

Memorandum



CITY OF DALLAS

DATE February 19, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **February 25, 2026 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 11, 2026, a DRAFT City Council Agenda for February 25, 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:

69. 26-291A Authorize the City Manager to execute a two-year agreement, with two two-year renewal options, approved as to form by the City Attorney, with Business and Community Lenders of Texas dba BCL of Texas and/or its affiliate for the administration, management, and implementation of the Dallas Homebuyer Assistance Program - Not to exceed \$912,965.00 - Financing: Community Development Block Grant Funds (\$287,035.00), HOME Investment Partnerships Program Funds (\$325,615.00), Equity Tax Increment Financing Oak Cliff Gateway District Funds (\$400,000.00) and Equity Tax Increment Financing Deep Ellum District Funds (\$187,350.00)

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

70. 26-730A Authorize the City Manager to execute a Fair Park Funding and Development Agreement with Fair Park First for the fundraising, design, development, and construction of the Community Park at Fair Park - Financing: This action has no cost consideration to the City (see Fiscal Information)

71. 26-727A Authorize **(1)** an economic development grant agreement with the Dallas Wings Development, LLC to construct a facility on City-owned park property located at 1200 North Cockrell Hill Road in an amount not to exceed \$54,000,000.00, a developer fee not to exceed \$3,240,000.00, and a delay reimbursement in an amount not to exceed \$653,000.00.00 - Not to exceed \$57,893,000.00 - Financing:

Convention Center Construction Fund; **(2)** an amendment to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, d/b/a/ Dallas Wings; and **(3)** a decrease in project management services contract with McKissack and McKissack for a reduction in scope to eliminate the Dallas Wings Practice Facility in the amount not to exceed (\$1,847,485.00), from \$13,945,684.00 to \$12,098,199.00 - Financing: Convention Center Revenue Bonds Series 2023 Fund; For a total not to exceed \$56,045,515.00 - Financing: Convention Center Construction Fund (\$57,893,000.00) and Convention Center Revenue Bonds Series 2023 Fund (-\$1,847,485.00)

***In alignment with the Kay Bailey Hutchison Convention Center Dallas Master Plan.**

72. 26-323A

Authorize Supplemental Agreement No. 2 to the professional services contract with Perkins & Will, Inc. for additional architectural and engineering services related to the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component One Convention Center Expansion West of Lamar Only - Not to exceed \$3,045,443.45, from \$141,574,365.00 to \$144,619,808.45 - Financing: CCT Revenue Bonds, Series 2023 Fund

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

73. 26-267A

Authorize Supplemental Agreement No. 2 to the Construction Manager at Risk (“CMAR”) Contract with Trinity Alliance Ventures, LLC, a joint venture, to provide **(1)** City’s acceptance of GMP 2 for construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 (hereinafter “the Project”) comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 in an amount not to exceed \$695,680,181.00 (which includes the CMAR’s contingency of \$33,663,971.00); **(2)** Owner’s contingency of an amount not to exceed \$21,799,560.40 for a total Supplemental Agreement No. 2 price not to exceed \$717,479,741.40 increasing the total CMAR Contract price to date from \$266,914,830.00 to \$984,394,571.40 (which includes an owner’s contingency of \$21,799,560.40 and a Guaranteed Maximum Price of \$695,680,181.00); and **(3)** the establishment of appropriations in an amount not to exceed \$717,479,741.40 in the CCT 2025 Senior Lien Special Tax Revenue

Notes Fund - Not to exceed \$717,479,741.40 - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund

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

74. 26-744A Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Charter DMN Holdings, LP, Cause No. CC-25-07080-D, of approximately 36,227 square feet of land located near the intersection of Young and Houston Streets for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$4,793,758.00 increased from \$6,553,040.00 (\$6,521,040.00, plus closing costs and title expenses not to exceed \$32,000.00) to \$11,346,798.00 (\$11,300,000.00, plus closing costs and title expenses not to exceed \$46,798.00) - Financing: Convention Center Construction Fund

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

75. 26-728A A resolution authorizing **(1)** the Dallas City Council to appoint a nominating commission; and **(2)** the City Manager to utilize XXX as the firm responsible for the search process to fill the City Auditor position - Financing: This action has no cost consideration to the City (see Fiscal Information)

76. 26-660A Authorize approval to amend the Office of the City Auditor's Fiscal Year 2026 Audit Plan previously approved on November 12, 2025, by Resolution No. 25-2958A; received a request from the Committee on Government Efficiency proposing the following audit be prioritized and added to the approved Fiscal Year 2026 Audit Work Plan: Cost Benefit Analysis of Women, Infant, and Children Program Audit - Financing: No cost consideration to the City

PH4. 26-698A A public hearing to receive comments **(1)** regarding an application by Cohen-Esrey Development Group, LLC (Applicant), to the Texas Department of Housing and Community Affairs for 4% Non-Competitive Low Income Housing Tax Credits for The Henley, a 228-unit multifamily residential development for persons of low and moderate income to be located at 7535 University Hills Boulevard, Dallas, Texas 75241 (Project); and **(2)** pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and, at the close of the public hearing authorize a Resolution

of No Objection for Applicant related to its application to TDHCA for the development of the Project - Financing: This action has no cost consideration to the City (see Fiscal Information) (This item was deferred on February 11, 2026)

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

Revisions:

25. 26-364A A resolution authorizing the [\(1\) acquisition of an easement from Oncor Electric Delivery Company, LLC; and \(2\)](#) conveyance of an easement and right-of-way containing, a total of approximately 1,985 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located at the intersection of East Wintergreen Road and North Joe Wilson Road in Cedar Hill, Texas - Financing: No cost consideration to the City

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

This item is being revised to update the Agenda Information Sheet. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-671-9581, for more information.

27. 26-348A A resolution authorizing the [\(1\) acquisition of an easement from Oncor Electric Delivery Company, LLC; and \(2\)](#) conveyance of an easement and right-of-way containing, a total of approximately 2,240 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located near the intersection of Mountain Creek Parkway and Clark Road - Financing: No cost consideration to the City

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

This item is being revised to update the Agenda Information Sheet. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-671-9581, for more information.

28. 26-363A A resolution authorizing the [\(1\) acquisition of an easement from Oncor Electric Delivery Company, LLC; and \(2\)](#) conveyance of an easement and right-of-way containing, a total of approximately 10,429 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance, and use of power lines and electric transformer facilities across City-owned land located at the

intersection of West Wintergreen Road and U.S. Highway No. 67 in Cedar Hill, Texas - Financing: No cost consideration to the City

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

This item is being revised to update the Agenda Information Sheet. Please contact Sarah Standifer, Director, Dallas Water Utilities Department, at 214-671-9581, for more information.

48. 26-539A Authorize a ~~three~~ one-year service contract, with two one-year renewal options for continued subscription services for the City's enterprise human capital resource management and payroll system platform (Workday) - Workday, Inc., sole source - Not to exceed ~~\$15,357,921.00~~ \$4,890,277.00 - Financing: Data Services Fund (subject to annual appropriations)
This item is being revised to update the Agenda Information Sheet. Please contact Jeffrey Stovall, Chief Information Officer, Department of Information and Technology Services, at 214-671-5318, for more information.

Deletions:

4. 26-625A 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 (or "Project") located at 650 South R.L. Thornton Freeway; and **(2)** the establishment of appropriations in an amount 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); Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$30,000.00)
This item is being deleted to allow additional time for review. Please contact Stefan Kesler, Engineering Program Administrator, Park & Recreation Department, at 214-670-4109, for more information.

Additionally, File ID No. 26-619A, originally assigned as Agenda Item No. 6 under Consent has been deleted and has caused a renumbering to several agenda items.

Increases:

5. 26-436A Authorize Supplemental Agreement No. 4 to the Construction Manager at Risk Agreement with JE Dunn-Russell, a joint venture to provide preconstruction and construction services for Part Two of the Cotton Bowl Renovation, Rehabilitation and Addition Project - Not to exceed \$678,963.98, from \$118,186,867.00 to \$118,865,830.98 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

This item is being increased to provide preconstruction and construction services for the Dallas Zoo Safari Trail Project. Please contact Stefan Kesler, Engineering Program Administrator, Park & Recreation Department, at 214-670-4109, for more information.

37. 26-67A Authorize an increase in the construction services contract with Rebcon, LLC for the additional water main improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$150,240.00, from \$30,443,508.24 to \$30,593,748.24 - Financing: Water Capital Improvement G Fund

***In alignment with Infrastructure Improvements Plan.**

This item is being increased because it is necessary to add the additional water pipe, valves, vault, meters and water services needed to complete the fire line connections to the new water mainline. Please contact Ghassan Khankarli, Director, Department of Transportation and Public Works, at 214-671-8451, for more information.

46. 26-95A Authorize the second of three, one-year renewal options to the construction services contracts and increase the contract amount for job order contracting services at City facilities with METCO Engineering, Inc. Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC, Phoenix I Restoration and Construction, LLC, and Big Sky Construction Company, Inc. - Not to exceed \$6,250,000.00, from \$25,000,000.00 to \$31,250,000.00 - Financing: Capital Construction Fund

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

This item is being increased to ensure continuity of job order contracting services for City buildings. Please contact John Johnson, Director, Department of Facilities and Real Estate Management, at 214-670-0196, for more information.

64. 26-349A

Authorize (1) the ratification of payment to Services of Hope Entities, Inc. for the emergency food distribution services that were necessary to preserve and protect the public health and safety of city residents performed from November 23, 2025 through January 13, 2026; (2) partial amendment to Sections 1 and 2 of Resolution No. 23-0711 to increase the contract amount for Services of Hope Entities, Inc. from \$900,000.00 to \$1,125,000.00 and extend term of the contract from November 23, 2025 to May 31, 2026; and (3) Supplemental Agreement No. 2 to the subrecipient agreement with Services of Hope Entities, Inc., as amended, approved as to form by the City Attorney, for food distribution services to (a) extend the term of the Agreement from November 23, 2025 to May 31, 2026; and (b) increase the funding amount in an amount not to exceed \$225,000.00 (increasing the total contract amount from \$900,000.00 to \$1,125,000.00 - Not to exceed \$225,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (This item was deferred on January 14, 2026)

***In alignment with Drivers of Opportunity.**

This item is being increased to support Dallas residents who have been affected by the recent change in SNAP benefits. Please contact Jessica Galleshaw, Deputy Director, Office of Housing and Community Empowerment, at 214-670-5113, for more information.

72. 26-323A

Authorize Supplemental Agreement No. 2 to the professional services contract with Perkins & Will, Inc. for additional architectural and engineering services related to the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component One Convention Center Expansion West of Lamar Only - Not to exceed \$3,045,443.45, from \$141,574,365.00 to \$144,619,808.45 - Financing: CCT Revenue Bonds, Series 2023 Fund

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

This item is being increased by \$3,045,443.45, to allow for additional scope related to architectural and engineering services for the Continuing Operation Events (COE) and related

improvements for Halls A, B, C, and the surrounding site, a schematic design study of programmable green space over I-30 at Lamar, geothermal services, a vibration study and the relocation of the Federal Aviation Administration (FAA) antenna. Please contact Rosa Fleming, Director, Department of Convention and Event Services, at 214-939-2755, for more information.

73. 26-267A

Authorize Supplemental Agreement No. 2 to the Construction Manager at Risk (“CMAR”) Contract with Trinity Alliance Ventures, LLC, a joint venture, to provide **(1)** City’s acceptance of GMP 2 for construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 (hereinafter “the Project”) comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 in an amount not to exceed \$695,680,181.00 (which includes the CMAR’s contingency of \$33,663,971.00); **(2)** Owner’s contingency of an amount not to exceed \$21,799,560.40 for a total Supplemental Agreement No. 2 price not to exceed \$717,479,741.40 increasing the total CMAR Contract price to date from \$266,914,830.00 to \$984,394,571.40 (which includes an owner’s contingency of \$21,799,560.40 and a Guaranteed Maximum Price of \$695,680,181.00); and **(3)** the establishment of appropriations in an amount not to exceed \$717,479,741.40 in the CCT 2025 Senior Lien Special Tax Revenue Notes Fund - Not to exceed \$717,479,741.40 - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund

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

This item is being increased by \$717,479,741.40 for GMP 2, which includes the core structural, foundation, and enabling work required to sustain uninterrupted construction operations and protect the overall project schedule. Please contact Rosa Fleming, Director, Department of Convention and Event Services, at 214-939-2755, for more information.

Items for Bid Rejection:

49. 26-357A

Authorize **(1)** the rejection of the proposals received for investment advisory services in relation to the City’s pension plans for the City Controller’s Office; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

This item is being rejected due to the need to reassess requested services and re-advertise a revised scope of work that better aligns with the City's priorities. Please contact Juanita Ortiz, Director, Office of Procurement Services, at 214-670-3874, for more information.

Bids:

31. 26-251A Authorize a construction services contract for the Hillcrest Road Pump Station House Project - Big Sky Construction Company, Inc., lowest responsible bidder of four - Not to exceed \$1,779,000.00 - Financing: TxDOT RTR Hillcrest Pump House Fund

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

34. 26-111A Authorize a construction services contract for the 2025 Sidewalk and Barrier Free Ramp Improvements at various locations which includes water and wastewater adjustments at various locations throughout the City - Aushill Construction, LLC, lowest responsible bidder of seven - Not to exceed \$ 5,070,785.00 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$4,919,585.00) (subject to annual appropriations), Water Construction Fund (\$139,050.00), Wastewater Construction Fund (\$12,150.00)

***In alignment with Dallas Sidewalks Master Plan.**

35. 26-528A Authorize a construction services contract for the Bike Lane Safety Improvements Project A along West Commerce Street from Fort Worth Avenue to North Beckley Avenue and along North Zang Boulevard from the Houston Viaduct Bridge to North Beckley Avenue - Gibson & Associates, Inc., lowest responsible bidder of three - Not to exceed \$829,791.37 - Financing: DART Public Transportation System Projects Fund

***In alignment with Dallas Bike Plan.**

36. 26-527A Authorize a construction services contract for the Bike Lane Safety Improvements Project B along South Harwood Street from Main Street to Beaumont Street and along Commerce Street from Cesar Chavez Boulevard to Good Latimer Expressway - Alderink Enterprises, Inc. dba CI Pavement, lowest responsible bidder of four - Not to exceed \$655,377.49 - Financing: DART Public Transportation System Projects Fund

***In alignment with Dallas Bike Plan.**

50. 26-502A Authorize a five-year concession contract with a minimum guarantee of \$62,625.00, with two one-year renewal options, with a minimum annual guarantee of \$12,525.00 per year, for the installation, operation, and maintenance of automated teller machines at various City locations for the Department of Facilities and Real Estate Management - Metro Route Services, Inc. most advantageous bidder of two - Total Minimum Revenue Guaranteed Over 7 Years: General Fund (\$67,442.31) and Convention Center Fund (\$20,232.69)

52. 26-501A Authorize **(1)** a three-year master agreement for the purchase of sod for the Park & Recreation Department - Reginald M. Harris dba Harris Son's Quality Lawn Care in the estimated amount of \$2,972,887.60; and **(2)** a three-year service price agreement for sod installation services for the Park & Recreation Department - Raiderpowerlawncare LLC in the estimated amount of \$1,176,000.00, lowest responsible bidders of three - Total estimated amount of \$4,148,887.60 - Financing: General Fund

53. 26-443A Authorize a three-year master agreement for the purchase of access hatches for the Dallas Water Utilities Department - USF FABRICATION, INC., only bidder - Estimated amount of \$2,523,552.00 - Financing: Dallas Water Utilities Fund

56. 26-503A Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - Agilent Technologies Inc. in the estimated amount of \$447,670.80, Thermo Electron North America LLC in the estimated amount of \$414,028.23, Brinkmann Instruments Inc dba Metrohm USA Inc in the estimated amount of \$257,595.00, and Mantech (USA) Inc. in the estimated amount of \$29,100.00, lowest responsible bidders of four - Total estimated amount of \$1,148,394.03 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

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

Proposals:

55. 26-442A Authorize a one-year service price agreement for excavation, removal, and disposal of residual solids from Lagoon No. 1 at Bachman Water Treatment Plant for the Dallas Water Utilities Department - American Process Group LLC, most advantageous proposer of three - Estimated amount of \$4,798,076.97 - Financing: Dallas Water Utilities Fund

Procurement Information:

50. 26-502A Authorize a five-year concession contract with a minimum guarantee of \$62,625.00, with two one-year renewal options, with a minimum annual guarantee of \$12,525.00 per year, for the installation, operation, and maintenance of automated teller machines at various City locations for the Department of Facilities and Real Estate Management - Metro Route Services, Inc. most advantageous bidder of two - Total Minimum Revenue Guaranteed Over 7 Years: General Fund (\$67,442.31) and Convention Center Fund (\$20,232.69)

Bid Submissions	2
Pre-Bid Meeting	July 15, 2025 @ 10:00AM CST
Department	Department of Facilities and Real Estate Management
Vendor	Metro Route Services, Inc.
Evaluation Criteria	High Bid
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	Incumbent Vendor

51. 26-505A Authorize a five-year cooperative purchasing agreement for auctioneer services for the Office of Procurement Services with LONE STAR AUCTIONEERS INC through The Interlocal Purchasing System cooperative agreement - Financing: This action has no cost consideration to the City (see Fiscal Information)

Proposal Submissions	N/A
Pre-Solicitation Meetings	N/A
Department	Office of Procurement Services
Vendor	LONE STAR AUCTIONEERS 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 Contract, Totaling \$0.00
Additional Information	Incumbent Vendor

52. 26-501A Authorize (1) a three-year master agreement for the purchase of sod for the Park & Recreation Department - Reginald M. Harris dba Harris Son's Quality Lawn Care in the estimated amount of

\$2,972,887.60; and **(2)** a three-year service price agreement for sod installation services for the Park & Recreation Department - Raiderpowerlawncare LLC in the estimated amount of \$1,176,000.00, lowest responsible bidders of three - Total estimated amount of \$4,148,887.60 - Financing: General Fund

Bid Submissions	3
Pre-Bid Meeting	September 9, 2025 @ 2:00PM CST
Department	Park & Recreation Department
Vendor	1) Reginald M. Harris dba Harris Son's Quality Lawn Care 2) Raiderpowerlawncare LLC
Evaluation Criteria	Low Bid
Vendor's Score	N/A
Local/Non-local	1) Non-local 2) Local
Joint Venture/Mentoring/Subcontracting	1) Yes, Subcontracting 2) Yes, Subcontracting
Existing City Contract(s) and Amount	1) 0 Contracts, Totaling \$0.00 2) 0 Contracts, Totaling \$0.00

53.26-443A Authorize a three-year master agreement for the purchase of access hatches for the Dallas Water Utilities Department - USF FABRICATION, INC., only bidder - Estimated amount of \$2,523,552.00 - Financing: Dallas Water Utilities Fund

Bid Submissions	1
Pre-Bid Meeting	October 7, 2025 @ 2:00PM CST
Department	Dallas Water Utilities Department
Vendor	USF FABRICATION, 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	Incumbent Vendor

54. 26-499A Authorize a five-year service contract, with two one-year renewal options, for the processing of applications and renewals of security alarm permits and the collection of fees associated with the security alarm permits and false alarms for the Dallas Police Department - Central Square Technologies, LLC, most advantageous proposer of three - Estimated Net Revenue: General Fund \$10,548,855.00

Proposal Submissions	3
Pre-Proposal Meeting	April 9, 2025 @ 10:00AM CST
Department	Dallas Police Department
Vendor	Central Square Technologies, LLC
Evaluation Criteria	Revenue Share (30), Approach (30), Experience (20), Technical Capabilities (20)
Vendor’s Score	87.60
Local/Non-local	Non-local
Joint Venture/Mentoring/Subcontracting	No
Existing City Contract(s) and Amount	1 Contract, Totaling \$44,095.27
Additional Information	Incumbent Vendor

55. 26-442A Authorize a one-year service price agreement for excavation, removal, and disposal of residual solids from Lagoon No. 1 at Bachman Water Treatment Plant for the Dallas Water Utilities

Department - American Process Group LLC, most advantageous proposer of three - Estimated amount of \$4,798,076.97 - Financing: Dallas Water Utilities Fund

Proposal Submissions	3
Pre-Solicitation Meeting	September 16, 2025 @ 10:30AM CST
Department	Dallas Water Utilities Department
Vendor	American Process Group LLC
Evaluation Criteria	Experience (35), Approach (30), Cost and Timeframe (30), Local Preference (5)
Vendor's Score	94.00
Local/Non-local	Non-local
Joint Venture/Mentoring/Subcontracting	Yes, Subcontracting
Existing City Contract(s) and Amount	0 Contracts, Totaling \$0.00
Additional Information	New Service

56.26-503A Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - Agilent Technologies Inc. in the estimated amount of \$447,670.80, Thermo Electron North America LLC in the estimated amount of \$414,028.23, Brinkmann Instruments Inc dba Metrohm USA Inc in the estimated amount of \$257,595.00, and Mantech (USA) Inc. in the estimated amount of \$29,100.00, lowest responsible bidders of four - Total estimated amount of \$1,148,394.03 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Bid Submissions	4
Pre-Bid Meeting	September 16, 2025 @ 10:00AM CST
Department	Dallas Water Utilities Department
Vendor	1) Agilent Technologies Inc. 2) Thermo Electron North America LLC

	3) Brinkmann Instruments Inc dba Metrohm USA Inc 4) Mantech (USA) Inc.
Evaluation Criteria	Low Bid
Vendor’s Score	N/A
Local/Non-local	1) Non-local 2) Non-local 3) Non-local 4) Non-local
Joint Venture/Mentoring/Subcontracting	1) No 2) No 3) No 4) No
Existing City Contract(s) and Amount	1) 0 Contracts, Totaling \$0.00 2) 0 Contracts, Totaling \$0.00 3) 0 Contracts, Totaling \$0.00 4) 0 Contracts, Totaling \$0.00
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.

