment or Renovation	Cabana Design District

For a comprehensive list of all winners, please visit the digital edition of the April 2026 issue of D CEO Magazine available [here](#).

Overall, the D CEO's 2026 Commercial Real Estate Awards further highlight the vibrancy and diversity of the commercial real estate market in Dallas and the North Texas region.

Should you have any questions, please contact Kevin Spath, Director, Office of Economic Development, at (214) 671-1691 or kevin.spath@dallas.gov.

DATE April 3, 2026
SUBJECT **D CEO's 2026 Commercial Real Estate Awards**
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Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
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CITY OF DALLAS

DATE April 3, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Jim Miller Pump Station Project Ribbon-Cutting Ceremony**

Dallas Water Utilities (DWU) is pleased to announce the completion of upgrades to the Jim Miller Pump Station and Reservoir. The project upgrades began in the Summer of 2022 and were completed March 2026. To celebrate this milestone, a ribbon-cutting ceremony and facility tour will be held Tuesday, April 7, 2026, from 1:30 to 2:30 p.m. at 5200 N. Jim Miller Road, Dallas, TX 75227. Please see the attached invitation.

The multi-year project replaced aging infrastructure, increasing efficiency, and extended the service life of the Jim Miller Pump Station and Reservoir. The upgrades included installation of modern and efficient pumps, piping, electrical and control equipment and other operational features. Additional facility and site improvements include new fencing and enhanced landscaping features designed to elevate the facility's security, appearance and functionality. Also, a new, widened sidewalk around the pump station property adds approximately 0.3 miles to Everglade Park's walking paths. For more information on the Jim Miller Pump Station and Reservoir Project, please visit [Jim Miller Pump Station Project](#).

Please contact Estela Ornelas at estela.ornelas@dallas.gov to confirm your attendance at the ribbon cutting.

If you have project related questions, please contact Sarah Standifer, Director of Dallas Water Utilities, at sarah.standifer@dallas.gov.

Service First, Now!

A handwritten signature in black ink that reads "Dev Rastogi".

Dev Rastogi, P.E.
Assistant City Manager
[Attachment]

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mamatha Sparks, City Auditor (I)
Biliera Johnson, City Secretary
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JIM MILLER PUMP STATION

RIBBON-CUTTING CEREMONY AND FACILITY TOUR

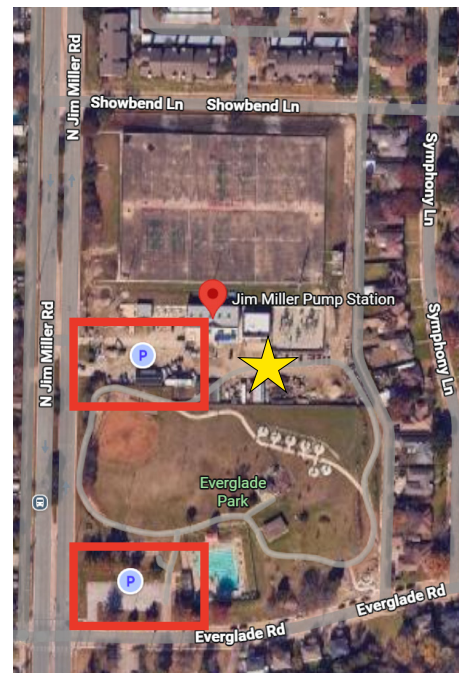
The public is invited to attend a ribbon-cutting ceremony and tour of the completed Jim Miller Pump Station.

WHEN

Tuesday, April 7, 2026
1:30 - 2:30 p.m.

WHERE

Jim Miller Pump Station
5200 N. Jim Miller Rd.
Dallas, TX 75227



Attendees should wear closed-toe, sturdy shoes to tour the pump station.

Parking is available at the north and south parking lots of Everglade Park next to the pump station.



For additional event details, visit jimmillerps.org.



ESTACIÓN DE BOMBEO JIM MILLER

CEREMONIA DE INAUGURACIÓN Y RECORRIDO DE LAS INSTALACIONES

Se invita al público a la ceremonia de inauguración y el recorrido de las instalaciones para celebrar la estación de bombeo Jim Miller, ya terminada.

CUÁNDO

Martes, 7 de abril de 2026
1:30 - 2:30 p.m.

DÓNDE

Estación de bombeo Jim Miller
5200 N. Jim Miller Rd.
Dallas, TX 75227

Se recomienda a los invitados que usen calzado cerrado y resistente para recorrer la estación de bombeo.



Hay dos áreas de estacionamiento al norte y al sur de Everglade Park cerca de la estación de bombeo.



Para más detalles sobre el evento, visite jimmillerps.org.