Memorandums:

2. 26-558A A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2026-27 - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

[The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on February 17, 2026.](#)

6. 26-531A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive

Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

7. 26-532A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

8. 26-534A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

9. 26-535A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

10. 26-538A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

11. 26-540A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

12. 26-541A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

13. 26-542A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

14. 26-543A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

15. 26-544A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

16. 26-545A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

17. 26-546A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

18. 26-547A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

19. 26-548A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the

District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

20. 26-549A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

21. 26-550A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

22. 26-551A

A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

23. 26-552A A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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

[The City Council was briefed by memorandum regarding this matter on February 6, 2026.](#)

54. 26-499A Authorize a five-year service contract, with two one-year renewal options, for the processing of applications and renewals of security alarm permits and the collection of fees associated with the security alarm permits and false alarms for the Dallas Police Department - Central Square Technologies, LLC, most advantageous proposer of three - Estimated Net Revenue: General Fund \$10,548,855.00

[The City Council was briefed by memorandum regarding this matter on September 19, 2025.](#)

64. 26-349A Authorize **(1)** the ratification of payment to Services of Hope Entities, Inc. for the emergency food distribution services that were necessary to preserve and protect the public health and safety of city residents performed from November 23, 2025 through January 13, 2026; **(2)** partial amendment to Sections 1 and 2 of Resolution No. 23-0711 to increase the contract amount for Services of Hope Entities, Inc. from \$900,000.00 to \$1,125,000.00 and extend term of the contract from November 23, 2025 to May 31, 2026; and **(3)** Supplemental Agreement No. 2 to the subrecipient agreement with Services of Hope Entities, Inc., as amended, approved as to form by the City Attorney, for food distribution services to **(a)** extend the term of the Agreement from November 23, 2025 to May 31, 2026; and **(b)** increase the funding amount in an amount not to exceed \$225,000.00 (increasing the total contract amount from \$900,000.00 to \$1,125,000.00 - Not to exceed \$225,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (This item was deferred on January 14, 2026)

***In alignment with Drivers of Opportunity.**

[The City Council was briefed by memorandum regarding this matter on January 9, 2026.](#)

69. 26-291A Authorize the City Manager to execute a two-year agreement, with two two-year renewal options, approved as to form by the City Attorney, with Business and Community Lenders of Texas dba BCL of Texas and/or its affiliate for the administration, management, and implementation of the Dallas Homebuyer Assistance Program - Not to exceed \$912,965.00 - Financing: Community Development Block Grant Funds (\$287,035.00), HOME Investment Partnerships Program Funds (\$325,615.00), Equity Tax Increment Financing Oak Cliff Gateway District Funds (\$400,000.00) and Equity Tax Increment Financing Deep Ellum District Funds (\$187,350.00)

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

[The City Council was briefed by memorandum regarding this matter on March 28, 2025.](#)

70. 26-730A Authorize the City Manager to execute a Fair Park Funding and Development Agreement with Fair Park First for the fundraising, design, development, and construction of the Community Park at Fair Park - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The Parks, Trails, and Environment Committee was briefed by memorandum regarding this matter on February 24, 2026.](#)

71. 26-727A Authorize **(1)** an economic development grant agreement with the Dallas Wings Development, LLC to construct a facility on City-owned park property located at 1200 N. Cockrell Hill Road in an amount not to exceed \$54,000,000.00, a developer fee not to exceed \$3,240,000.00, and a delay reimbursement in an amount not to exceed \$653,000.00 – Not to exceed \$57,893,000.00 - Financing: Convention Center Construction Fund; **(2)** an amendment to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, d/b/a/ Dallas Wings; and **(3)** a decrease in project management services contract with McKissack and McKissack for a reduction in scope to eliminate the Dallas Wings Practice Facility in the amount not to exceed (\$1,847,485.00), from \$13,945,684.00 to \$12,098,199.00 - Financing: Convention Center Revenue Bonds Series 2023 Fund; For a total not to exceed \$56,045,515.00 - Financing: Convention Center Construction Fund (\$57,893,000.00) and Convention Center Revenue Bonds Series 2023 Fund (-\$1,847,485.00)

***In alignment with the Kay Bailey Hutchison Convention Center Dallas Master Plan.**

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

72. 26-323A

Authorize Supplemental Agreement No. 2 to the professional services contract with Perkins & Will, Inc. for additional architectural and engineering services related to the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component One Convention Center Expansion West of Lamar Only - Not to exceed \$3,045,443.45, from \$141,574,365.00 to \$144,619,808.45 - Financing: CCT Revenue Bonds, Series 2023 Fund

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

[The City Council was briefed by memorandum regarding the KBHCCD Master Plan on January 22, 2021.](#)

[The City Council was briefed by memorandum regarding progress to-date on the KBHCCD Master Plan on August 13, 2021.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding an update on questions presented during the December 7, 2021, committee meeting on December 17, 2021.](#)

[The City Council was briefed by memorandum regarding this matter on December 17, 2021.](#)

[The City Council was updated by memorandum regarding questions presented during the January 18, 2022, Transportation and Infrastructure Committee briefing on January 28, 2022.](#)

[The City Council was briefed by memorandum regarding questions presented by a constituent regarding the KBHCCD Master Plan on January 28, 2022.](#)

[The Government Performance and Finance Committee was briefed by memorandum on the KBHCCD Master Plan and Fair Park Improvements on June 13, 2023.](#)

[The Economic Development Committee was updated by memorandum about the Kay Bailey Hutchison Convention Center Dallas Master Plan Solicitations on June 3, 2024.](#)

[The Economic Development Committee was briefed by memorandum about the Kay Bailey Hutchison Convention Center Dallas Master Plan Progress, Outreach, and Engagement on August 5, 2024.](#)

[The Economic Development Committee was briefed by memorandum about the Dallas Area Rapid Transit Interlocal Agreement for the Advancement of the Kay Bailey Hutchison Convention Center Dallas \(KBHCCD\) Master Plan through the temporary closure of the DART Station on November 3, 2025.](#)

73. 26-267A

Authorize Supplemental Agreement No. 2 to the Construction Manager at Risk (“CMAR”) Contract with Trinity Alliance Ventures, LLC, a joint venture, to provide **(1)** City’s acceptance of GMP 2 for construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 (hereinafter “the Project”) comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 in an amount not to exceed \$695,680,181.00 (which includes the CMAR’s contingency of \$33,663,971.00); **(2)** Owner’s contingency of an amount not to exceed \$21,799,560.40 for a total Supplemental Agreement No. 2 price not to exceed \$717,479,741.40 increasing the total CMAR Contract price to date from \$266,914,830.00 to \$984,394,571.40 (which includes an owner’s contingency of \$21,799,560.40 and a Guaranteed Maximum Price of \$695,680,181.00); and **(3)** the establishment of appropriations in an amount not to exceed \$717,479,741.40 in the CCT 2025 Senior Lien Special Tax Revenue Notes Fund - Not to exceed \$717,479,741.40 - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund

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

[The Economic Development Committee was briefed by memorandum about the Dallas Area Rapid Transit Interlocal Agreement for the Advancement of the Kay Bailey Hutchison Convention Center Dallas \(KBHCCD\) Master Plan through the temporary closure of the DART Station on November 3, 2025.](#)

[The City Council was briefed by memorandum regarding the KBHCCD Master Plan on January 22, 2021.](#)

[The City Council was briefed by memorandum regarding progress to-date on the KBHCCD Master Plan on August 13, 2021.](#)

The Transportation and Infrastructure Committee was briefed by memorandum regarding an update on questions presented during the December 7, 2021, committee meeting on December 17, 2021.

The City Council was briefed by memorandum regarding this matter on December 17, 2021.

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The Economic Development Committee was briefed by memorandum about the Kay Bailey Hutchison Convention Center Dallas Master Plan Progress, Outreach, and Engagement on August 5, 2024.

The Economic Development Committee was briefed by memorandum about the Dallas Area Rapid Transit Interlocal Agreement for the Advancement of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan through the temporary closure of the DART Station on November 3, 2025.

75. 26-728A

A resolution authorizing **(1)** the Dallas City Council to appoint a nominating commission; and **(2)** the City Manager to utilize XXX as the firm responsible for the search process to fill the City Auditor position - Financing: This action has no cost consideration to the City (see Fiscal Information)

The Committee on Finance was briefed by memorandum regarding this matter on February 3, 2026.

PH3. 26-498A A public hearing to receive comments on the proposed City of Dallas FY 2025-2026 Urban Land Bank Demonstration Program Plan, and, at the close of the public hearing, approval of the City of Dallas FY 2025-2026 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

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

[The Committee on Finance was briefed by memorandum regarding this matter on December 9, 2025.](#)

PH4. 26-698A A public hearing to receive comments **(1)** regarding an application by Cohen-Esrey Development Group, LLC (Applicant), to the Texas Department of Housing and Community Affairs for 4% Non-Competitive Low Income Housing Tax Credits for The Henley, a 228-unit multifamily residential development for persons of low and moderate income to be located at 7535 University Hills Boulevard, Dallas, Texas 75241 (Project); and **(2)** pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and, at the close of the public hearing authorize a Resolution of No Objection for Applicant related to its application to TDHCA for the development of the Project - Financing: This action has no cost consideration to the City (see Fiscal Information) (This item was deferred on February 11, 2026)

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

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on February 3, 2026.](#)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on February 10, 2026.](#)

DATE February 19, 2026
SUBJECT **February 25, 2026 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**
PAGE 28 of 28

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 Bizar Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
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 February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on DART Member City Negotiations**

Dallas has collaborated with the region to reach innovative solutions addressing concerns related to governance, funding, and service of Dallas Area Rapid Transit (DART). Six DART member cities called for May 2026 withdrawal elections while discussions were ongoing, compressing the timeline for action. On February 20, 2026, the DART Board of Directors is slated to vote on terms for an Interlocal Agreement (ILA) which would establish a six-year General Mobility Program (GMP) for member cities to implement eligible transit-related projects within their cities.

DART ILA Information

On February 19, the city managers of all thirteen DART member cities convened along with city attorneys to finalize language for the funding ILA.

The ILA establishes the mechanism for allocating the equivalent of up to 10% of DART sales tax revenues to a GMP to support projects that enhance DART's Public Transportation System or provide Complementary Transportation Service. The full 10% allocation is based on a mix of funding, including an allocation directly from DART and \$75 million over five years allocated by the Regional Transportation Council to DART to supplement funding.

Under the terms of the agreement, Dallas would receive an estimated \$211 million through Fiscal Year 2031 to be used on eligible projects. Eligible projects under this ILA must benefit DART's public transportation system or provide complimentary transportation services, similar to projects allowable under the 2023 DART Public Transportation Improvements ILA.

Cities would be limited in their legislative activities during the terms of this agreement. They are obligated to abstain from legislative action seeking to impair or reduce the one cent sales tax levy during the period of the other agreement, and violations would result in future annual payments being forfeited.

Any city wishing to enter the agreement must do so by April 30, 2026. In order to enter the agreement, a city may not hold a withdrawal election. Both Addison and University Park objected to this provision.

Further deal points will be presented to the Transportation and Infrastructure Committee on March 23, 2026.

DATE February 20, 2026
SUBJECT **Update on DART Member City Negotiations**
PAGE **2 of 2**

Next Steps

The city councils of Plano, Irving, and Farmers Branch are expected to vote next week whether to rescind their DART withdrawal elections. Plano and Irving will also vote to approve the ILA.

- February 20, 2026: Special Called [DART Board Meeting](#) to approve funding ILA and to appropriate funding to the General Mobility Program (GMP)
- February 23, 2026: [Plano](#) City Council will vote on items related to governance, approval of the ILA, and rescinding the May 2026 withdrawal election
- February 24, 2026: [Addison](#) and [Farmers Branch](#) City Council Meetings to rescind withdrawal elections
- February 26, 2026: [Irving](#) City Council meeting to consider the ILA and an item to rescind its May 2026 withdrawal election
- February 27, 2026: Deadline to rescind elections prior to ballots being finalized
- March 18, 2026: Deadline to rescind withdrawal elections
- March 23, 2026: City of Dallas Transportation Committee briefing on the ILA
- March 25, 2026: Dallas City Council Agenda Meeting and consideration of the ILA
- May 2, 2026: Texas general election date
- November 9, 2026: Pre-filing of bills for the 90th Texas Legislature
- January 12, 2027: 90th Texas Legislature convenes

If you have questions, please contact Dev Rastogi, Assistant City Manager, or Jake Anderson, Interim Director of Government Affairs.

Service First, Now!



Kimberly Bizer Tolbert
City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Jack Ireland, Chief Financial Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Meet and Confer Agreement Update**

At the Public Safety Committee on February 9, 2026, staff provided a briefing memorandum on the proposed meet and confer agreement. As you are aware, the purpose of agenda item [#60. 26-64A](#) is to authorize the ratification of a meet and confer agreement between the City of Dallas and the Dallas Black Firefighters Association, Dallas Hispanic Fire Fighters Association, Dallas Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization, and the Dallas Police Association (collectively, the Meet and Confer Team). The agenda item, if approved, authorizes the City Manager to execute the meet and confer agreement, effective February 25, 2026 – September 30, 2026, with a cost not to exceed \$75,561,221, funded by the General Fund.

Chapter 147 of Texas Local Government Code allows police and fire sworn employee groups to negotiate employment matters with designated city management through a voluntary process called “meet and confer.” Under Chapter 147 of the Texas Local Government Code, a meet and confer agreement must be in writing and ratified through a voting process by all police officers and firefighters, as defined in Chapter 147 of the Local Government Code (Officers), and the city council. The city’s current meet and confer agreement states that the agreement shall remain in effect until September 30, 2025, or until it is superseded by a new agreement, provided however, that in no event shall the agreement continue in effect after March 31, 2026. After months of negotiations, consensus has been reached on a new meet and confer agreement covering wages, benefits, and working conditions, and the Officers have ratified the new agreement. Key terms of the proposed meet and confer agreement include the following:

- Maintaining a market-based pay philosophy for Officers, which is based on a salary survey of agreed upon comparable cities;
- A salary enhancement for Officers within their first year of employment with the city;
- Step pay adjustments for eligible Officers and market-based pay adjustments;
- A retroactive step pay adjustment for eligible Officers who had a step eligibility date between October 1, 2025, and the ratification date;
- A retroactive market-based pay adjustment for all Officers for the period between the first full pay period following January 1, 2026, (or their hire date, if an Officer was hired after January 1, 2026) and the ratification date;
- Moving the completion date for the salary survey from March 31st to June 1st for the relevant fiscal year;

DATE February 20, 2026
SUBJECT **Meet and Confer Agreement Update**
PAGE **2 of 2**

- Increasing education incentive pay for Officers with a qualifying master's degree or higher to \$400.00 per month from \$300.00 per month;
- Allowing qualifying lateral entry Officers to be placed at the step of the salary schedule that includes their full years of qualifying experience from other relevant agencies or departments, rather than the previous limitation of five years of qualifying experience; and
- Moving the Dallas Police Department's procedures for police officers permanently restricted from the performance of patrol functions from programs that cannot be changed during the term of the agreement to programs that can be changed after notice to the applicable employee groups and a meeting, if requested.

In closing, I want to express my appreciation to the Meet and Confer Team for their collaboration and professionalism throughout the negotiation process. As the agreement has been ratified by the Officers, I look forward to presenting the agreement to the full City Council for your consideration on February 25, 2026.

Should you have any questions or concerns, please contact me at dominique.artis@dallasfire.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Police Department Verkada Update**

During the February 9, 2026, Government Efficiency Committee meeting, City of Dallas Information and Technology Service (ITS) and the Dallas Police Department (DPD) were asked to review the latest Federal Trade Commission (FTC) audit activity related to Verkada and to provide information on how Verkada was chosen as the preferred camera system.

DPD completed a requirements-driven evaluation of next-generation video platforms to enhance public safety, cybersecurity resilience, and operational efficiency. The evaluation was conducted through the City's existing STS360 master agreement and focused on identifying a platform capable of supporting day-to-day policing needs as well as large-scale events such as FIFA World Cup 2026. After a structured analysis of multiple leading vendors, real-world pilot testing, and a multi-phase security review by the City's Information Technology Services team, Verkada emerged as the platform meeting all required capabilities. This recommendation is the result of objective testing, peer validation, and alignment with City and departmental goals, not vendor preference or convenience.

To address current operational challenges, DPD initiated a requirements-driven evaluation of modern camera systems emphasizing cloud-based, decentralized architecture to reduce ransomware exposure, browser-based access from any authorized device, advanced analytics such as wrong-way driving detection, intersection takeover detection, camera tampering alerts, and offline notifications, common-language evidence search, integration with FUSUS and Evidence.com, Multi-factor Authentication or Single Sign On (SSO) compatibility, and an intuitive user interface to maximize efficiency and field adoption. These capabilities were selected to directly strengthen public safety, reduce cyber risk, and ensure system readiness for high-visibility events like FIFA 2026.

The Department conducted a comparison of five major camera platforms that could support STS 360. Vendors were evaluated based on the functional requirements listed above and real-world user experience. Some vendors were removed early due to limited browser accessibility, complex interfaces, or cost-prohibitive implementation. Other Networks require on-premises hardware to support advanced analytics or lacked full analytics functionality altogether, failing to meet the Department's requirement for a fully cloud-based solution. A cost comparison of fully installed PTZ units, inclusive of all hardware and installation, revealed that the Department's current solution costs \$8,068.45 per unit. Verkada PTZ equivalent, comes in at \$6,746.61 per fully installed unit, representing a cost reduction of \$1,321.84 per camera, demonstrating that a more

capable platform can be delivered at a lower total cost than the Department's existing solution.

DPD has conducted a systems test of Verkada to evaluate how it performs in real-world scenarios. The evaluation showed that staff could use it easily, the analytics were reliable, and it fit well with our current systems. Peer references from SMU PD, Highland Park ISD PD, the City of Irving, Deep Ellum Association, Seattle PD, and DISD SPED all delivered strong endorsements, further validating the platform's reliability and support model. Verkada is also utilized by large municipalities and federal agencies including, but not limited to, the City of Los Angeles, City of Las Vegas, NASA, the Department of Energy, and Capitol Police.

Additionally, the City's ITS reviewed the FTC's public records and found no additional rulings or enforcement actions involving Verkada since the 2021 security incident that resulted in the FTC's 2024 consent order. Since the 2021 incident, Verkada reports that it has implemented the FTC-required information security program and has completed multiple independent security certifications and audits, including:

- SOC 2 Type I (2021) – Point-in-time audit validating control design
- SOC 2 Type II (2022) – Audit over a defined time period validating control design and operating effectiveness
- ISO 27001 certification (2024) – Organization-wide Information Security Management System (ISMS)
- ISO 27017 certification (2024) – Information Security Controls for Cloud Services
- ISO 27018 certification (2024) – Protection of Personally Identifiable Information (PII) in Public Cloud environments
- ISO 27701 certification (2025) – Privacy Information Management System (PIMS)
- FedRAMP Moderate Authorization (2026) – Independent federal security authorization for cloud systems handling moderate-impact government data

These certifications and audits are commonly used across government and industry to validate security, and privacy control maturity. It should be noted that DPD will use Verkada's Government Cloud, the platform's highest security tier, specifically designed for public-sector environments and advanced data protection.

FIFA 2026 will significantly increase crowds, traffic, and public safety demands across Dallas. Verkada's advanced analytics, including real-time wrong way driving detection, intersection takeover alerts, and camera tampering notifications, are essential for supporting response operations during an event of this magnitude. Completing deployment ahead of the tournament ensures full operational readiness for what will be one of the largest events ever hosted in the City of Dallas.

Based on the Department's evaluation, independent security verification, and operational testing, the Dallas Police Department is confident that the deployment of the Verkada camera platform will help ensure Dallas's public safety future.

DATE February 20, 2026
SUBJECT **Dallas Police Department Verkada Update**
PAGE **3 of 3**

Should you have any questions or concerns, please contact me at (214) 670-5299 or dominique.artis@dallasfire.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
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Billerae Johnson, City Secretary
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-up on Uniform Member Voting Breakdown**

This memorandum provides a follow-up to the Public Safety Committee (PSC) meeting on February 9, 2026. At that meeting, the Committee requested a summary of the total number of uniformed members who voted, including a breakdown by police and fire department. The uniform meet-and-confer team is responsible for conducting and certifying the uniform vote prior to its release to city management.

The following summary of voting numbers was provided by the Uniform Meet and Confer Chair:

- Total uniformed members who voted: 2631
 - Police Department votes: 1565
 - Approve: 1487
 - Do not approve: 78
 - Fire Department votes: 1055
 - Approve: 1038
 - Do not approve: 17
 - Miscellaneous: 11
 - (The miscellaneous were last minute eligible voters that did not break down to fire or police.)
 - Approve: 11
 - Do not approve: 0

DATE February 20, 2026
SUBJECT **Follow-up on Uniform Member Voting Breakdown**
PAGE **2 of 2**

Should you have any questions or concerns, please contact me at (214) 670-5299 or Dominique.artis@dallasfire.gov

Service First, Now!



Dominique Artis
Chief of Public Safety

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

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Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **2026 Resolve Outstanding Citations**

The Dallas Municipal Court will partner with the Judiciary and Prosecution Office to conduct its annual Resolve Outstanding Citations from **February 28, 2026, through March 12, 2026**. This two-week initiative aims to encourage anyone with an outstanding Class C Misdemeanor Warrant of arrest to respond to their citation(s) issued by the City of Dallas Police Department or Dallas Marshals Office. The courthouse provides an accessible environment for individuals with outstanding City of Dallas Class C Misdemeanor warrants. **It is important to note that we do not arrest anyone attempting to resolve their citation(s).**

Resolve Outstanding Citations 2026 will be conducted from **February 28, 2026, through March 12, 2026**. The court will be held at the City of Dallas Municipal Court, 2014 Main Street, during the week and extend into the weekend. Check-in for Resolve Outstanding Citations 2026 will be from 8:00 a.m. to noon.

The Department of Public Safety (DPS) will be on-site both weekends to provide citizens with information on obtaining or updating a valid driver's license.

Anyone with questions regarding City of Dallas warrants, please direct them to contact 3-1-1 or (214) 670-0109. If you have warrants with another city or county agency, you contact that respective agency. We will only see citation(s) issued by the Dallas Police Department or the Dallas Marshal's Office.

If you have any questions, contact Greg Nelson, Dallas Municipal Court Director, at gregory.nelson@dallas.gov.

Service First, Now!

A handwritten signature in blue ink, appearing to read 'D. Artis'.

Dominique Artis
Chief of Public Safety

DATE February 20, 2026
SUBJECT **2026 Resolve Outstanding Citations**
PAGE **2 of 2**

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
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Biliera Johnson, City Secretary
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Memorandum



DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Sexually Oriented Business (SOB) Incident Update**

At the Public Safety Committee on February 9, 2026, Committee Members requested a breakdown of the number of incidents at each Sexually Oriented Business (SOB) location.

Should you have any questions or concerns, please contact me at (214) 670-5299 or dominique.artis@dallasfire.gov.

Service First, Now!



Dominique Artis
Chief of Public Safety
[Attachment]

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dev Rastogi, Assistant City Manager

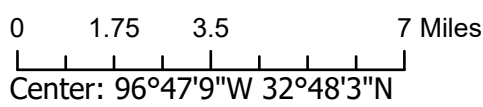
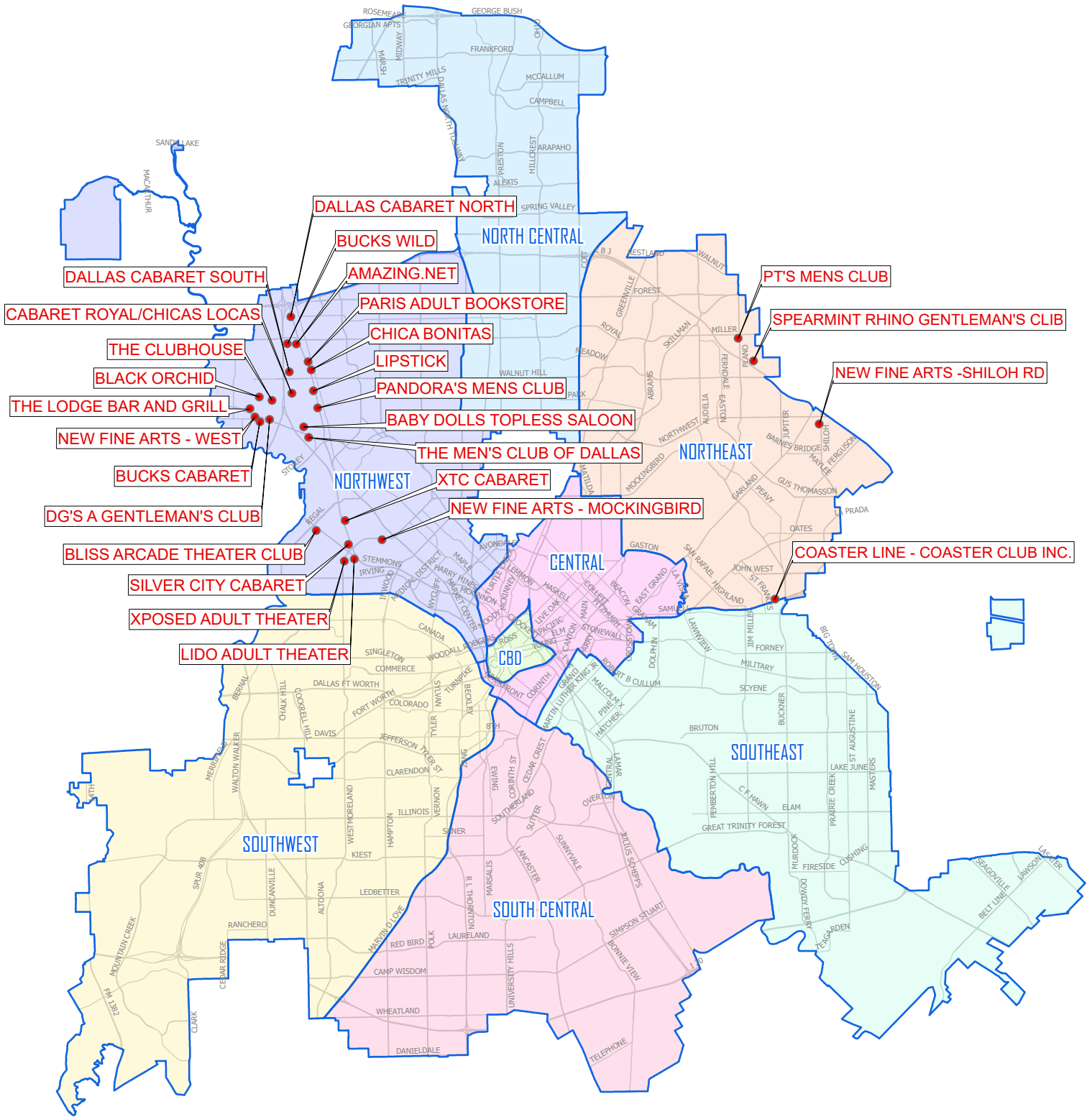
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Violent Crime at Exact Location - All Years Combined (2022-2026 [Jan. 26])

Business Name	Council	10p-2a	2a-6a	6a-10a	10a-2p	2p-6p	6p-10p	Total
	District							
AMAZING.NET	D6	0	3	0	0	0	0	3
AZUKITA INC-DBA CLUB LACY	D6	0	7	1	0	0	0	8
BABY DOLLS SALOON WEST	D6	5	2	0	0	0	0	7
BABY DOLLS TOPLESS SALOON	D6	0	1	0	0	0	1	2
BLISS ARCADE THEATER CLUB	D6	5	0	3	2	1	0	11
BUCKS CABARET	D14	2	1	0	0	0	1	4
CABARET ROYAL/CHICAS LOCAS	D6	8	1	0	0	0	2	11
CHICA BONITAS	D6	1	2	0	1	0	0	4
COASTER LINE - COASTER CLUB INC.	D7	0	11	1	0	2	2	16
DALLAS CABARET NORTH	D6	0	1	0	0	0	0	1
DALLAS CABARET SOUTH	D6	1	4	0	0	0	0	5
DG'S A GENTLEMAN'S CLUB	D6	7	2	0	0	0	1	10
LA ZONA ROSA	D6	1	2	0	0	1	0	4
LIPSTICK	D6	0	2	0	0	0	3	5
PANDORA'S MENS CLUB	D6	3	2	1	0	0	0	6
PARIS ADULT BOOKSTORE	D6	1	2	0	0	1	0	4
PT'S MENS CLUB	D10	7	1	0	4	0	0	12
SILVER CITY CABARET	D6	2	2	0	0	0	1	5
SPEARMINT RHINO GENTLEMAN'S CLIB	D6	2	0	0	0	0	2	4
THE MEN'S CLUB OF DALLAS	D6	0	1	0	0	0	0	1
XPOSED ADULT THEATER	D6	2	0	0	1	1	0	4
XTC CABARET	D6	0	7	0	0	0	0	7
Total	22	47	54	6	8	6	13	134



City of Dallas, SOB



City of Dallas Standard GIS Data Disclaimer of Liability:
The accuracy is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Land Surveyor for the State of Texas would be required.
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-Up Responses to Item K. 26-360A discussed in the February 9, 2026, Public Safety Committee**

The purpose of this memorandum is to provide follow-up information and responses to items discussed during the Public Safety Committee meeting on February 9, 2026. At that meeting the Office of Bond and Construction Management (BCM) presented the *Dallas Police Department Law Enforcement Training Center at the University of North Texas at Dallas Monthly Update – February 2026*.

Budget Overview and Status of Encumbered Funds

The total project budget for programming, design, construction, construction management, furniture, fixtures, equipment and project oversight for the Dallas Police Department Law Enforcement Training Center (DPD LETC) at the University of North Texas at Dallas (UNTD) is \$185M. To date, \$15.6M has been encumbered for design, geotechnical, environmental, and pre-construction services.

Project Funding Summary:

Funding Source	Committed Funding
2024 Bond Program – Prop. F	\$ 50M
State Grant – 2023 88 th Legislature	\$ 20M
State Grant – 2025 89 th Legislature	\$ 5M
Caruth Fund at Communities Foundation of Texas	\$ 10M
Additional Private Fundraising Commitments	\$ 11.5M
Total Committed Funding	\$ 96.5M
Total Program Budget	\$ 185M
<i>Remaining Funding Needs</i>	<i>\$ 88.5M</i>

What is the curriculum coordination with UNTD?

The partnership between DPD and UNTD is focused on advancing 21st-century policing strategies. Current coordination includes three core courses for new recruits, including *History of Policing, Implicit Bias and Procedural Justice*. Coordination on future curriculum offerings will continue as program development advances.

Has the CMAR contract been executed?

Yes, on January 28, 2026, City Council authorized a Construction Manager at Risk (CMAR) Agreement with Swinerton Builders for pre-construction and construction services for the DPD LETC at UNTD. The contract has been fully executed and a Notice to Proceed was issued on February 10, 2026. A project kickoff meeting with the design

team and CMAR was held to formally initiate pre-construction activities and align the team on project scope, schedule, and next steps.

What are the penalties (liquidated damages) for project delays in CMAR and Jacobs contracts?

The CMAR's Liquidated damages are \$3,300 per day, based on the prorated monthly lease cost of the current Basic and In-Service Academy facilities.

Has Jacobs ever built a police academy or similar public safety complex?

Jacobs has extensive experience delivering public safety and large-scale civic facilities, including:

- Managed the Pennsylvania State Police Training Academy Statewide Strategic Facilities Plan (\$387.7M).
- Delivered NYPD Firearms & Tactics Facility (\$250M) and California Emergency Operations Center (\$158M).
- Oversaw City of Sunnyvale Civic Center & EOC (\$173M) with Net Zero and LEED Platinum goals.
- Managed Texas Military Department projects including secure barracks and readiness centers.

Does Jacobs have a dedicated staff for this project?

Yes, Jacobs has a dedicated team for this project. The Project Manager, Chappell Jordan, has prior experience on similar public safety and capital improvement projects, including the Pennsylvania State Police Training Academy initiative.

Is the Jacobs' contract capped at \$5M for the life of the project?

The Jacobs contract value of \$5M is to perform the owner's representative scope of work and covers the contract period from design through the commissioning stage, including the one-year warranty period with an estimated project completion July 31, 2029.

Upcoming Actions:

- A professional services contract with Jacobs Project Management Company for project management and owner's representation services is scheduled for consideration on February 25, 2026, City Council Agenda
- A Thoroughfare Plan Amendment is scheduled for consideration on April 8, 2026, City Council Agenda, to remove a planned road alignment that conflicts with the proposed site layout and operational needs of the LETC. This will be the final stage of the multiphase process to amend the City's Thoroughfare Plan. This process is included in the project schedule and will not impact the groundbreaking or scheduled project completion.
- A City Council briefing on the Design Development for the LETC is scheduled for April 15, 2026.

DATE February 6, 2026
SUBJECT **Follow-Up Responses to Item K. 26-630A discussed in the February 9, 2026, Public Safety Committee**
PAGE **3 of 3**

If you have any questions or need additional information, please contact me or the Director of the Office of Bond and Construction Management, Jennifer Nicewander, P.E., at (972) 841-9847 or jennifer.nicewander@dallas.gov.

Service First, Now!



Dev Rastogi
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item on February 25, 2026: Authorization of the Guaranteed Maximum Price #2 – Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1**

During the January 21, 2026, *Dallas City Council Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 - Convention Center Expansion Update*, Convention and Event Services (CES) staff committed to bringing forward Guaranteed Maximum Price (GMP) 2 to continue the implementation of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan convention center expansion.

CES staff will recommend City Council approval of GMP 2 on February 25, 2026. This action represents a critical funding milestone in advancing the convention center's structural, foundation, and enabling phases, building upon City Council's prior authorization of GMP 1, which was approved by City Council Resolution 25-1704 on June 11, 2025.

GMP #2 Financial Summary

Total Trade Cost for GMP #2	\$435,991,208.00
Base GMP Amount	\$695,680,181.00
Owner's Contingency (5% of Total Trade Cost)	<u>\$ 21,799,560.40</u>
Total Authorization Requested	<u>\$717,479,741.40</u>

GMP 2 secures competitively procured trade packages and positions the project to maintain schedule integrity while providing prudent financial oversight and risk mitigation. Trade cost for GMP 2 of \$435,991,208 include the following scopes:

- Observer and Rail Survey Monitoring for GMP 2 – Cost Limitation Item
- Slab on Grade & Below Grade Structural Concrete & Reinforcement
- Structural Steel Fabrication
- Earthwork: Pad Grading and Fine Grading – Cost Limitation Item
- Deep Foundations & Reinforcement
- Enabling Site Utilities – Cost Limitation Item
- Design Progression – Cost Limitation Item
- Interruption Event Allowance

These packages represent the core structural, foundation, and enabling work required to sustain uninterrupted construction operations and protect the overall project schedule. The GMP 2 funds will be expended through 2028.

DATE February 20, 2026
SUBJECT **Advancement and Approval of Guaranteed Maximum Price (GMP) 2 – Kay Bailey
Hutchison Convention Center Dallas Master Plan Component 1**
PAGE **2 of 3**

Advancing GMP 2 is critical to:

- Maintain the established critical path schedule
- Avoid potential delays and associated cost impacts
- Preserve competitive subcontractor pricing
- Ensure orderly sequencing of structural and foundation work

This approval brings the total pre-construction and guaranteed maximum contract value for Trinity Alliance to:

Original Contract	\$ 7,550,000.00
Supplement Agreement No. 1	\$259,364,830.00
Supplement Agreement No. 2	<u>\$717,479,741.40</u>
Project Total	\$984,394,571.40

Should you have any questions about this agenda item, please contact Rosa Fleming, Director, Convention and Event Services at rosa.fleming@dallas.gov.

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
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Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Budget Accountability Report – December 2025**

Please find attached the December Budget Accountability Report (BAR) based on information through December 31, 2025. You may view all published reports on the [Financial Transparency website](#). The monthly BAR provides a financial forecast for all operating funds, updates on General Obligation Bond spending, updates on Federal and State grant spending, economic indicators, and updates for highlighted budget initiatives.

If you have any questions, please contact me or Janette Weedon, Director of Budget and Management Services.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

Attachment

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
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FY 2025-26



Budget Accountability Report

As of December 31, 2025



**Budget & Management
Services**

1500 Marilla Street, 4FN
214-670-3659

EXECUTIVE SUMMARY

Financial Forecast Report

Operating Fund	Year-End Forecast vs. Budget	
	Revenues	Expenses
General Fund	☑	☑
Aviation	☑	☑
Convention and Event Services	☑	☑
Municipal Radio	☑	☑
Planning and Development	☑	☑
Sanitation Services	☑	☑
Storm Drainage Management	☑	☑
Dallas Water Utilities	☑	☑
Bond and Construction Management	7% under budget	7% under budget
Equipment and Fleet Management	☑	☑
Express Business Center	☑	☑
Information Technology	☑	☑
Radio Services	☑	☑
9-1-1 System Operations	☑	☑
Debt Service	☑	☑
Fair Park	☑	☑
Transportation Regulation	☑	☑

☑ YE forecast within 5% of budget

FINANCIAL FORECAST REPORT

The Financial Forecast Report (FFR) provides a summary of financial activity through December 31, 2025 for the General Fund and other annual operating funds of the City. The Adopted Budget column reflects the budget adopted by City Council on September 17, 2025, effective October 1, 2025 through September 30, 2026. The Amended Budget column reflects City Council-approved transfers between funds and programs, department-initiated transfers between expense objects, approved use of contingency, and other amendments supported by revenue or fund balance.

Year-to-date (YTD) actual amounts represent revenue or expenses/encumbrances that have occurred through the end of the most recent accounting period. Departments provide the year-end (YE) forecast, which projects anticipated revenues and expenditures as of September 30, 2026. The variance is the difference between the FY 2025-26 amended budget and the YE forecast. Variance notes are provided when the YE forecast is +/- five percent of the amended budget and/or if YE expenditures are forecast to exceed the amended budget.

General Fund Overview

The General Fund overview provides a summary of financial activity through December 31, 2025.

	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
Beginning Fund Balance	\$338,043,273	\$338,043,273		\$338,043,273	\$0
Revenues	1,963,072,642	1,963,072,642	527,602,275	1,964,617,342	1,544,700
Expenditures	1,963,072,642	1,963,072,642	465,358,854	1,970,078,538	7,005,896
Ending Fund Balance	\$338,043,273	\$338,043,273		\$332,582,077	(\$5,461,196)

Fund Balance. As of November 30, 2025, the beginning fund balance for the adopted and amended budgets and YE forecast reflects the FY 2024-25 unaudited unassigned ending fund balance as projected during budget development (July 2025). The ending fund balance for the adopted and amended budget does not reflect changes in encumbrances or other balance sheet accounts. We anticipate updates to the beginning fund balance after the FY 2024-25 audited statements become available in April 2026.

Revenues. Through December 31, 2025, General Fund revenues are projected to be \$1,545,000 over budget due to increased emergency services reimbursement from the State Fair of Texas and Dallas Fire-Rescue inspection fees, increased franchise collections due to warmer weather and unanticipated insurance carrier payouts.

Expenditures. Through December 31, 2025, General Fund expenditures are projected to be \$7,006,000 over budget due to increased expenses associated with uniform personnel.

FY 2025-26 Financial Forecast Report

GENERAL FUND REVENUES

Revenue Category		FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals	YE Forecast	Variance
1	Property Tax	\$1,127,415,449	\$1,127,415,449	\$349,515,538	\$1,127,415,449	\$0
2	Sales Tax	474,300,480	474,300,480	121,648,798	474,300,480	0
3	Franchise & Other	131,021,590	131,021,590	30,515,563	132,105,285	1,083,695
4	Charges for Service	114,488,328	114,694,328	14,086,157	115,139,927	445,599
5	Fines & Forfeitures	19,394,949	19,394,949	4,197,894	19,366,151	(28,798)
6	Operating Transfers In	25,473,411	25,473,411	0	25,473,411	0
7	Intergovernmental	23,077,862	23,077,862	785,853	22,614,595	(463,267)
8	Miscellaneous	4,788,843	4,582,843	1,001,762	5,058,985	476,142
9	Licenses & Permits	15,111,730	15,111,730	4,620,424	15,100,595	(11,135)
10	Interest	28,000,000	28,000,000	1,230,286	28,042,464	42,464
Total Revenue		\$1,963,072,642	\$1,963,072,642	\$527,602,275	\$1,964,617,342	\$1,544,700

VARIANCE NOTES

General Fund revenue variance notes are provided below for revenue categories with YE forecast variances of +/- five percent and revenue with an amended budget.

8. Miscellaneous

Miscellaneous revenue is projected to be \$476,000 over budget due to unanticipated insurance carrier payouts.



FY 2025-26 Financial Forecast Report

GENERAL FUND EXPENDITURES

	Expenditure Category	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
	Civilian Pay	\$302,536,630	\$306,345,117	\$66,276,226	\$304,507,948	(\$1,837,169)
	Civilian Overtime	10,864,470	10,853,470	3,108,426	10,083,681	(769,789)
	Civilian Pension	51,141,723	51,245,035	11,202,929	51,287,548	42,513
	Uniform Pay	635,380,731	631,922,487	152,642,104	633,389,461	1,466,974
	Uniform Overtime	67,415,923	67,415,923	21,042,396	71,452,557	4,036,634
	Uniform Pension	230,873,553	230,643,234	27,199,460	230,889,039	245,805
	Health Benefits	104,890,796	105,048,064	26,749,558	105,052,212	4,148
	Workers Comp	14,897,761	14,897,761	14,897,761	14,897,761	0
	Other Personnel Services	15,584,938	15,504,294	3,518,427	15,336,330	(167,964)
1	Personnel Services	\$1,433,586,525	\$1,433,875,385	\$326,637,287	\$1,436,896,537	\$3,021,152
2	Supplies-Materials	98,616,519	96,292,789	21,988,851	96,520,953	228,164
3	Contractual-Other Services	536,740,200	537,541,565	118,219,661	539,486,347	1,944,782
4	Capital Outlay	13,626,605	14,263,667	1,386,951	13,798,146	(465,521)
5	Reimbursements	(119,497,207)	(118,900,764)	(2,873,896)	(116,623,447)	2,277,317
	Total Expenditures	\$1,963,072,642	\$1,963,072,642	\$465,358,854	\$1,970,078,537	\$7,005,895

VARIANCE NOTES

General Fund expenditure variance notes are provided below for expenditure categories with YE forecast variances of +/- five percent. The Amended Budget column reflects department-initiated transfers between expense objects.

1. Personnel Services

Personnel Services are projected to be \$3,021,000 over budget due to uniform personnel expenses associated with Dallas Fire-Rescue.

FY 2025-26 Financial Forecast Report

GENERAL FUND EXPENDITURES

#	Expenditure by Department	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
1	Budget & Management Services	\$4,543,953	\$4,543,953	\$1,077,775	\$4,543,953	\$0
2	City Attorney's Office	23,056,648	23,056,648	4,792,086	22,682,639	(374,009)
3	City Auditor's Office	3,449,793	3,449,793	754,254	3,357,412	(92,381)
4	City Controller's Office	8,971,529	8,971,529	2,340,776	8,719,564	(251,965)
5	Independent Audit	793,000	793,000	793,000	793,000	0
6	City Manager's Office	3,095,190	3,095,190	589,511	2,986,347	(108,843)
7	City Secretary's Office	3,739,411	3,739,411	1,105,021	3,855,836	116,425
8	Elections	160,090	160,090	25,936	160,090	0
9	Civil Service	2,978,535	2,978,535	625,512	2,916,658	(61,877)
10	Code Compliance	42,971,909	42,971,909	9,736,097	42,971,909	0
11	Dallas Animal Services	21,835,915	21,835,915	7,765,163	22,836,792	1,000,877
12	Dallas Fire-Rescue	453,418,515	453,418,515	109,100,337	459,713,515	6,295,000
13	Dallas Police Department	758,373,419	758,373,419	182,462,949	758,373,419	0
14	Data Analytics & Business Intelligence	5,572,379	5,572,379	1,226,229	5,572,379	0
15	Facilities & Real Estate Management	36,082,537	36,082,537	9,922,781	36,082,537	0
16	Human Resources	8,842,468	8,842,468	2,022,815	8,842,468	0
17*	Judiciary	6,639,908	6,639,908	1,342,664	6,639,908	0
18	Library	43,459,765	43,459,765	9,580,934	43,459,765	0
	Management Services					
19	Communications and Customer Experience/311	9,228,550	9,228,550	2,680,461	10,061,065	832,515
20	Office of Community Police Oversight	672,350	672,350	170,507	728,638	56,288
21	Office of Emergency Management and Crisis Response	8,959,392	8,959,392	2,029,578	8,959,392	0
22	Office of Environmental Quality & Sustainability	5,592,298	5,592,298	1,313,665	5,555,615	(36,683)
23	Office of Government Affairs	994,426	994,426	186,992	950,487	(43,939)
24	Mayor & Council	7,840,173	7,840,173	1,648,783	7,708,788	(131,385)
25*	Municipal Court & Detention Services	34,280,334	34,280,334	6,990,139	34,274,009	(6,325)
26	Jail Contract	8,578,250	8,578,250	2,176,470	8,578,250	0
27	Non-Departmental	128,078,711	128,078,711	13,452,119	128,078,711	0
28	Office of Arts & Culture	16,233,646	16,233,646	9,677,887	16,233,646	0
29	Office of Economic Development	3,789,105	3,789,105	1,151,594	3,789,105	0
30	Office of Housing & Community Empowerment	22,248,347	22,248,347	9,735,706	22,248,347	0
31	Office of the Inspector General	1,585,222	1,585,222	226,846	1,334,247	(250,975)
32	Park & Recreation	117,311,098	117,311,098	30,968,638	117,311,098	0
33	Planning & Development	6,617,691	6,617,691	1,702,616	6,617,691	0
34	Procurement Services	3,560,641	3,560,641	681,987	3,560,641	0
35	Transportation & Public Works	157,176,749	157,176,749	35,237,851	157,176,749	0
	Total Departments	\$1,960,731,947	\$1,960,731,947	\$465,358,854	\$1,967,737,843	\$7,005,896
36	Liability/Claims Fund Transfer	1,340,695	1,340,695	0	1,340,695	0
37	Salary & Benefit Stabilization	1,000,000	1,000,000	0	1,000,000	0
	Total Expenditures	\$1,963,072,642	\$1,963,072,642	\$465,358,854	\$1,970,078,538	\$7,005,896

*BMS did not receive a department update for the reporting month. Forecast was prepared by BMS staff.

VARIANCE NOTES

General Fund variance notes are provided below for departments with YE forecast variances of +/- five percent, amended budgets, or YE forecasts projected to exceed budget.

7. City Secretary's Office

SEC is projected to be \$116,000 over budget due to GovQA, an Open Records service contract amount which came in higher than expected.

11. Dallas Animal Services

DAS is projected to be \$1,001,000 over budget due to an increase in suspected animal cruelty and public safety response service demand.

12. Dallas Fire-Rescue

DFD is projected to be \$6,295,000 over budget due to uniform overtime expenses related to unscheduled leave and mandatory overtime, special pays, and a uniform headcount that is 34 positions above budget due to decreased attrition and increased academy pass rates.

19. Communications & Customer Experience/311

CCX is projected to be \$833,000 over budget due to a lower vacancy rate than budgeted.

20. Office of Community Police Oversight

OPO is projected to be \$56,000 over budget due to a lower vacancy rate than budgeted.

31. Office of the Inspector General

OIG is projected to be \$251,000 under budget due to salary savings from four vacant positions.

FY 2025-26 Financial Forecast Report

ENTERPRISE FUNDS

Department	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
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1 AVIATION

Beginning Fund Balance	\$149,717,541	\$149,717,541		\$149,717,541	\$0
Total Revenues	208,704,381	208,704,381	44,776,118	208,723,014	18,633
Total Expenditures	208,704,381	208,704,381	52,134,822	208,704,381	0
Ending Fund Balance	\$149,717,541	\$149,717,541		\$149,736,174	\$18,633

2 CONVENTION & EVENT SERVICES

Beginning Fund Balance	\$78,328,102	\$78,328,102		\$78,328,102	\$0
Total Revenues	131,535,243	131,535,243	18,135,938	132,146,776	611,533
Total Expenditures	131,535,243	131,535,243	17,000,547	131,535,243	0
Ending Fund Balance	\$78,328,102	\$78,328,102		\$78,939,635	\$611,533

3 MUNICIPAL RADIO

Beginning Fund Balance	\$238,560	\$238,560		\$238,560	\$0
Total Revenues	473,114	473,114	151,481	473,114	0
Total Expenditures	473,114	473,114	252,217	473,114	0
Ending Fund Balance	\$238,560	\$238,560		\$238,560	\$0

4 PLANNING & DEVELOPMENT

Beginning Fund Balance	\$7,732,342	\$7,732,342		\$7,732,342	\$0
Total Revenues	52,482,137	52,482,137	15,731,923	54,752,309	2,270,172
Total Expenditures	52,482,137	52,482,137	9,295,666	53,495,853	1,013,716
Ending Fund Balance	\$7,732,342	\$7,732,342		\$8,988,798	\$1,256,456

5 SANITATION SERVICES

Beginning Fund Balance	\$37,608,401	\$37,608,401		\$37,608,401	\$0
Total Revenues	165,548,703	165,548,703	45,803,333	170,592,999	5,044,296
Total Expenditures	165,548,703	165,548,703	38,309,776	165,548,703	0
Ending Fund Balance	\$37,608,401	\$37,608,401		\$42,652,697	\$5,044,296

6 STORM DRAINAGE MANAGEMENT—DALLAS WATER UTILITIES

Beginning Fund Balance	\$13,586,533	\$13,586,533		\$13,586,533	\$0
Total Revenues	90,573,980	90,573,980	22,031,127	90,573,980	0
Total Expenditures	90,573,980	90,573,980	14,530,702	90,573,980	0
Ending Fund Balance	\$13,586,533	\$13,586,533		\$13,586,533	\$0

7 WATER UTILITIES

Beginning Fund Balance	\$151,039,992	\$151,039,992		\$151,039,992	\$0
Total Revenues	880,895,629	880,895,629	222,337,516	880,895,629	0
Total Expenditures	880,895,629	880,895,629	180,504,274	880,895,629	0
Ending Fund Balance	\$151,039,992	\$151,039,992	\$41,833,242	\$151,039,992	\$0



FY 2025-26 Financial Forecast Report

INTERNAL SERVICE FUNDS

Department	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
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8 BOND & CONSTRUCTION MANAGEMENT

Beginning Fund Balance	\$0	\$0	\$0	\$0	\$0
Total Revenues	25,726,102	25,726,102	40,600	24,032,804	(1,693,298)
Total Expenditures	25,726,102	25,726,102	4,351,312	24,032,804	(1,693,298)
Ending Fund Balance	\$0	\$0		\$0	\$0

9 EQUIPMENT & FLEET MANAGEMENT

Beginning Fund Balance	\$3,929,271	\$3,929,271		\$3,929,271	\$0
Total Revenues	74,603,075	74,603,075	728,729	74,603,075	0
Total Expenditures	74,603,075	74,603,075	14,969,769	74,603,075	0
Ending Fund Balance	\$3,929,271	\$3,929,271		\$3,929,271	\$0

10 EXPRESS BUSINESS CENTER

Beginning Fund Balance	\$7,677,204	\$7,677,204		\$7,677,204	\$0
Total Revenues	2,433,550	2,433,550	578,417	2,492,141	58,591
Total Expenditures	2,318,930	2,318,930	545,685	2,308,417	(10,513)
Ending Fund Balance	\$7,791,824	\$7,791,824		\$7,860,928	\$69,104

11 INFORMATION TECHNOLOGY

Beginning Fund Balance	\$23,674,620	\$23,674,620		\$23,674,620	\$0
Total Revenues	137,249,042	137,249,042	20,892,327	137,360,358	111,316
Total Expenditures	148,450,537	148,450,537	64,971,476	148,450,537	0
Ending Fund Balance	\$12,473,125	\$12,473,125		\$12,584,441	\$111,316

12 RADIO SERVICES

Beginning Fund Balance	\$15,250,155	\$15,250,155		\$15,250,155	\$0
Total Revenues	17,039,945	17,039,945	2,456,927	17,249,734	209,789
Total Expenditures	20,259,125	20,259,125	3,260,509	20,264,685	5,560
Ending Fund Balance	\$12,030,975	\$12,030,975		\$12,235,204	\$204,229

FY 2025-26 Financial Forecast Report

OTHER FUNDS

Department	FY 2025-26 Adopted Budget	FY 2025-25 Amended Budget	YTD Actuals & Encumbrances	YE Forecast	Variance
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13 9-1-1 SYSTEM OPERATIONS

Beginning Fund Balance	\$18,922,432	\$18,922,432		\$18,922,432	\$0
Total Revenues	16,083,072	16,083,072	3,490,815	16,533,529	450,457
Total Expenditures	18,258,139	18,258,139	7,623,960	18,258,139	0
Ending Fund Balance	\$16,747,365	\$16,747,365		\$17,197,822	\$450,457

14 DEBT SERVICE

Beginning Fund Balance	\$126,407,728	\$126,407,728		\$126,407,728	\$0
Total Revenues	\$477,371,642	\$477,371,642	132,739,767	\$477,371,642	0
Total Expenditures	\$491,015,332	\$491,015,332	0	491,015,332	0
Ending Fund Balance	\$112,764,038	\$112,764,038		\$112,764,038	\$0

15 EMPLOYEE BENEFITS

City Contributions	\$146,104,603	\$146,104,603	\$33,550,702	\$146,104,603	\$0
Employee Contributions	64,662,027	64,662,027	14,250,231	64,513,982	(148,045)
Retiree	22,463,376	22,463,376	2,520,899	22,164,858	(298,518)
Other	0	0	283,110	283,110	283,110
Total Revenues	\$233,230,006	\$233,230,006	\$50,604,941	\$233,066,553	(\$163,453)
Total Expenditures	\$232,177,512	\$232,177,512	\$21,228,136	\$232,177,512	\$0

Note: FY 2025-26 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects incurred but not reported (IBNR) claims.

16 RISK MANAGEMENT

Worker's Compensation	\$20,020,259	\$20,020,259	\$19,616,311	\$20,020,259	\$0
Third Party Liability	7,633,670	7,633,670	5,721,205	7,633,670	0
Purchased Insurance	22,885,030	22,885,030	20,689,013	22,885,030	0
Interest and Other	0	0	488,659	488,659	488,659
Total Revenues	\$50,538,959	\$50,538,959	\$46,515,188	\$51,027,618	\$488,659
Total Expenditures	\$65,439,828	\$65,439,828	\$26,242,645	\$65,439,828	\$0

Note: FY 2025-26 YE forecast reflects claim expenses expected to occur in the fiscal year. Fund balance (not included) reflects the total current liability for Risk Management (worker's compensation/liability/property insurance).

17 TRANSPORTATION REGULATION

Beginning Fund Balance	\$538,277	\$538,277		\$538,277	\$0
Total Revenues	729,332	729,332	142,462	729,332	0
Total Expenditures	729,332	729,332	190,121	729,332	0
Ending Fund Balance	\$538,277	\$538,277		\$538,277	\$0

18 FAIR PARK

Beginning Fund Balance	\$4,000,000	\$4,000,000		\$4,000,000	\$0
Total Revenues	18,825,809	18,825,809	429,312	18,825,809	0
Total Expenditures	18,825,809	18,825,809	1,821,563	18,825,809	0
Ending Fund Balance	\$4,000,000	\$4,000,000		\$4,000,000	\$0



VARIANCE NOTES

The Enterprise, Internal Service, and Other Funds summaries include the beginning fund balance with the YE revenue and expenditure forecasts. As of December 31, 2025, the beginning fund balance for the adopted and amended budgets and YE forecast represents the FY 2024-25 audited unassigned ending fund balance and includes FY 2024-25 YE savings. Variance notes are provided below for funds with a YE forecast variance of +/- five percent, YE forecast projected to exceed budget, or projected use of fund balance.

2. Convention & Event Services

CCT revenues are forecasted to be over budget for \$612,000 due to event revenue, interest earnings, and surplus sale of convention center items.

4. Planning & Development

PDV revenue is projected to be over budget by \$2,270,000 due to permit and inspection revenue generated by commercial construction projects. PDV expenses are also projected to be over budget by \$1,014,000, primarily due to increased demand for contractual inspection and permitting services related to the higher project volume, as well as retirement payouts.

5. Sanitation Services

SAN revenue is projected to be \$5,044,000 over budget due to landfill activity.

8. Bond & Construction Management

BCM revenues and expenses are projected to be \$1,693,000 under budget due to 41 vacant positions. BCM charges each capital project budget for project implementation costs. Savings in actual implementation expenses result in fewer charges to the capital project.

13. 9-1-1 System Operations

9-1-1 System Operations revenues are projected to be \$450,000 over budget due to interest earnings.

16. Risk Management

Risk Management revenues are projected to be \$488,700 over budget due to interest earnings.

FY 2025-26 Financial Forecast Report

GENERAL OBLIGATION BONDS**2024 Bond Program**

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
A	Street and Transportation	\$521,200,000	\$211,782,737	\$42,608,700	\$2,844,156	\$166,329,881
B	Park and Recreation Facilities	345,270,000	138,469,306	20,167,126	3,540,346	114,761,833
C	Flood Protection and Storm Drainage	52,100,000	12,560,681	188,505	7,736,749	4,635,426
D	Library Facilities	43,530,000	11,234,879	544,216	42,916	10,647,746
E	Cultural and Performing Arts Facilities	75,200,000	22,693,194	302,633	1,557,711	20,832,850
F	Public Safety Facilities	90,000,000	58,407,900	444,546	1,196,875	56,766,479
G	Economic Development**	72,300,000	12,621,922	0	0	12,621,922
H	Housing and Neighborhood Infrastructure	26,400,000	10,560,000	2,000,000	0	8,560,000
I	Homeless Assistance Facilities	19,000,000	19,000,000	38,631	580,089	18,381,280
J	Information Technology Facilities	5,000,000	5,000,000	0	0	5,000,000
Total		\$1,250,000,000	\$502,330,619	\$66,294,357	\$17,498,842	\$418,537,417

2017 Bond Program

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
A	Street and Transportation**	\$533,981,000	\$547,404,018	\$443,442,531	\$47,414,226	\$56,547,260
B	Park and Recreation Facilities*	261,807,000	255,807,000	201,514,505	14,475,336	39,817,159
C	Fair Park**	50,000,000	50,000,000	46,877,740	910,672	2,211,588
D	Flood Protection and Storm Drainage	48,750,000	48,750,000	33,319,186	5,216,535	10,214,280
E	Library Facilities	15,589,000	15,791,584	14,972,569	0	819,015
F	Cultural and Performing Arts Facilities	14,235,000	14,413,626	13,437,774	281,341	694,511
G	Public Safety Facilities	32,081,000	32,473,023	27,966,330	23,148	4,483,544
H	City Facilities	18,157,000	19,251,894	4,835,225	202,397	14,214,272
I	Economic Development**	55,400,000	55,400,000	28,916,437	3,986,296	22,497,266
J	Homeless Assistance Facilities	20,000,000	20,000,000	17,497,039	2,502,961	0
Total		\$1,050,000,000	\$1,059,291,145	\$832,779,336	\$75,012,912	\$151,498,895

*Inception-to-date appropriations were reduced by \$6,000,000 because the Midtown Project required matching funds, which were not secured by the time the City Council scheduled the 2024 bond program election.

** The unencumbered balance increased from November to December due to the release of encumbrances for completed projects.

FY 2025-26 Financial Forecast Report

GENERAL OBLIGATION BONDS**2012 Bond Program**

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
1	Street and Transportation Improvements	\$260,625,000	\$266,938,887	\$262,126,164	\$948,002	\$3,864,721
2	Flood Protection and Storm Drainage Facilities	326,375,000	326,375,000	270,272,139	44,306,658	11,796,203
3	Economic Development	55,000,000	55,000,000	40,810,858	2,933,108	11,256,034
Total		\$642,000,000	\$648,313,887	\$573,209,161	\$48,187,768	\$26,916,958

2006 Bond Program

Proposition		Authorized by Voters	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
1	Street and Transportation Improvements**	\$390,420,000	\$406,490,554	\$395,351,721	\$7,686,959	\$3,451,874
2	Flood Protection and Storm Drainage Facilities	334,315,000	342,757,166	317,926,762	8,036,126	16,794,278
3	Park and Recreation Facilities	343,230,000	353,343,060	351,414,668	1,307,831	620,562
4	Library Facilities	46,200,000	52,148,600	47,760,391	2,845	4,385,364
5	Cultural Arts Facilities	60,855,000	63,821,447	63,401,924	0	419,523
6	City Hall, City Service and Maintenance Facilities	34,750,000	36,216,478	33,863,974	2,288	2,350,215
7	Land Acquisition Under Land Bank Program	1,500,000	1,500,000	1,474,169	0	25,831
8	Economic Development	41,495,000	45,060,053	44,329,993	0	730,060
9	Farmers Market Improvements	6,635,000	6,933,754	6,584,013	0	349,741
10	Land Acquisition in the Cadillac Heights Area	22,550,000	22,727,451	11,911,139	12,055	10,804,257
11	Court Facilities	7,945,000	8,146,606	7,869,762	0	276,844
12	Public Safety Facilities and Warning Systems	63,625,000	66,072,938	65,405,081	605,631	62,227
Total		\$1,353,520,000	\$1,405,218,107	\$1,347,293,597	\$17,653,735	\$40,270,776

Note: The tables above reflect expenditures and encumbrances recorded in the City's financial system of record. They do not include commitments that have not yet been recorded in the system, such as amounts recently approved by City Council.

** The unencumbered balance increased from November to December due to the release of encumbrances for completed projects.

FY 2025-26 Financial Forecast Report

GRANT FUNDS**Federal Awards**

Funding Agency	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
National Highway Traffic Safety Administration	\$40,062	\$39,850	\$0	\$212
The Institute of Museum and Library Services	35,674	27,163	0	8,511
U.S. Army Corps of Engineers	2,000,000	0	0	2,000,000
U.S. Department of Agriculture	97,980,126	75,596,350	2,061,503	22,383,776
U.S. Department of Energy	1,132,070	0	0	1,132,070
U.S. Department of Health and Human Services	1,126,563	727,639	2,909	398,924
U.S. Department of Homeland Security	21,940,318	17,234,922	1,022,589	4,705,396
U.S. Department of Housing and Urban Development	286,277,333	180,504,679	26,247,363	105,772,654
U.S. Department of Justice	16,678,568	13,226,717	200,923	3,451,852
U.S. Department of the Interior	50,000	50,000	0	0
U.S. Department of Transportation	277,172,714	141,802,752	12,281,697	135,369,962
U.S. Department of Treasury	458,211,039	433,905,217	17,009,835	24,305,822
U.S. Environmental Protection Agency	2,397,469	1,915,341	286	482,129
Total	\$1,165,041,937	\$865,030,629	\$58,827,104	\$300,011,309

State Awards

Funding Agency	ITD Appropriations	ITD Expenditures	Current Encumbered	Unencumbered
Commission on State Emergency Communications	\$6,748,851	\$203,977	\$5,109,764	\$6,544,873
Motor Vehicle Crime Prevention Authority	8,660,482	5,218,215	156,173	3,442,267
North Central Texas Council of Governments	163,200	159,308	3,892	3,892
Texas Commission on Environmental Quality	3,228,585	1,859,481	0	1,369,104
Texas Department of Criminal Justice	2,500,000	1,806,440	278,487	693,560
Texas Department of Housing and Community Affairs	3,287,300	2,201,521	274,732	1,085,779
Texas Department of State Health Services	800,000	183,709	156,310	616,291
Texas Department of Transportation	28,030,909	599,467	533	27,431,442
Texas Health and Human Services Commission	364,500	331,202	494	33,298
Texas Office of Governor	12,899,360	4,553,662	6,940,241	8,345,697
Texas Parks and Wildlife Department	1,299,410	0	0	1,299,410
Texas Veterans Commission	332,913	53,868	0	279,045
Texas Water Development Board	46,200,000	0	22,931,007	46,200,000
Total	\$114,515,510	\$17,170,850	\$35,851,632	\$97,344,660

Note: The tables above reflect expenditures and encumbrances recorded in the City's financial system of record. They do not include commitments that have not yet been recorded in the system, such as amounts recently approved by City Council.



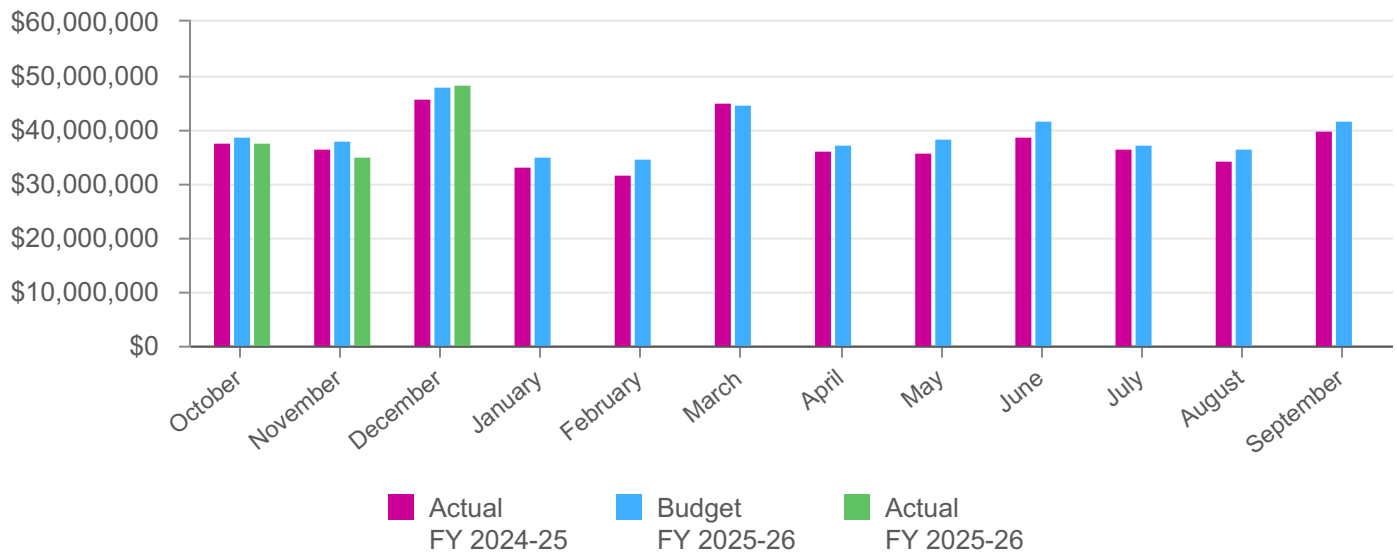
FY 2025-26 Financial Forecast Report

ECONOMIC INDICATORS

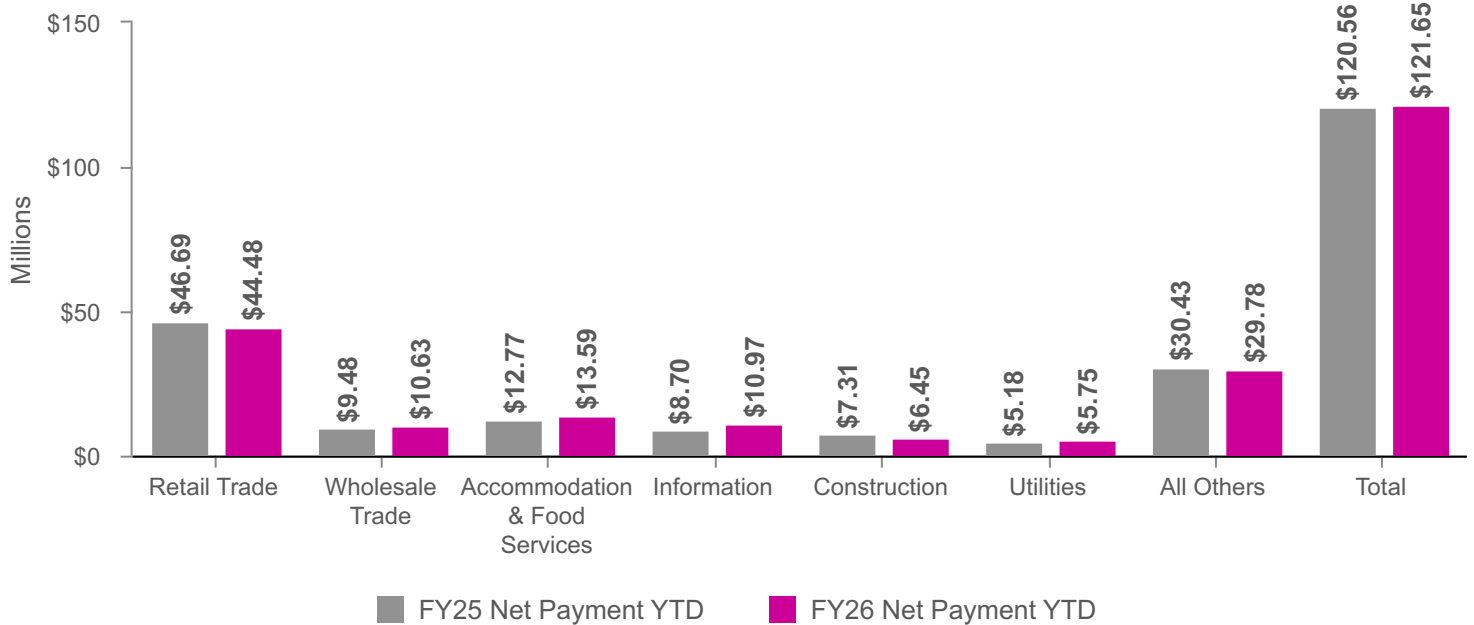
Sales Tax

The current sales tax rate is 8.25 percent - 6.25 percent goes to the state, one percent to the City, and one percent to DART. The FY 2025-26 Sales Tax Budget is \$474,300,480. As of December 31, 2025, the year-end forecast is at budget. We will update the forecast throughout the year as additional information becomes available. The charts in this section provide more information about sales tax collections.

Sales Tax Collections Year-Over-Year



Fiscal Year-to Date Net Sales Tax Payment by Industry



FY 2025-26 Financial Forecast Report

ECONOMIC INDICATORS

Year-over-Year Change in Sales Tax Collections		
Industry	December FY26 over December FY25	FYTD26 over FYTD25
Retail Trade	-5%	-5%
Wholesale Trade	13%	12%
Accommodation and Food Services	12%	6%
Information	83%	26%
Construction	-10%	-12%
Utilities	16%	11%
All Others	4%	-2%
Total Collections	6%	1%

Retail Trade. Includes establishments engaged in selling (retailing) merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise, so retailers are organized to sell merchandise in small quantities to the general public.

Wholesale Trade. Includes establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale to other wholesalers or retailers, (b) capital or durable non consumer goods, and (c) raw and intermediate materials and supplies used in production.

Accommodation and Food Services. Includes establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

Information. Includes establishments engaged in (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

Construction. Includes establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction or in subdividing land for sale as building sites are also included in this sector.

Utilities. Includes establishments providing electric power, natural gas, steam supply, water supply, and sewage removal.

All Others. Includes but is not limited to manufacturing, professional and business services, financial activities, education and health services, and natural resources and mining.

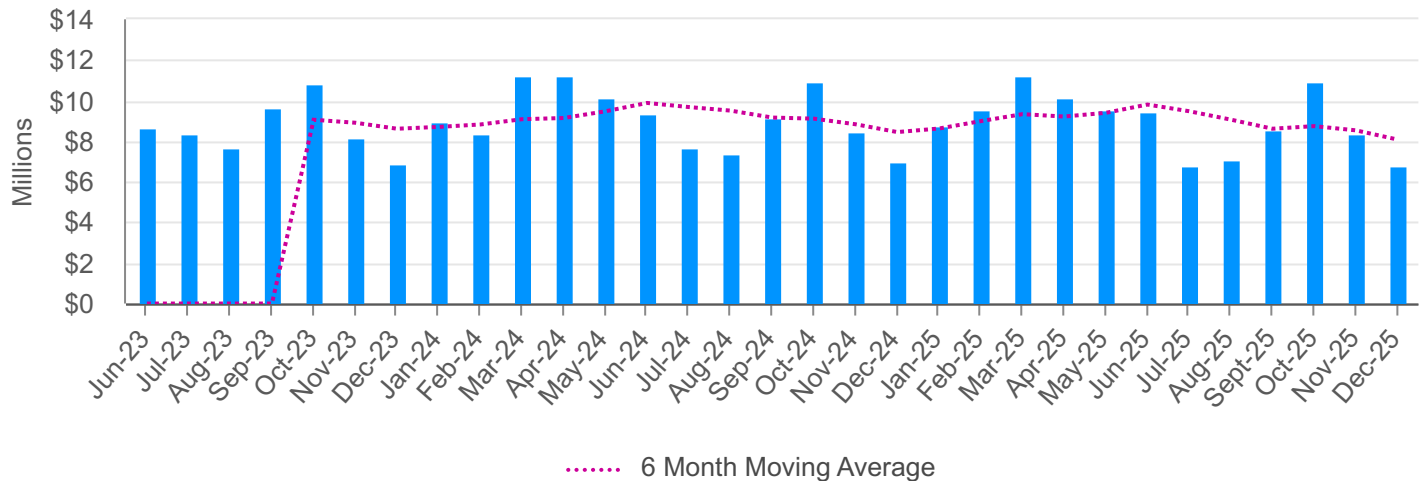
FY 2025-26 Financial Forecast Report

ECONOMIC INDICATORS

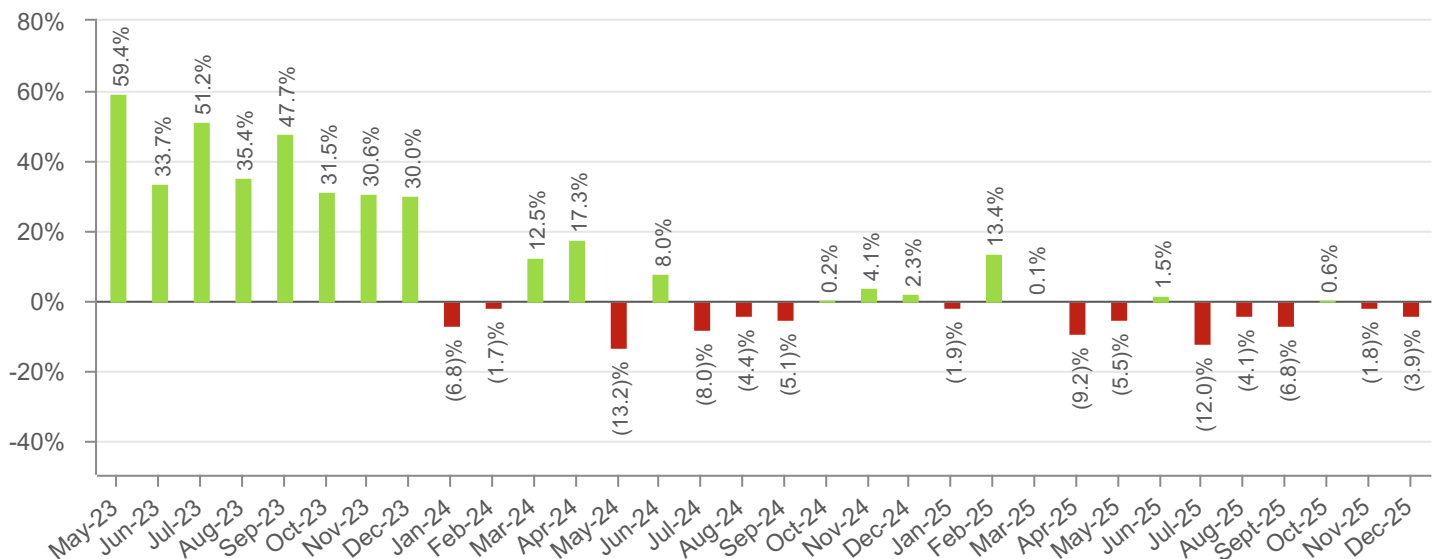
Hotel Occupancy Tax

The City collects hotel occupancy taxes (HOT) on hotel, motel, bed and breakfast, and short-term rentals in the city limits. The HOT rate in Dallas is 15 percent of the cost of the room (not including food served or personal services not related to cleaning and readying the space for the guest)-six percent goes to the state, and nine percent goes to the City. Of the nine percent to the city, two percent is to be used for the Convention Center Expansion and the Fair Park Facilities Venue Projects and seven percent is allocated for Visit Dallas, Office of Arts and Culture, and Kay Bailey Hutchison Convention Center Dallas. HOT is the largest single revenue source for the Kay Bailey Hutchison Convention Center, and data is typically updated every two months. Beginning November 2022, the HOT rate collected by the City of Dallas increased from seven to nine percent. HOT allocations including the additional two percent are reflected beginning in January 2023.

HOT Collections



Year-Over-Year Change in HOT Collections



FY 2025-26 Financial Forecast Report

ECONOMIC INDICATORS

Convention Center Event Bookings

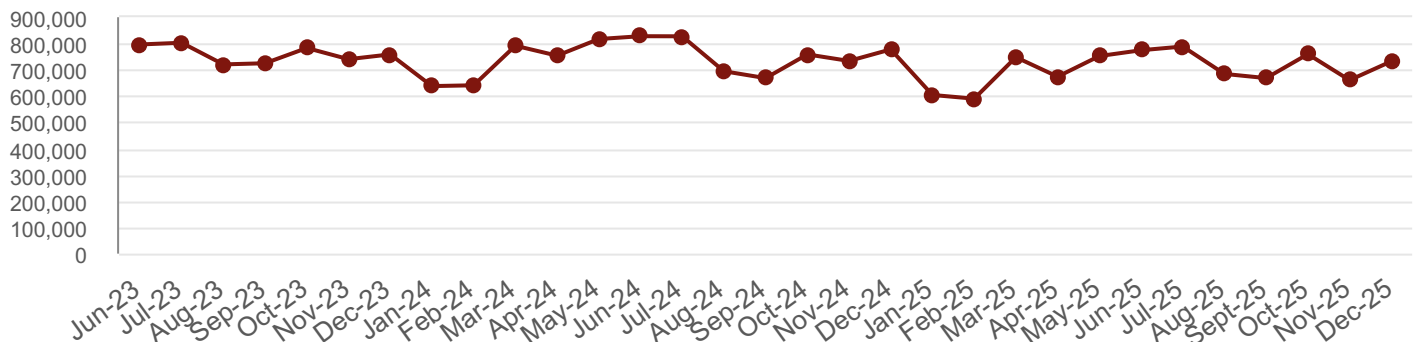
The table below lists the number of actual, planned, and forecast events at the KBHCCD for the last three fiscal years. Please note if no event takes place, it results in an equal reduction in revenue and expenses.

	FY24 Actual	FY25 Actual	FY26 Planned	FY26 Actual/Forecast
October	11	7	7	5
November	4	8	6	7
December	7	7	7	8
January	10	10	2	2
February	15	9	0	0
March	11	3	0	0
April	4	6	0	0
May	8	3	1	1
June	9	6	0	0
July	5	4	0	0
August	5	4	0	0
September	4	7	4	4
Total	93	74	27	27

Love Field Enplanements

An enplanement is when a revenue-generating passenger boards an aircraft. Enplanements are the most important air traffic metric because enplaned passengers directly or indirectly generate 80 percent of Aviation revenues. Typically, Aviation generates only 20 percent of total operating revenues from non-passenger-related activities.

Enplanements



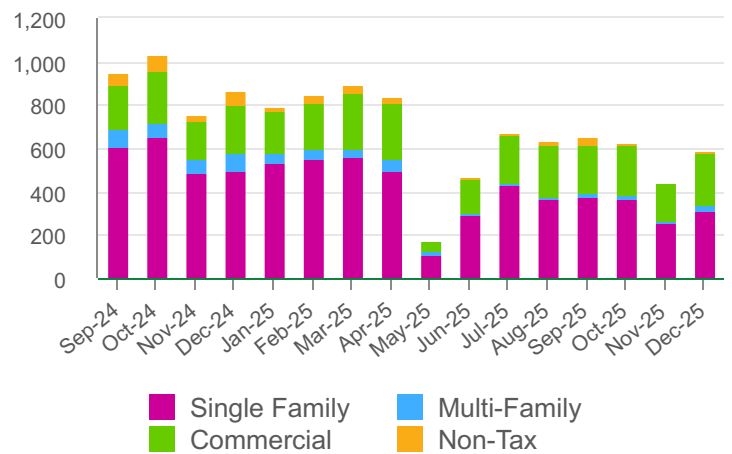
FY 2025-26 Financial Forecast Report

ECONOMIC INDICATORS

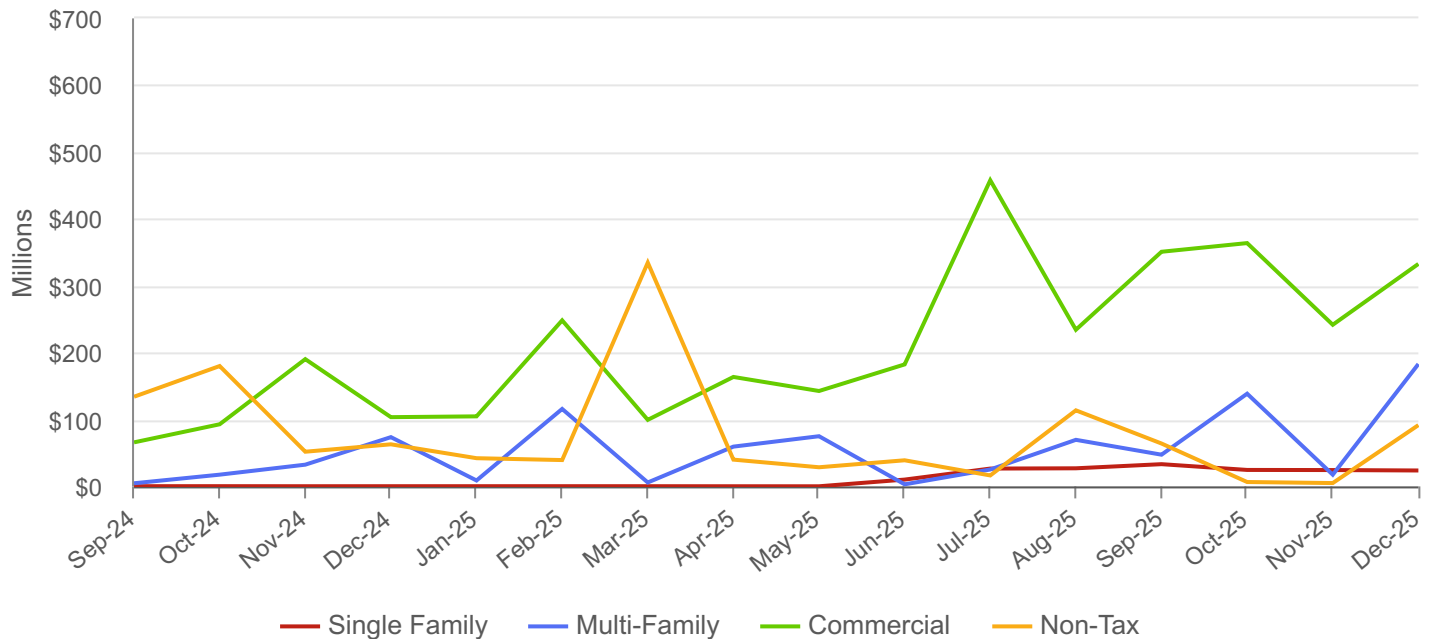
Building Permits

Building permits (required for all construction in Dallas) can provide insight into upcoming activity in the housing market and other areas of the economy. Permits are a key indicator of the confidence developers have in the economy; likewise, a decline can indicate developers do not anticipate economic growth in the near future. In some cities, this measure may be a leading indicator of property tax value growth, but in Dallas, the property tax forecast model includes other variables like wage/ job growth, housing supply, gross domestic product, population, vacancy rates, and others.

Number of Submitted Building Permits*



Submitted Building Permit Valuations*



*Data through April 2025 was sourced from POSSE Land Management software (Planning & Development). Beginning May 2025, Planning & Development transitioned to *DallasNow*.
 **Single-family home valuations are estimations only.

FY 2025-26 Budget Initiative Tracker

MULTI-YEAR INITIATIVES

The Budget Initiative Tracker (BIT) reports on activities included in the annual budget. While most initiatives can be completed in a single fiscal year, several FY 2021-22, FY 2022-23, FY 2023-24, and FY 2025-25 initiatives required additional time because of the scope and term of the project, as well as delays due to COVID-19. We will continue to report the status of these initiatives in the Multi-Year Initiatives section, using the initiative numbers from the prior reports for reference.

For each initiative included in this report, you will find the initiative number, title, description, status, and measure. At the end of each description, the responsible department is listed. Each month, the responsible department provides a current status for the initiative and indicates whether the initiative is “complete”, “on track” for completion by the end of the fiscal year or life of the program initiative, “on hold” by the City Manager’s Office, “at risk” of not being completed by the end of the fiscal year, or “canceled”.



Complete



On Track



On Hold



At Risk



Canceled

FY 2021-22**35 Water/Wastewater Service****Complete**

INITIATIVE Accelerate the extension of water and sewer services to all 47 occupied and unserved areas of the City (DWU). In FY22, DWU will award approximately \$9.5 million for the design of 211,219 feet and construction of 9,960 feet of new pipelines in Mesquite Heights, Killough Blvd & Wasco Lane, and Gooch Street areas (DWU).

STATUS Through September 2025, 43 identified, occupied unserved areas, including approximately 99,820 feet of new pipelines have been awarded for construction to receive water and wastewater infrastructure improvements. By the end of 2026, construction of approximately 100,000 feet of water and wastewater in 43 occupied areas will be complete. DWU is working to complete designs and right-of-way acquisitions to utilize the remaining \$1.17M with construction awards later in FY 2025-26.

FY 2022-23**2 City Development Code****On Track**

INITIATIVE Overhaul the City's Development Codes (Chapters 51, 51A, and 51P) to develop a modern, updated, and user-friendly development code that is streamlined, consistent, clear, and aligned with all City plans and policies. In FY 2022-23, PNV will hire execute a consultant contract, work alongside the consultant to perform a technical analysis of the effectiveness of current development codes and begin the public engagement process to ultimately reduce the total land development timeline (PDV).

STATUS The team has conducted the Public Participation Process. They are beginning to discuss the Development Code changes. The department will begin public hearings in 2026 and will anticipate completion in 2027.

FY 2025-26 Budget Initiative Tracker

MULTI-YEAR INITIATIVES**FY 2023-24****18 DPD Forensic Lab****On Track**

INITIATIVE Streamline the forensic analysis of digital evidence and ensure compliance with statutory regulations. In FY 2023-24, DPD will create a Forensic Lab in the Police Technology unit, hiring two Digital Forensics Analysts, two Senior Digital Forensics Analysts, and one Supervisor (DPD).

STATUS As of December 2025, both Digital Forensic Analyst I positions were filled. The vacant positions continue to be posted in search of qualified candidates, though the unit reports strong competition from the private market and lack of qualified candidates.

FY 2024-25**9 Youth Operations****Complete**

INITIATIVE In FY 2024-25, DPD will hire four investigative support officers and six detention officers to manage juvenile cases and reduce the backlog from 7 days to 2 days (DPD).

STATUS As of December 2025, 2 Investigative Support Specialists and 1 Detention Officer positions were filled. Of the 10 positions created this year, 5 will be re-purposed for other areas in FY26. The two remaining Detention Officer positions should be filled by the end of Jan or Feb 2026. Case backlog is currently down to 2-3 days.

15 KBHCCD Master Plan**On Track**

INITIATIVE Continue implementation of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan. In FY 2024-25, CCT will complete the architectural/design and preconstruction phases of the convention center, the Black Academy of Arts and Letters and the Arena components of the master plan (CCT).

STATUS The architectural/design and preconstruction phases of the convention center, the Black Academy of Arts and Letters, and the Arena components of the master plan are projected to be completed in early 2027.

12 Dallas' NextGen Connections**On Track**

INITIATIVE Through the newly formed Children, Youth, and Young Adult team in the Office of Community Care & Empowerment, generate feedback on youth programs, initiatives, and priorities from 5,000+ youth and stakeholders through events, surveys, and other activities (OCC).

STATUS As of December 2025, staff and youth commissioners have facilitated 24 engagement events and meetings which involved six internal departments and 18 external stakeholders/community partners as well as the Dallas Youth Collaborative Reconvening Meeting which had representation from 17 different organizations and 254 attendees. These events were held in addition to the 4,367 youth surveys that were completed as of April 2025. Staff and the youth commission remain focused on ensuring meaningful engagement and long-term impact in developing the youth strategic plan which is in its final drafting phase.



FY 2025-26 Budget Initiative Tracker

MULTI-YEAR INITIATIVES**17 Addressing Animal Cruelty****On Track**

INITIATIVE Address Animal Cruelty-Establish a partnership with an external organization to support Dallas Animal Services (DAS) in providing services related to suspected animal cruelty. In FY 2024-25, DAS will establish a partnership that will allow DAS to prioritize public safety and life-saving initiatives while reducing costs and capacity demands (DAS).

STATUS DAS is seeking to contract and is working on an RFP to identify one or more qualified vendors to support Suspected Animal Cruelty (SAC) operations. The RFP, scheduled to be advertised in mid-2026, allows vendors to propose services across various areas, such as forensic veterinary support or animal care, with the goal of establishing agreements that provide the resources needed to assist DAS and the Dallas Police Department in responding to and caring for suspected victims of animal cruelty.

20 Optimize Infrastructure at Dallas Love Field**On Track**

INITIATIVE Optimize Infrastructure at Dallas Love Field-Finalize the Dallas Love Field Terminal Area Master Plan (TAMP) to meet growing demand and establish a flexible framework to guide future development and improve the customer experience. In FY 2024-25, AVI will complete the TAMP by June, 2025 (AVI).

STATUS Through December 2025, the Consultant, Ricondo has produced the new Master Plan in full. Their efforts continue with advanced planning (Project Description Document) for each of the 14 identified preferred development plan projects. We remain on-budget with this contractor and their contract is scheduled to conclude in June as scheduled.

29 Management of Citywide Assets**On Track**

INITIATIVE Management of Citywide Assets-Reposition the new department of Facilities and Real Estate Management (FRM) to streamline operations, improve accountability, and efficiently use existing resources and expertise to manage City real estate assets. In FY 2024-25, FRM will implement internal process improvements to improve the review of current assets and implement a third-party property maintenance model for selected assets (FRM).

STATUS An informal solicitation has been completed, and a vendor has been selected to help develop the formal specifications for the Citywide Real Estate Master Plan. The consultant is now working with City stakeholders to refine the formal solicitation to ensure it is thorough and aligned with industry best practices. Once complete, and following a formal procurement process, a contract award is anticipated in mid-2026. The contract for brokerage services was approved by Council in December 2025 and is now active.

30 Court Case Management System**On Track**

INITIATIVE Dallas Municipal Court Case Management System-Replace the legacy Incode case management system for Dallas Municipal Court. In FY 2024-25, the city will invest \$4.4 million to replace the legacy court case management system. This is a joint project between Dallas Municipal Court (CTS) and Information Technology Services (ITS/DMC).

STATUS A vendor presentation was held on September 4, and ITS is currently waiting on a quote from the vendor. The contract is expected to be awarded in the summer of 2026. Once the contract is awarded, a 24-month implementation period will begin. The status of this project will continue to be tracked in FY 2025-26.





Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item #49, February 25, 2026 – Investment Advisory Services**

This memorandum provides additional information regarding City Council Agenda Item #49 (26-357A) scheduled for your consideration on Wednesday, February 25, 2026.

Authorize (1) the rejection of the proposals received for investment advisory services in relation to the City's pension plans for the City Controller's Office; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City

Subsequent to the City Council and the Dallas Police and Fire Pension System (DPFPS) Board approving the final funding agreement for DPFPS on December 10, 2025 and December 11, 2025, respectively, city staff re-evaluated the planned pension investment advisory services solicitation and determined that the most appropriate course at this time is to reject the current proposals and to revise and re-issue the Request for Proposal.

To build upon the cooperation experienced in December and achieve the most successful outcome from this contract, it is recommended that a more collaborative approach be used. While the goal is for City Council to have an independent third-party assessment, this can be achieved through collaboration with both pension systems. Allowing their input will strengthen the Request for Proposal, still provide the city with the independent review sought, and will provide a liaison between the city and both pension systems.

We seek your support for agenda item #49. If you have questions, please contact me at jack.ireland@dallas.gov.

Service First, Now!

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland
Chief Financial Officer

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
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
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 February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **Technology Accountability Report –January 2026**

Please find attached the Technology Accountability Report (TAR) based on information through January 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 Jeffrey Stovall, Chief Information Officer and Director of Information & Technology Services.

Service First, Now!

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

Donzell Gipson

Assistant City Manager

c: Kimberly Bizer Tolber, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
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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 January 31, 2026

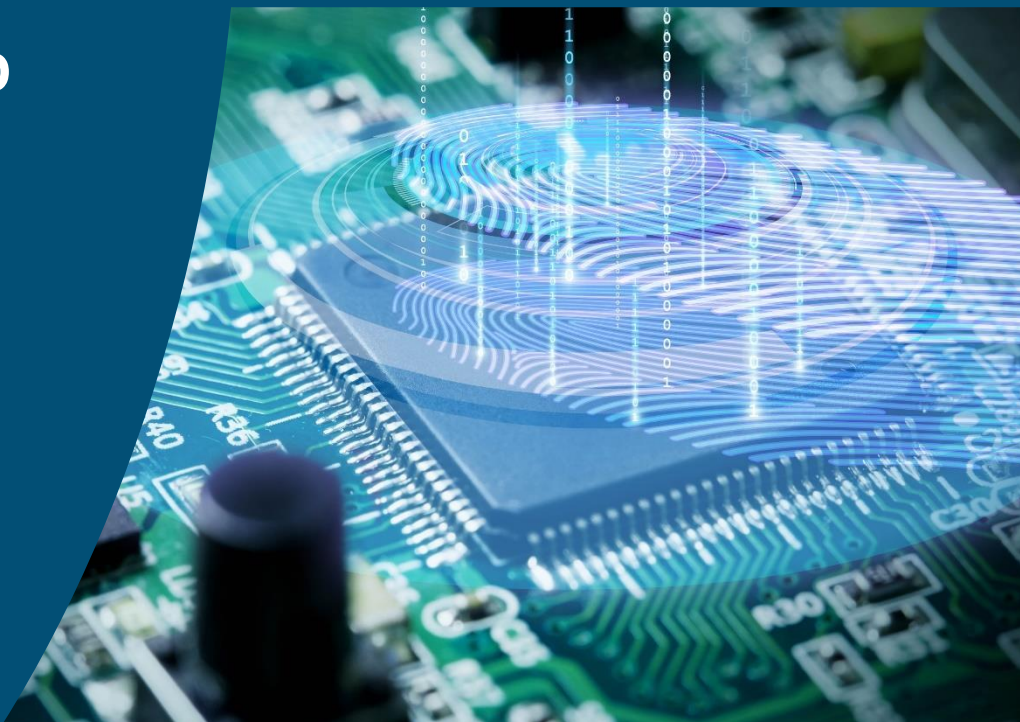


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Vision | To become a leading municipal IT organization for innovation by operating in excellence with service delivery.
Mission | To deliver dependable, secure, and innovative IT solutions that empower the City of Dallas Departments to meet the organization’s strategic goals and effectively service our residents.

Executive Summary

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

The ITS Enterprise Project Management Office, in collaboration with various City departments, successfully completed two (2) major projects in January.

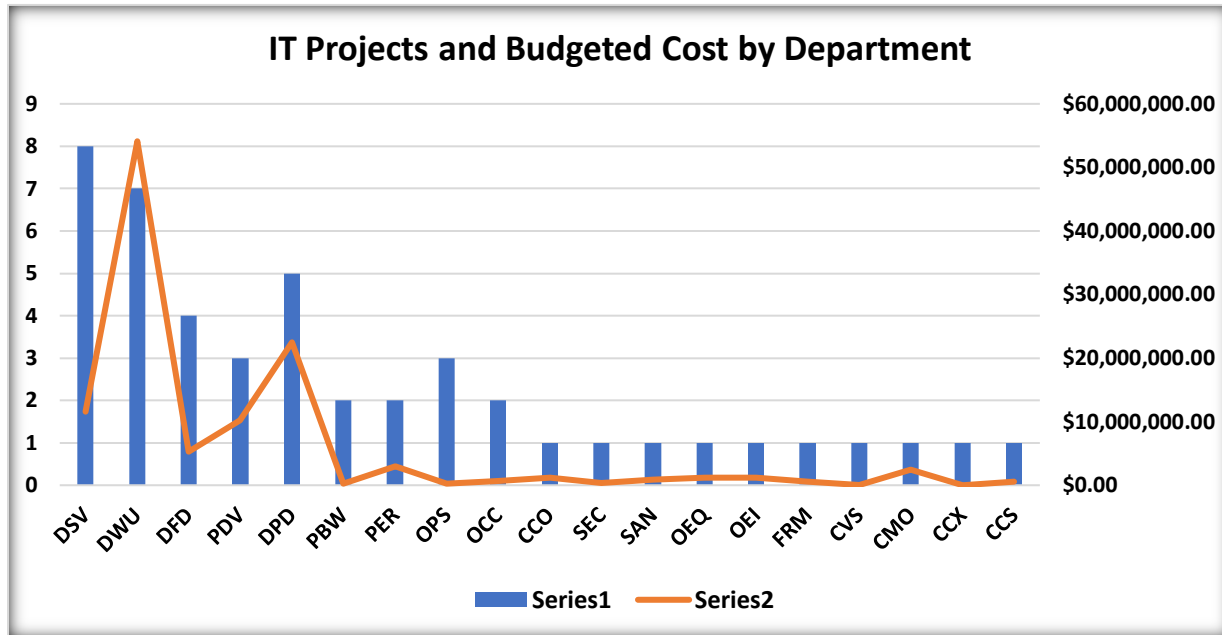
- **Kronos Timekeeping Software Upgrade** – On January 21, 2026, this project transitioned all users from the legacy, unsupported system to the new cloud-based Kronos platform, thereby enhancing overall system reliability, scalability, and supportability. *(Previously reported as project #14 on December TAR)*
- **Banking Depository Services Vendor Change** - Implementation of a new banking depository for all city-wide banking operations. The transition is from Bank of America to JP Morgan Chase for all of the City's banking services. *(Previously reported as project #8 on the December TAR)*
- **Monthly Mean Time to Repair (MTTR), page 14** - Through diligent efforts across the organization to close older service tickets, improve operational processes, and implement efficiency enhancements, the MTTR reflects a significant reduction in resolution time. This improvement demonstrates sharper operational efficiency in incident resolution, even amid a slight increase in ticket volume.

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Section 1: IT Programs & Projects

A. Project Pipeline

1. IT Projects and Budgeted Cost by City Department

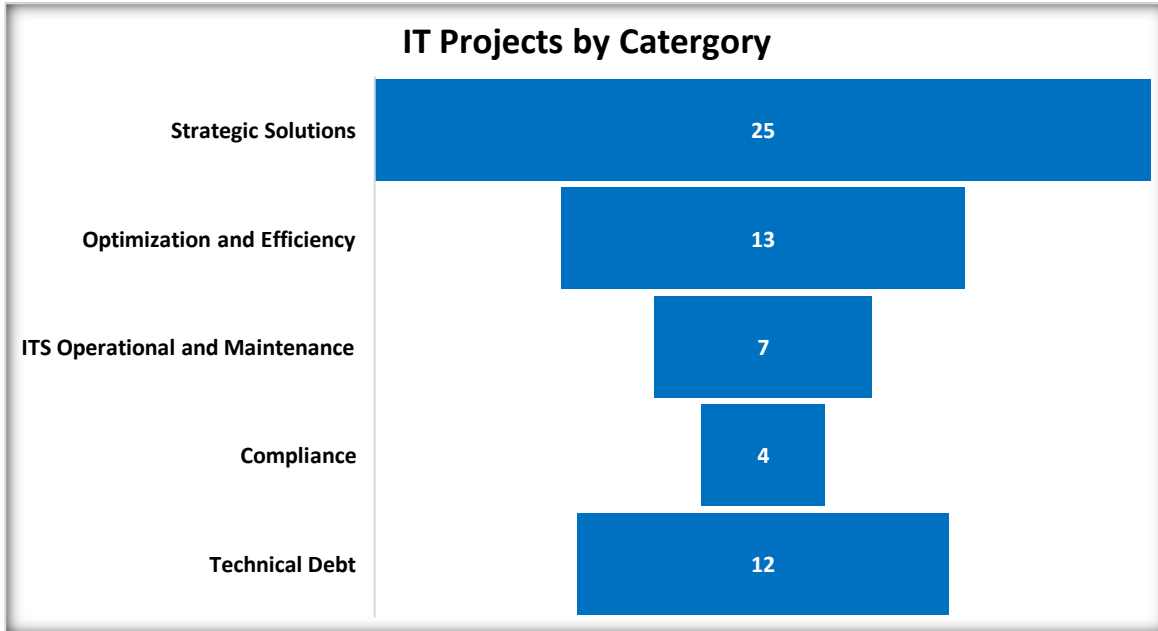


NOTES:

1. As of 01/31/2026, the City of Dallas has 48 approved IT projects in the pipeline.
2. The total budgeted costs for the 48 projects are \$103,931,195.
3. Nineteen City Departments are represented across the 48 approved IT projects in the pipeline.
4. Nine Departments have 1 active project each, making up the group in the figure above.

City Departments	Projects	Costs
Dallas Water Utilities	7	\$55.1M
Dallas Police Department	5	\$22.4M
Information & Technology Services	8	\$12.2M
Planning and Development	3	\$419.4K
Dallas Fire Department	4	\$5.3M
City Manager’s Office	1	\$2.5M

2. IT Projects and Budgeted Cost by Category



NOTES:

1. Twenty-five projects implement Strategic Solutions with new products or services with a budgeted cost of \$31.9M.
2. Thirteen projects aim to increase Optimization and Efficiency of City processes and systems with a budgeted cost of \$86.5M.
3. Seven projects are internal Operations and Maintenance projects with a budgeted cost of \$1.7M.
4. Four projects address Compliance Standards to meet industry regulations, government policies, and security frameworks with a budgeted cost of \$55M.
5. Twelve projects focus on reducing Technical Debt with a budgeted cost of \$22.01M.



*The number of projects spread among these categories total to more than 48 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	Business case development to determine the best viable options for data center location. 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	This is for the program of “SAFER DALLAS”. Fusus product suite will provide a video and data collaboration platform to expedite intelligence gathering and efficiency of response to situations. (TBD)	DPD	Jan 2026	Jan 2027	Planning	
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	Planning	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 (CAD) 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. (\$3,638,000)	DFD	Aug 2024	Dec 2026	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. (TBD)	DPD	Sept 2023	Planning	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. (TBD)	CMO	Sept 2025	Planning	In Process	
9.	DWU Billing CIS and Customer Portal Replacement	DWU's current CIS system, SAP, will reach its end of life in 2025. DWU must replace SAP by 2025 in order to ensure continuity of our billing. (\$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	Feb 2026	In Process	
12.	Dispatch/Communication Video Wall	This video system will be a "video wall" solution to display relevant information regarding Fire and EMS dispatches. It will include Traffic Camera inputs, weather information, and other information to enhance DFR's dispatchers as they work Fire and EMS teams in real-time. (TBD)	DFD	Sep 2024	Planning	In Process	
13.	Implement Enterprise Historical Data Repository	This project will provide an approved data warehouse solution for HR data being migrated from offboarding applications. This project will define data governance rules and enable compliant retention of City data from numerous current Human Resource (HR) systems. It will provide an approved Data Warehouse for operational support, reporting and regulatory (data retention) compliance. The final solution will integrate with the HR Workday (WD) system. (\$200,000)	PER	Mar 2023	June 2026	Planning	

C. Minor Project Status

The ITS Enterprise Project Management Office, in collaboration with various City departments, successfully completed two (2) additional projects not identified as major:

- **Civil Service (CVS) Tablets Configuration and Deployment** - Configured and deployed 25 tablets with the latest Windows 10 City image for Civil Service use, supporting CVS testing, survey activities, and additional business needs.
- **Tolemi BuildingBlocks SaaS Solution** – Software used to unify disparate property datasets (e.g., appraisal, permits, code enforcement, liens, utility signals, 311, Census), enrich them, and enable secure, role-based access for analysis, operations, and public sharing where appropriate.

After review, the following projects have been cancelled as they are no longer necessary. Originally initiated by past requests, priorities have since shifted. This decision ensures alignment with current organizational priorities and prevents duplication of effort.

- EBC - Relationship Extension - Formalization
- Onbase Server Upgrade(s)

Section 2: IT Operations

A. Outage Report

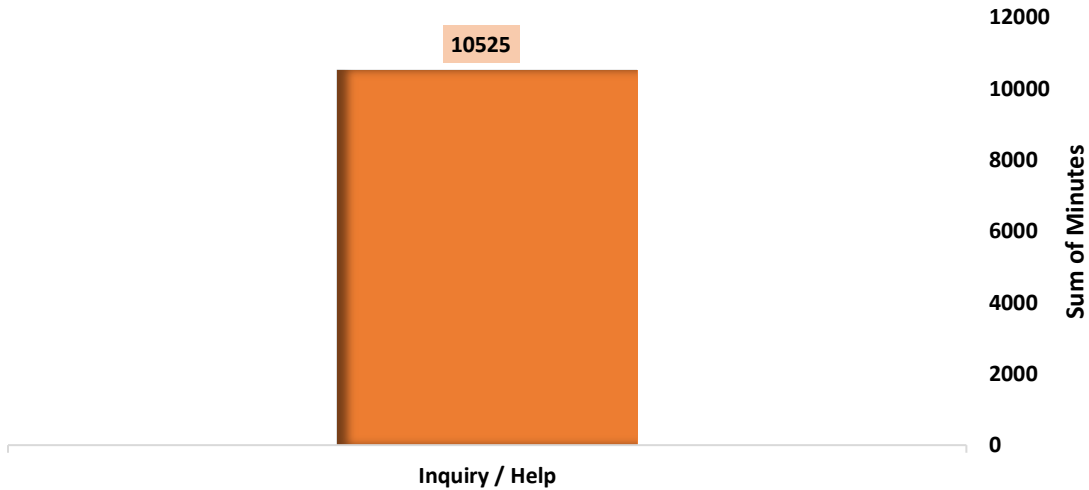
1. Monthly Service Desk Report

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 distribution to 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

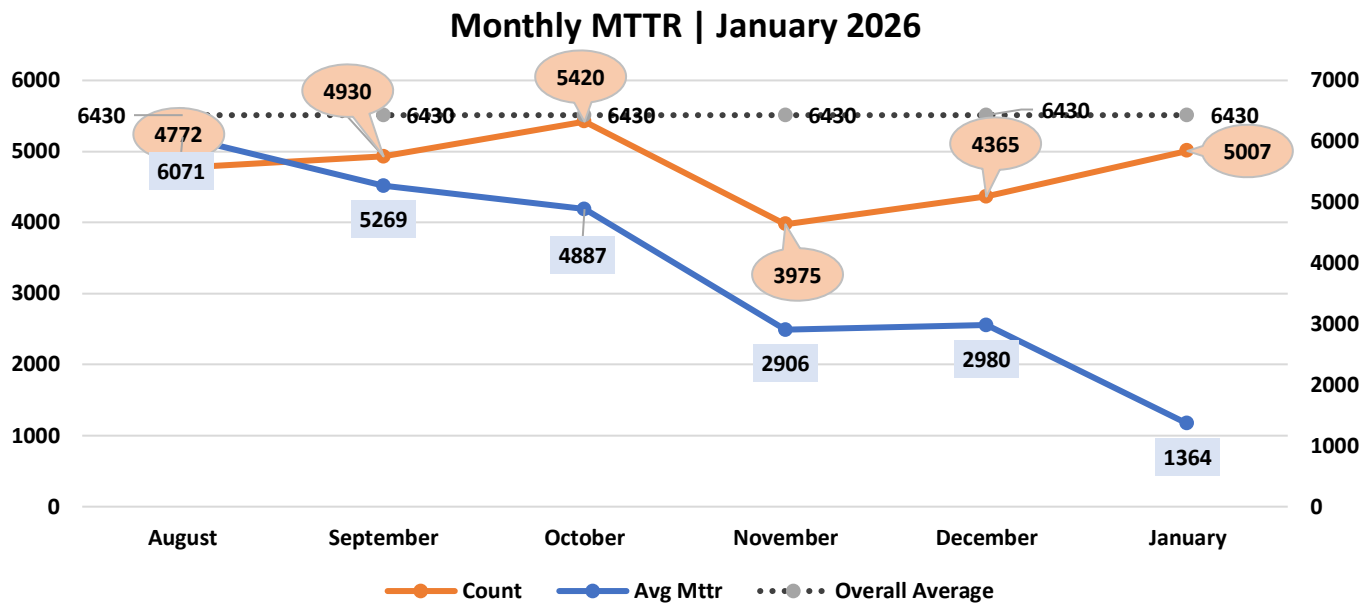
Category	Aug	Sep	Oct	Nov	Dec	Jan
Total Calls	4689	5024	4880	5097	5072	4973
Answered	4616	4966	4859	5078	5065	4923
Abandoned	73	58	21	19	7	50
Abandoned (<10sec)	39	32	17	14	6	38
Abandoned %(<10sec)	1	1	1	1	0	1

Impact Minutes by Issue Category January 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.



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. January numbers do not include 450 same month tickets which remain “in-progress” and as of the reporting date not yet resolved.
4. Previous months MTTR figures have been adjusted to reflect 440 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. January numbers will be updated in February reporting cycle to reflect tickets closed, post data compilation.

B. Service Requests (including new employee onboarding)

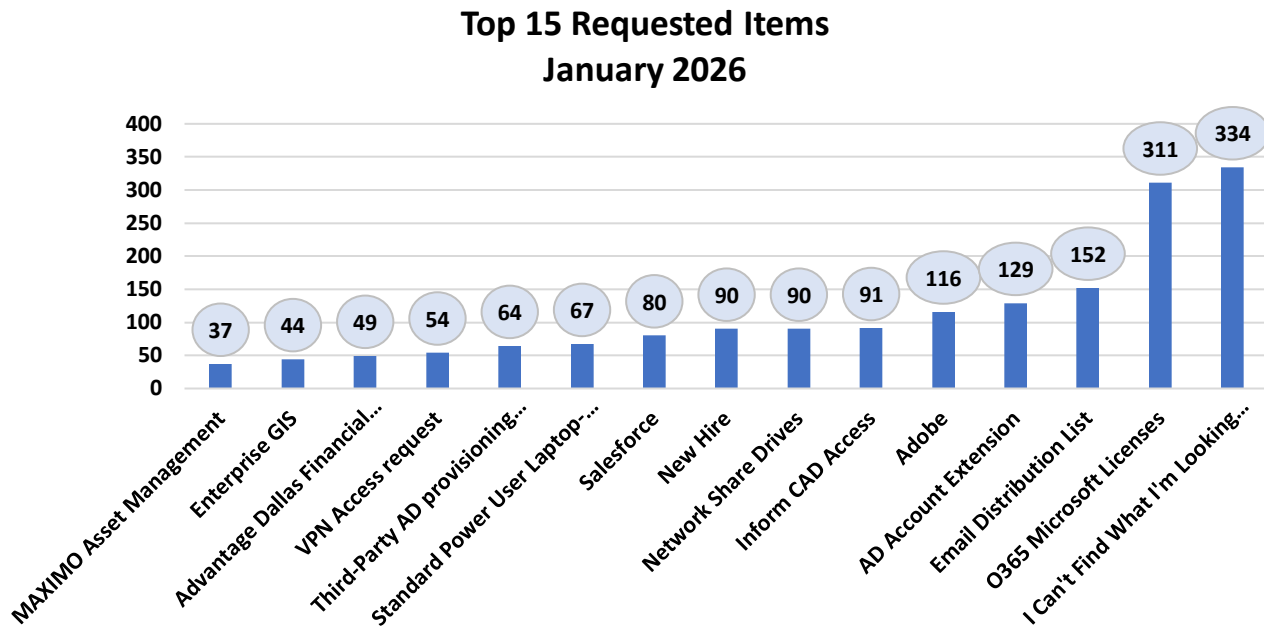
1. New Hire Report



NOTES:

1. In the month of January, a total of 95 requested tickets were generated for new employees.
2. Dallas Police Department, Parks and Recreation, Dallas Water Utilities, and Department of Aviation were the top 4 departments for New Hire Requests.

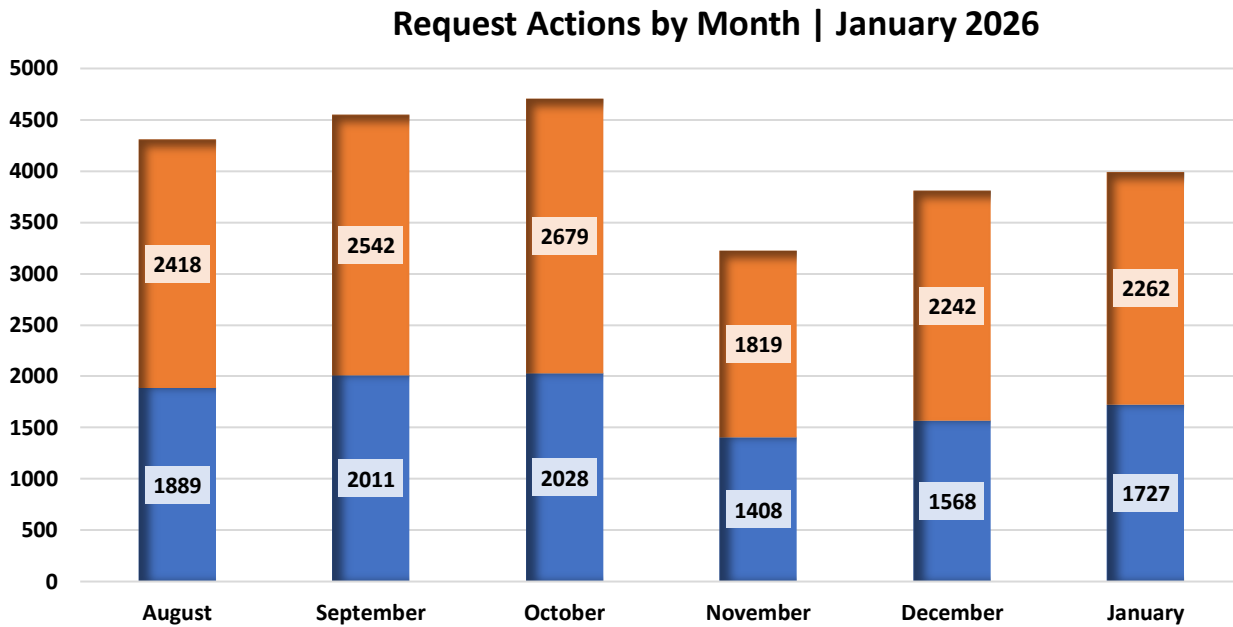
2. Service Request Report (An ask for service – “I Need Software Installed”)



NOTES:

1. January Service Requests totals 1727, an increase of 159 over December which totals 1568. 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 1727 Requested Tickets generated 2262 Requested Actions. Frequently, one request generates multiple actions to be completed by one or more teams to fulfill the task.

C. IT 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 critical applications is a primary performance indicator.

For the month of January, there were no outages in the top ten, tier one critical applications outside of the 4-hour maintenance window.

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

NOTES:

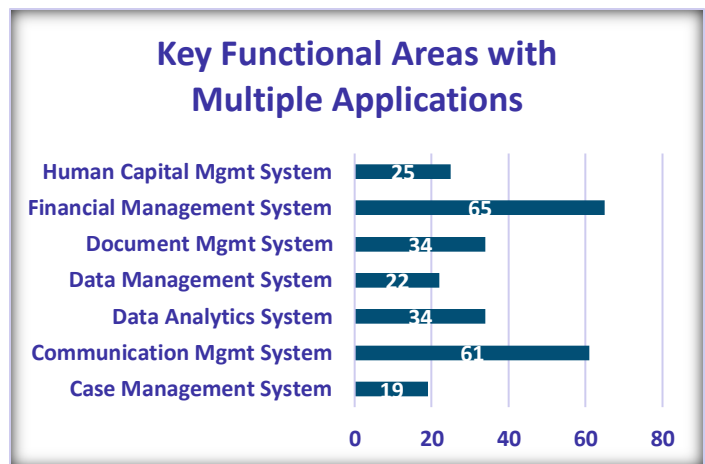
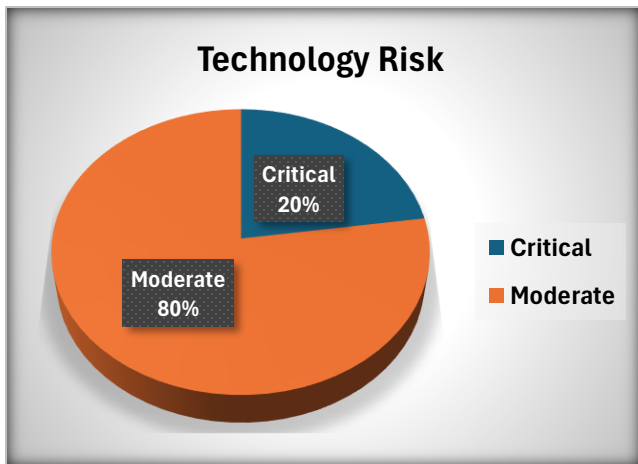
1. Charted above are the ten Tier 1 applications and the performance indicators for the month of January 2026.
2. Target is the expected availability expressed as a percentage, or uptime of the application for the reporting period. Reporting period (month) hours are determined by the number of hours in a reporting period; minus the number of standard maintenance hours an application is allocated in the reporting period. For example, if a reporting period has 720 hours and an application has 4 maintenance hours allocated in the reporting period, the reporting period hours are 716. If a reporting period has 744 hours and an application has 4 maintenance hours allocated in the reporting period, the reporting period hours are 740.
3. The reporting period availability is determined by the number of hours, not including the allocated maintenance hours that the application was not available as percentage of the reporting period hours.

D. Standard Enterprise Software Inventory (SESI)

Over time, as the City’s technology environment has expanded, and systems age leads 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, conducted a comprehensive assessment of legacy systems, 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.

During the month of January, we decommissioned 5 of the 120 servers identified in 2025 for decommissioning. For the 92 applications requiring upgrades or replacement we are evaluating contracts and investigating 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 10 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	3	2.5 hrs	In progress with multiple modules, Completed Dec 2025
Legacy Permitting	ITS Land and Permitting Apps Support	3	3 hrs	DallasNow go-live Completed May 2025
Fire Station Alerting	ITS DFR Apps Support	4	4.5 hrs	Kick-off meeting held. Site visits are underway.
	Total	10	10 hrs	

E. IT Service Desk Satisfaction Surveys

The City's IT Service Desk conducts surveys of employees that have submitted incident reports and service requests. The surveys are distributed from the ServiceNow platform by email requests directly to the individuals who submitted the request to the IT Service Desk either by calling or submitting through the online ServiceNow platform.

Submitters are asked to provide feedback on the timeliness of the disposition of their request and their rating of the overall Service Desk experience. Along with the rating, submitters are asked to provide other feedback which can be used to address specific issues and to improve overall timeliness and experience.

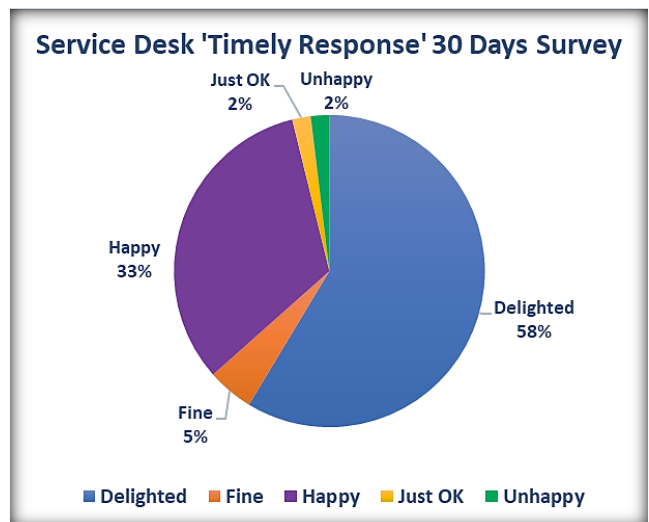
1. IT Service Desk Timeliness Report

2. This chart illustrates the overall survey responses to the question of Service Desk timeliness for requests submitted in January 2026.

2. While each IT Service Desk ticket submitted results in a survey request to the submitter, not all survey requests receive a response; the data represents the results from those responding to the survey.

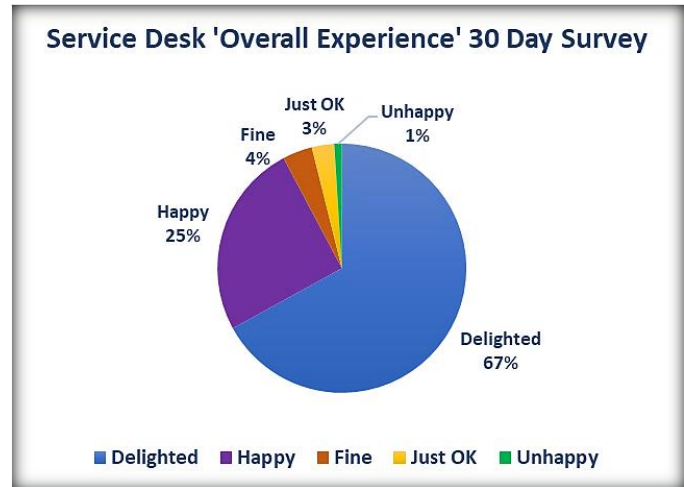
3. The survey requests employees that have submitted an incident report or service request to the IT Service Desk to rate the timeliness of the service delivery on a scale along five points; *Delighted*, *Happy*, *Fine*, *Just OK*, and *Unhappy*.

4. For the January 2026 survey, 96% of respondents rated their perception of timeliness of the service to be either *Delighted*, *Happy*, or *Fine*.



2. IT Service Desk Overall Experience Report

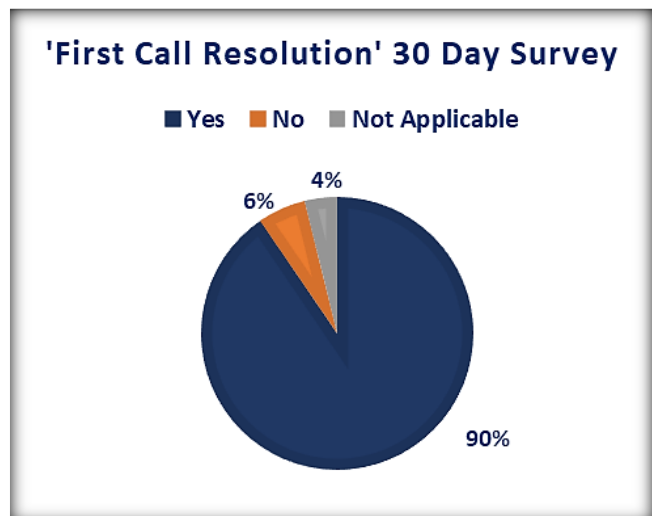
1. This chart illustrates the overall survey responses to the question of Service Desk experience for requests submitted in January 2026.
2. While each IT Service Desk ticket submitted results in a survey request to the submitter, not all survey requests receive a response, and the data represents the results from those responding to the survey.



3. The survey requests employees that have submitted an incident report or service request to the IT Service Desk to rate their overall experience of service delivery on a scale along five points; Delighted, Happy, Fine, Just OK, and Unhappy.
4. For the January 2026 survey, 92% of respondents rated their overall experience with the IT Service Desk to be either *Delighted* or *Happy*.

3. IT Service Desk First Call Resolution Report

1. This chart illustrates the overall survey responses to the question of whether the issue was resolved on the first call to the Service Desk for requests in January 2026.
2. The survey requests employees that have submitted an incident report or service request to the IT Service Desk on whether the issue was resolved with the first call (Yes or No).



3. For the January 2026 survey, 95% of respondents responded that their issue or request was resolved on the first call.

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 January 28th Agenda

Tyler Technologies Inc

A five-year cooperative purchasing agreement for a cloud-based open data portal solution.

- **Contract amount - \$821,213**

Upcoming Items for February 28th Agenda

Microsoft Corporation

A one-year cooperative purchasing agreement for Microsoft Premier Support Services.

- **Contract amount - \$767,477**

SHI Government Solutions, Inc

A three-year cooperative purchasing agreement for Hopex, an enterprise architecture software as a service platform.

- **Contract amount - \$321,796**

Police Strategies, LLC

Supplemental agreement No. 2, to increase the service contract for use of force analysis for the Dallas Police and extend the contract for one year.

- **Contract amount - \$142,100**

B. Budget Performance & Execution – December 2025

Fund 0191 – 9-1-1 System Operations December 2025

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	152,965	699,647	-
Pension	101,669	101,669	25,437	101,669	-
Health Benefits	82,900	82,900	24,253	82,900	-
Worker's Compensation	1,763	1,763	1,763	1,763	-
Other Personnel Services	20,797	20,797	1,200	20,797	-
Total Personnel Services	906,776	906,776	205,618	906,776	-
Supplies	201,464	201,464	38	201,464	-
Contractual Services	13,963,903	13,963,903	7,418,303	13,963,903	-
Capital Outlay	-	-	-	-	-
Reimbursements	3,185,996	3,185,996	-	3,185,996	-
Total Expenditures	18,258,139	18,258,139	7,623,960	18,258,139	-

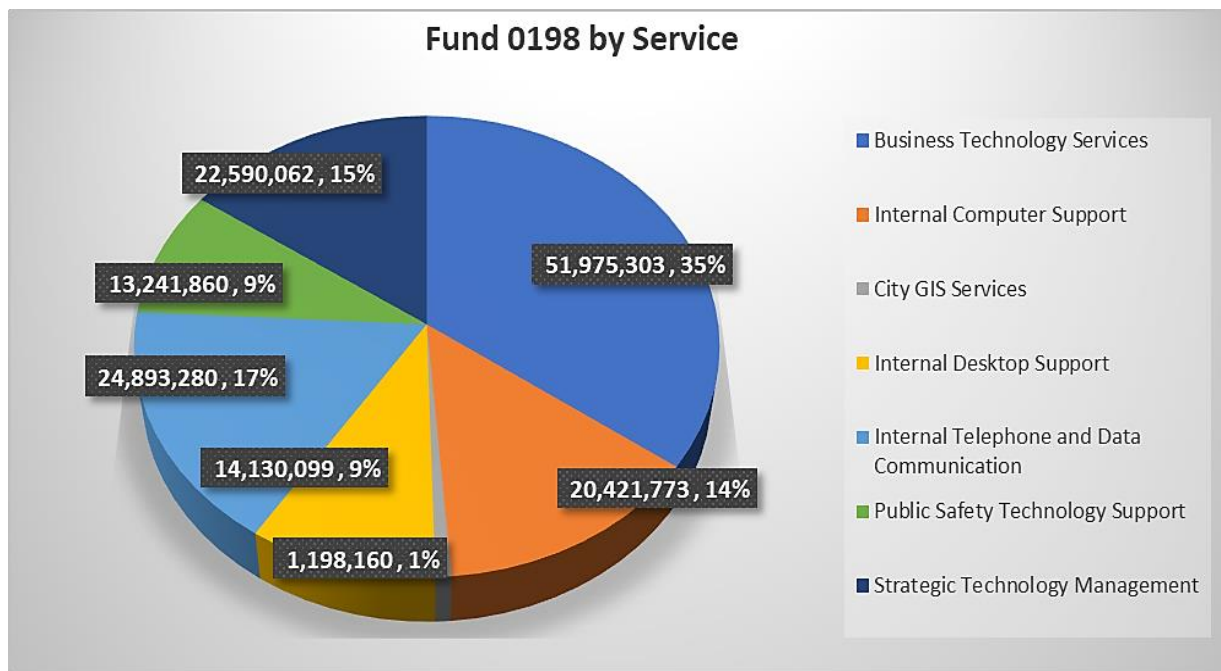
Fund 0197 – Communication Services (Radio Network) December 2025

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	426,127	2,187,830	-
Overtime Pay	146,474	146,474	57,580	146,474	-
Pension	336,928	336,928	81,011	336,928	-
Health Benefits	351,625	351,625	80,485	351,625	-
Worker's Compensation	12,170	12,170	12,170	12,170	-
Other Personnel Services	60,809	60,809	7,263	60,809	-
Total Personnel Services	3,095,836	3,095,836	664,636	3,095,836	-
Supplies	1,190,232	1,190,232	117,374	1,190,232	-
Contractual Services	15,973,057	15,973,057	2,472,939	15,973,057	-
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
Total Expenditures	20,259,125	20,259,125	3,254,950	20,259,125	-

Budget Performance & Execution *Continued*

Fund 0198 – Data Services December 2025

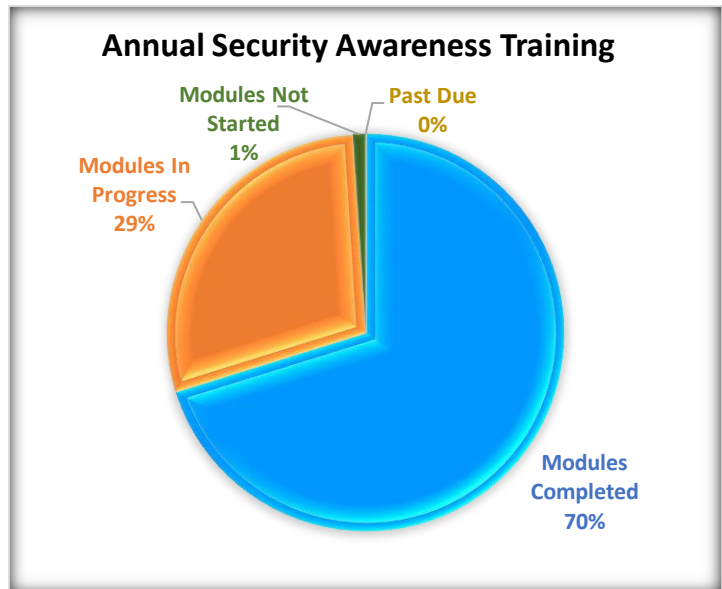
Fund 0198 - Expenditure Category	FY 2025-26 Adopted Budget	FY 2025-26 Amended Budget	YTD Actual	YE Forecast	Variance
Civilian Pay	21,551,106	21,551,106	4,207,905	21,551,106	-
Overtime Pay	31,612	31,612	1,221	31,612	-
Pension	3,098,160	3,098,160	696,085	3,098,160	-
Health Benefits	2,552,208	2,552,208	585,575	2,552,208	-
Worker's Compensation	56,099	56,099	56,099	56,099	-
Other Personnel Services	794,122	794,122	15,862	794,122	-
Total Personnel Services	28,083,307	28,083,307	5,562,746	28,083,307	-
Supplies	1,601,680	1,601,680	18,264	1,601,680	-
Contractual Services	118,765,550	118,765,550	59,390,466	118,765,550	-
Capital Outlay	-	-	-	-	-
Reimbursements	-	-	-	-	-
Total Expenditures	148,450,537	148,450,537	64,971,476	148,450,537	-



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.

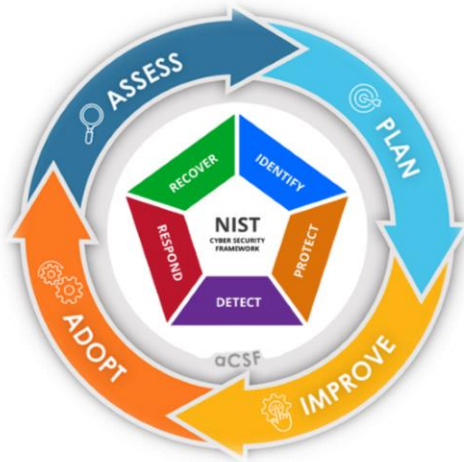


ITS is tracking progress and working with City employees to ensure timely completion. The graph above illustrates the percentage of training events completed for the current fiscal year. Employees with less than 25% of the job function on technology are not required to complete Cybersecurity Training.

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 80% of all emails received were scanned by our security system. Among these scanned emails, 9% were identified as malicious, while 11% were classified as spam. The remaining scanned emails were clean and delivered safely.



B. Situational Awareness



Annually, ITS assesses the overall Security posture of the organization based upon the NIST Cybersecurity Framework (CSF). Each category within the NIST CSF is evaluated for the current level of maturity and expectant maturity level. This process uses current and projected technologies and documented standards and procedures to complete the process. ITS utilizes both internal and external resources to conduct assessments. The results of the assessments are used by ITS to develop security strategy for cybersecurity

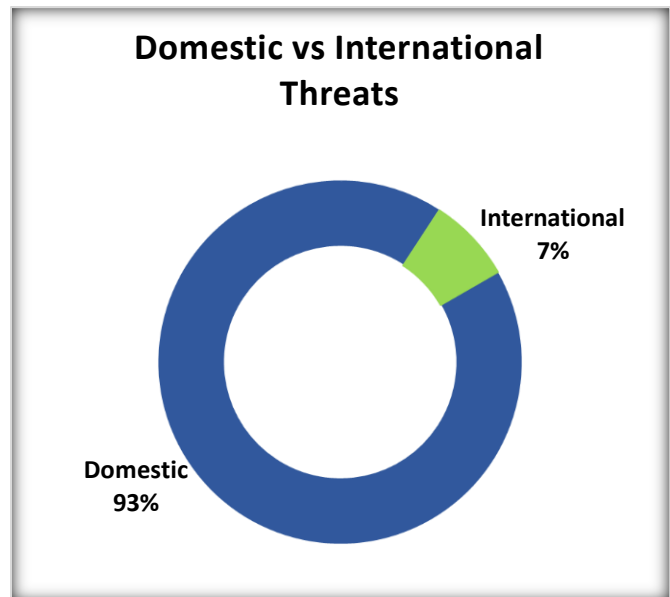
and privacy. The below figure outlines the maturity model for the CSF. While the TAR does not provide our scores from our self-assessment, ITS can provide this information to Council members and discuss the assessments in depth as requested.

C. Cyber Threats

1. Global

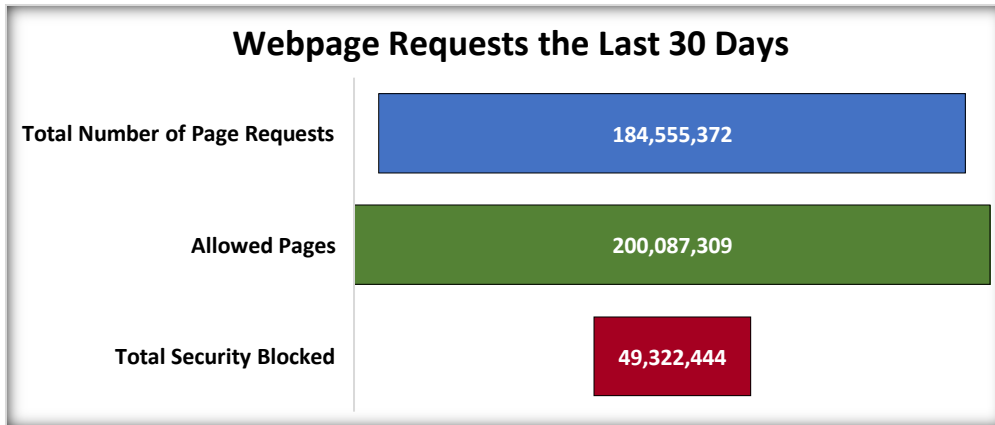
Global cyber threats represent a multifaceted and pervasive challenge in the modern digital era, encompassing a spectrum of malicious activities that exploit vulnerabilities across cyberspace. From sophisticated malware attacks designed to infiltrate systems and compromise data integrity to deceptive phishing schemes aimed at manipulating individuals into disclosing sensitive information, the landscape of cyber threats is diverse and ever evolving. The proliferation of

interconnected devices, coupled with the increasing sophistication of cybercriminals and state-sponsored actors, amplifies the complexity and scale of these threats.

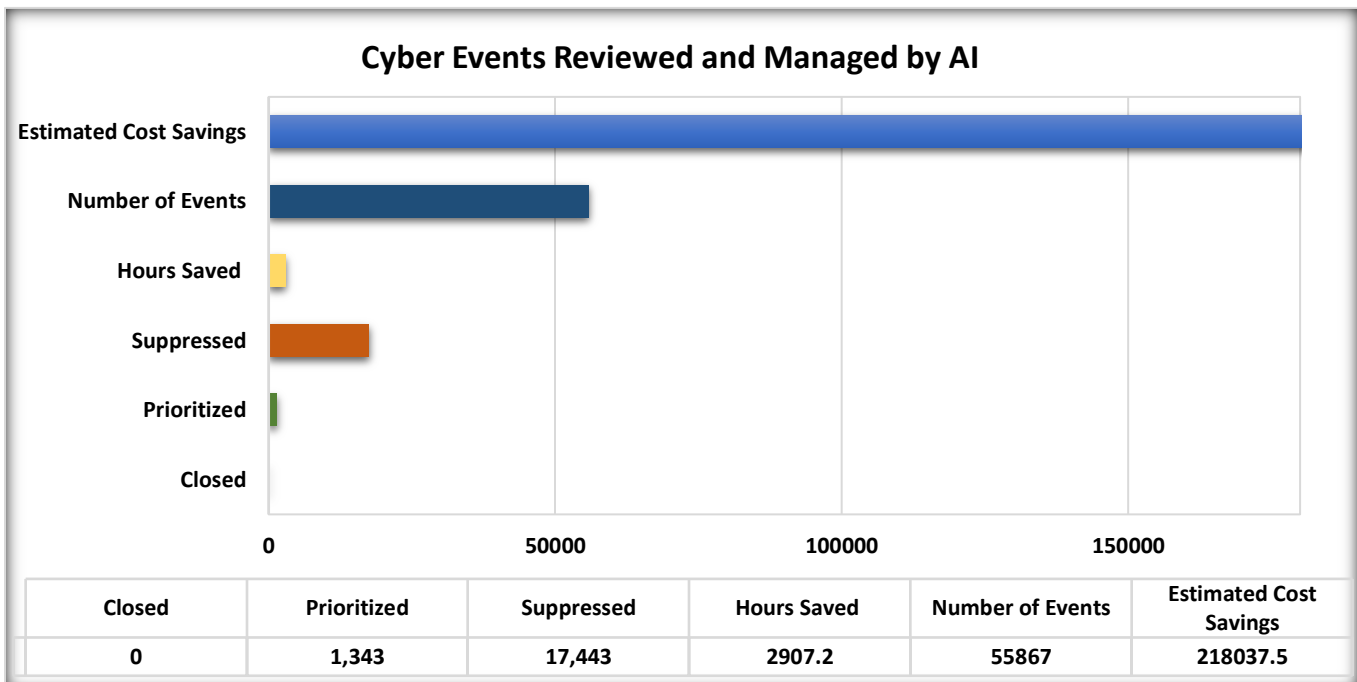


2. AI Reviewed Cyber Events

AI’s role in the review and analysis of cyber events by leveraging its capabilities in data processing, pattern recognition, and predictive modeling. Through machine learning algorithms, AI systems can sift through vast volumes of data generated by network logs, security alerts, and user activity to identify anomalous patterns indicative of potential cyber threats.



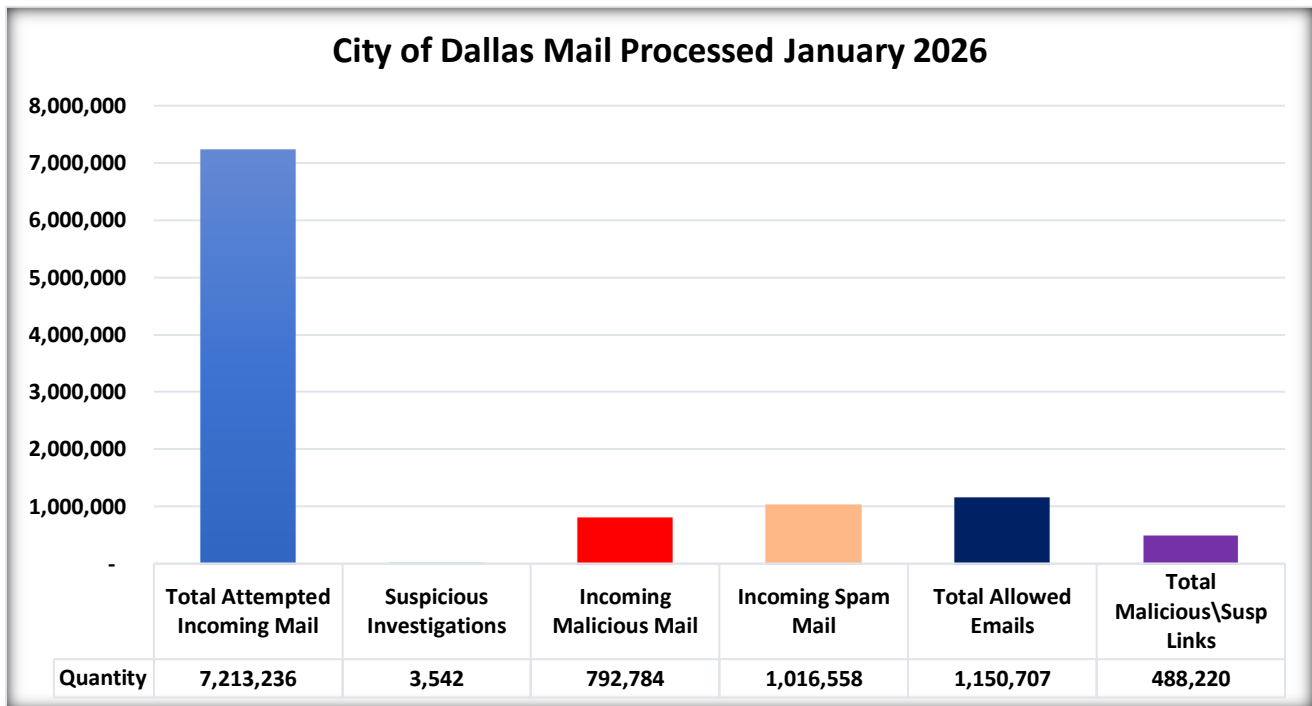
By continuously learning from past incidents and adapting to evolving attack techniques, AI has enhanced the speed and accuracy of threat detection, enabling the city to respond swiftly to emerging risks and mitigate potential damages. Moreover, AI's ability allows for automated routine tasks, such as incident triage and threat prioritization.



3. Email Screening

The City of Dallas receives and sends millions of emails a month. Phishing is an attack vector that is utilized by bad actors in the form of social engineering, to gain internal access to the network. This can then be used to introduce malware, ransomware, and other malicious software to adversely affect City services.

Below provides a picture of mail messages processed and remediated prior to user reception. The graph categories have been realigned to reflect data from a newly implemented application that provides enhanced measurement of how email is processed for security purposes. This update ensures more accurate tracking and analysis of email-related security activities, supporting better decision-making and risk management across the department.



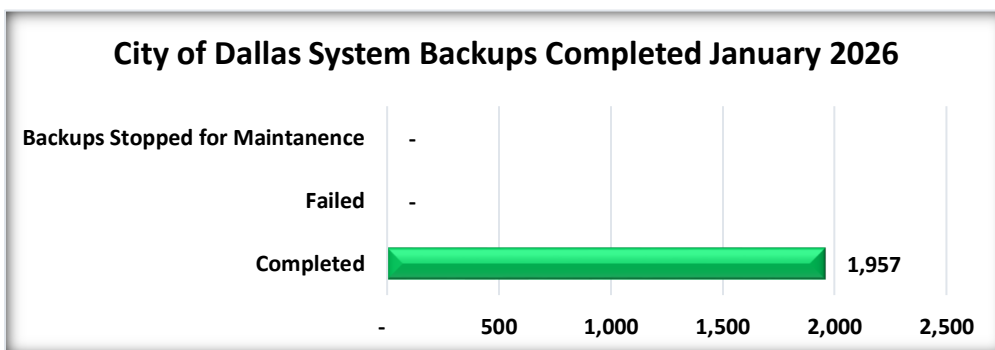
Section 5: IT Infrastructure

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.



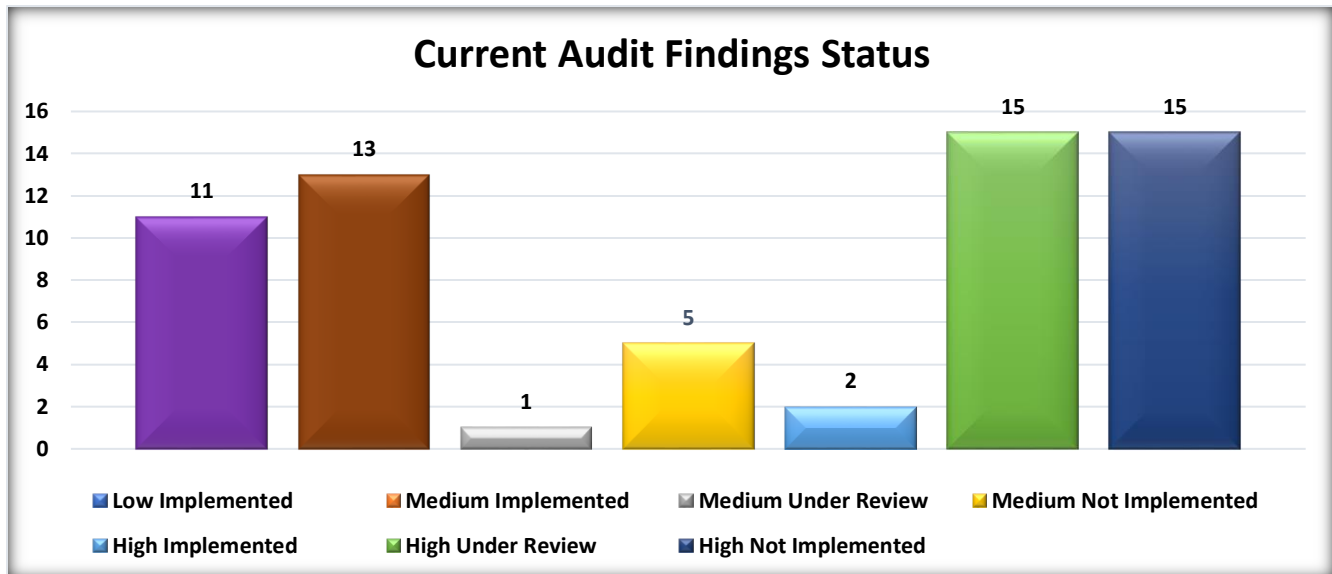
Backups Stopped for Maintenance: Jobs that were in contention with other ongoing maintenance. Subsequent backup jobs are executed to ensure data security.

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 February 20, 2026

TO Honorable Mayor and Members of the Dallas City Council

SUBJECT **Southern Gateway Foundation Update**

The purpose of this memorandum is to provide an update from April Allen, President & CEO of Southern Gateway Public Green Foundation. Attachment A has a full update.

Thank you,

A handwritten signature in blue ink, reading "John Jenkins".

John Jenkins
Director, Dallas Park and Recreation

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Baron Eliason, Inspector General (I)
Dominique Artis, Chief of Public Safety

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

Attachment A: Halperin Park Update



February 20, 2026

Kimberly Bizer Tolbert
City Manager
Dallas City Hall
1500 Marilla St. Room 4EN
Dallas, Texas 75201

Dear Ms. Tolbert:

I am pleased to provide this update on Halperin Park's progress for your information:

Phase I

- Construction will be substantially complete by the end of the first quarter.
- Estimated Opening Date remains Spring 2026 (we are working to finalize a date soon)
- Deck Infrastructure Cost was \$47 Million
 - \$40 Million – NCTCOG funds
 - \$7 Million – City of Dallas 2017 Bond Funds
- Total Park Amenities Cost of \$75M
 - Over \$62 Million Raised by Southern Gateway Public Green Foundation (SGPGF) for Phase I
- SGPGF is also raising a \$10M operating reserve

Phase II

- Phase II Deck Infrastructure – up to \$87M in funding commitments secured
 - \$27 Million – NCTCOG
 - \$25 Million – USDOT Reconnecting Communities Grant
 - \$15 Million – City of Dallas 2024 Bond Funds
 - Up to \$20 Million – State of Texas via federal funds administered by TxDOT
- Phase II Construction Timeline (tentative):
 - 2026 – Begin Design and Engineering
 - TxDOT has engaged an engineering firm; work should begin very soon
 - 2027/8 – Begin deck construction
 - 2029 – Deck construction complete
 - 2029/30 – Begin park amenities construction
- Phase II Park Amenities
 - Estimated Construction cost of \$79 Million
 - \$14M Committed



Transition to Operations

As we prepare for Halperin Park’s Spring 2026 opening, SGPGF is transitioning from a primarily fundraising and planning organization to an active park operations organization. To support this shift, we have expanded to a team of six staff members, including a Chief Operating Officer and a Director of Programming, and we are currently recruiting for a Director of Facilities and a Director of Security.

Our vision for Halperin Park is to be a safe, inclusive, and first-class destination for all visitors. To achieve that standard, we are planning to provide key services in-house—including security, sanitation, and horticulture—so we can directly train staff, maintain consistent expectations, and ensure a high level of customer service and daily operations. In advance of opening, we anticipate hiring additional employees to support these on-site functions.

In addition, we are actively working to confirm a food-and-beverage partner for the park’s multiuse pavilion. This space will be open and accessible to the public for indoor seating, planned activities and public restrooms. It will also offer food options available for purchase. The selected partner will also provide catering support for park events.

Other SGPGF Efforts:

Implementation of Community First Plan

Our Community First Plan focuses our community efforts in 6 key areas (History and Culture, Health and Wellness, Education, Economic Opportunities, Diverse Housing, and Safe and Stable Neighborhoods). Examples of efforts in a few of those areas are below.

- History and Culture
 - The "Oak Cliff Walk of Fame", on the park’s main pedestrian pathway, will honor individuals and organizations who have had a positive impact on Oak Cliff and its formation. We recently opened this process to the public and solicited additional names for inclusion on our list of nominees. You can read more about the list and the process [here](#).
 - Park programming will reflect the culture of Oak Cliff in every aspect from music and dance to film and theater.
- Economic Opportunities
 - The General Contractor is a Joint Venture between McCarthy Construction and EJ Smith Construction (local, African-American owned firm).
 - MWBE Participation on HP Construction will exceed the city’s 32% requirement.
- Diverse Housing
 - SGPGF advocates for mixed income housing in any new development



- We are working with nearby organizations including Golden Seeds and Behind Every Door to create a property tax assistance program to educate Park neighbors on how to reduce their property taxes through filing for exemptions and protests. The program is inspired by and in partnership with Wesley Rankin and their assistance for their West Dallas neighbors.
- In 2025, SGPGF hosted two property tax information sessions to help nearby residents learn how to reduce and protest their property taxes in partnership with UNT Dallas College of Law.

Community Outreach

- SGPGF hosts Community Meetings to update residents on park progress and provide resources on various topics.
- We also attended or presented to over 50 community events and meetings in 2025.

We are excited to have come this far and to be so close to opening this beautiful park to the public. Please do not hesitate to let us know if you have any questions or concerns. This is an effort that required support from every corner, and we appreciate your help!

Gratefully,

A handwritten signature in black ink that reads 'April Allen'.

April Allen
President & CEO
Southern Gateway Public Green Foundation

Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **February 25, 2026, City Council Agenda Item #3. 26-255A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, Dallas Homebuyer Assistance Program, and Housing Tax Credit Program Statements**

The purpose of this memorandum is to provide background regarding agenda item **#26-255A** on City Council agenda for the amendment to the Dallas Housing Resource Catalog (DHRC) on February 25, 2026, from the Office of Housing and Community Empowerment (OHCE). This update is specifically about the Dallas Housing Finance Corporation (DHFC) and Dallas Public Facilities Corporation (DPFC) program statements.

Background

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 board terms. Since its creation, DHFC has completed 29 properties with 9 of them before the bylaw amendment for a total of 10,330 units and 7 properties are under construction.

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

Throughout the years, City Council has raised several questions regarding the corporations as these portfolios expanded. Since 2020, as additional projects were introduced, City Council has consistently requested greater clarity of total projected revenue, anticipated tax implications, respective roles of corporation and City staff, and other related impacts to the city.

On October 29, 2024, the Housing and Homelessness Solutions Committee held a Special Called meeting to review DPFC and DHFC program operations. The need to establish compliance roles and responsibilities advanced. As both the DHFC and DPFC began the process of hiring staff, the roles once played by City staff alone would now be handled by corporation staff. Ultimately, both corporations must amend their bylaws to align with current practice. In order to guide a bylaw amendment for both corporations an update to the program statements found in the Dallas Housing Resource Catalog is necessary.

Since October 2024, the Office of Housing and Community Empowerment (OHCE) staff have continued conversations with DHFC and DPFC Corporation staff, board members, housing stakeholders and developers, and City Council members.

DATE February 20, 2026

SUBJECT **February 25, 2026, City Council Agenda Item #3. 26-255A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, Dallas Homebuyer Assistance Program, and Housing Tax Credit Program Statements**

PAGE **Page 2 of 3**

- October 29, 2024 - Special Called HHS Committee meeting
- January 28, 2025 – Housing and Homelessness Solutions Committee meeting
- March 4, 2025 - DHFC Developer Forum
- April 4-15, 2025 – Survey
- April 22, 2025 – Housing and Homelessness Solutions Committee meeting
- May 9, 2025 - Special Called DPFC meeting
- May 16, 2025 - Collaborator Meeting with both Boards and Housing Stakeholders
- May 27, 2025 - Updated Program Statements drafted and circulated for feedback
- August 26, 2025 – DPFC approved a program statement
- October 21, 2025 - Housing and Homelessness Solutions Committee meeting
- January 2026 – Educational video providing overviews of both corporations produced

The DHFC and DPFC program statements reflect feedback from all parties and introduce a more structured process for reviewing and approving projects for City support and include:

- Written policies and procedures for both corporations;
- OHCE Director (or Designee) as ex-officio DHFC/DPFC board member;
- DHFC/DPFC administration of both corporations, coordinate communications with developers, provide project oversight and reporting to OHCE quarterly;
- OHCE reviews projects for alignment with City Policies, Program Statements, prepares projects for City Council, and monitors long term affordability;
- Uses of Corporation Revenue:
 - Corporate and City administration;
 - Gap financing, development, acquisition, and rehabilitation of units;
 - Investment in Dallas Housing Opportunity Fund or other funds that support affordable housing in the City;
- City will not support tax exemptions or municipal approvals for non DHFC/DPFC projects.

The DHFC program statement directs the board to prioritize rehabilitation developments of deed restricted properties, or properties close to job centers in areas with less than 20% of the population living in poverty. When a development is proposed in areas with greater than 20% of people living in poverty and/or are seeking waivers for their application to Texas Department of Housing and Community Affairs (TDHCA) then a 2/3 City Council vote for consideration is required.

The DPFC program statement directs the board to prioritize new construction projects in areas with greater than 20% of the residents in poverty to bring a market rate product to the area as well as areas with higher-than-average residential appraised values signaling

DATE February 20, 2026
SUBJECT **February 25, 2026, City Council Agenda Item #3. 26-255A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, Dallas Homebuyer Assistance Program, and Housing Tax Credit Program Statements**
PAGE **Page 3 of 3**

areas of opportunity for affordable housing projects. When a project is proposed that would remove a building currently paying property tax, then a 2/3 City Council vote for consideration is required.

In summary, the amended program statements are intended to incorporate multiple points of view and provide an improved governance structure as requested by City Council. If approved, the corporation staff will produce a policy and procedure document for both corporations and prepare bylaw amendments and continue to provide quarterly project reports. By a point of policy, the program statements will be reviewed every two years.

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

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
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