

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, OCTOBER 3, 2022

22-0013

ECONOMIC DEVELOPMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, Arnold, \*West (\*\*1:03), \*Resendez, Narvaez, \*McGough, Willis

ABSENT: [0]

The meeting was called to order at 1:00 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 2:24 p.m.

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Chair

ATTEST:

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City Secretary Staff

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Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\* Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, OCTOBER 3, 2022

EXHIBIT A

**RECEIVED**

2022 SEP 30 AM 11:05

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*

**Public Notice**

220917

**POSTED** CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**October 3, 2022**

**1:00 PM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## 2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	<b>ENVIRONMENT AND SUSTAINABILITY</b> Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
<b>PUBLIC SAFETY</b> McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

## **General Information**

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## **Rules of Courtesy**

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

## **Información General**

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## **Reglas de Cortesía**

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

The City Council Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Briefing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb1016e554eb10373a567cc232f3b20b4):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb1016e554eb10373a567cc232f3b20b4>

### Call to Order

### MINUTES

1. [22-2206](#) Approval of Minutes of the September 6, 2022 City Council Economic Development Committee Meeting

**Attachments:** [Minutes](#)

### BRIEFING ITEMS

- A. [22-2204](#) Oak Cliff Gateway TIF District: Proposed Plan Amendments and District Expansion  
[Kevin Spath, Assistant Director, Office of Economic Development]

**Attachments:** [Presentation](#)

- B. [22-2205](#) Authorize (1) a loan agreement in an amount not to exceed \$125,000 payable from the South Dallas/Fair Park Opportunity Fund; and (2) a grant agreement in an amount not to exceed \$100,000 payable from the Southern Dallas Investment Fund Grant, with Shekinah Legacy Holdings, LLC and/or an affiliate for hard construction costs related to the redevelopment of a commercial building located at 1702 Martin Luther King Jr. Blvd., Dallas, Texas.  
[Joyce Williams, Director, Small Business Center]

**Attachments:** [Presentation](#)

### BRIEFING MEMORANDUMS

- C. [22-2208](#) Public Hearings Required for Adoption of New Economic Development Incentive Policy  
[Robin Bentley, Director, Office of Economic Development]

**Attachments:** [Memorandum](#)



- D. [22-2262](#) Upcoming Agenda Item regarding City Solicitation BVZ22-00019439  
(Request for Proposals for development of vacant City-owned properties  
addressed as 3011-3039 S. Lancaster Road)  
[Kevin Spath, Assistant Director, Office of Economic Development]

**Attachments:** [Memorandum](#)

- E. [22-2207](#) Office of Economic Development Recognized for Multiple Awards at 2022  
Annual Conference of the International Economic Development Council  
(IEDC)  
[Kevin Spath, Assistant Director, Office of Economic Development]

**Attachments:** [Memorandum](#)

**ADJOURNMENT**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, OCTOBER 3, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 3, 2022

Item 1: Approval of Minutes of the September 6, 2022 City Council Economic Development Committee Meeting

Mayor Pro Tem Arnold moved to adopt the minutes as presented.

Motion seconded by Councilmember Resendez and unanimously adopted. (West absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 3, 2022

BRIEFING ITEMS

Item A: Oak Cliff Gateway TIF District: Proposed Plan Amendments and District Expansion

The following individuals briefed the committee on the item:

- Kevin Spath, Assistant Director, Office of Economic Development;
- Robin Bentley, Director, Office of Economic Development;
- Sue Hounsel, Manager, Office of Economic Development; and
- David Noguera, Director, Department of Housing & Neighborhood Revitalization

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 3, 2022

BRIEFING ITEMS

Item B: Authorize (1) a loan agreement in an amount not to exceed \$125,000 payable from the South Dallas/Fair Park Opportunity Fund; and (2) a grant agreement in an amount not to exceed \$100,000 payable from the Southern Dallas Investment Fund Grant, with Shekinah Legacy Holdings, LLC and/or an affiliate for hard construction costs related to the redevelopment of a commercial building located at 1702 Martin Luther King Jr. Blvd., Dallas, Texas.

The following individuals briefed the committee on the item:

- Joyce Williams, Director, Small Business Center;
- David Noguera, Director, Department of Housing & Neighborhood Revitalization;

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 3, 2022

BRIEFING MEMORANDUMS

- Item C: Public Hearings Required for Adoption of New Economic Development Incentive Policy
- Item D: Upcoming Agenda Item regarding City Solicitation BVZ22-00019439 (Request for Proposals for development of vacant City-owned properties addressed as 3011-3039 S. Lancaster Road)
- Item E: Office of Economic Development Recognized for Multiple Awards at 2022 Annual Conference of the International Economic Development Council (IEDC)

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, OCTOBER 3, 2022

EXHIBIT C





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 22-2204

**Item #:** A.

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Oak Cliff Gateway TIF District: Proposed Plan Amendments and District Expansion  
[Kevin Spath, Assistant Director, Office of Economic Development]



**City of Dallas**

# Oak Cliff Gateway TIF District Proposed Plan Amendments

**Economic Development Committee  
October 3, 2022**

Kevin Spath, AICP, EDFP, HDFP  
Assistant Director  
Office of Economic Development

# Presentation Overview



- Background
  - Staff Recommendation for Plan Amendments
  - TIF District Board of Directors Recommendation
  - Next Steps
- 
- Appendix

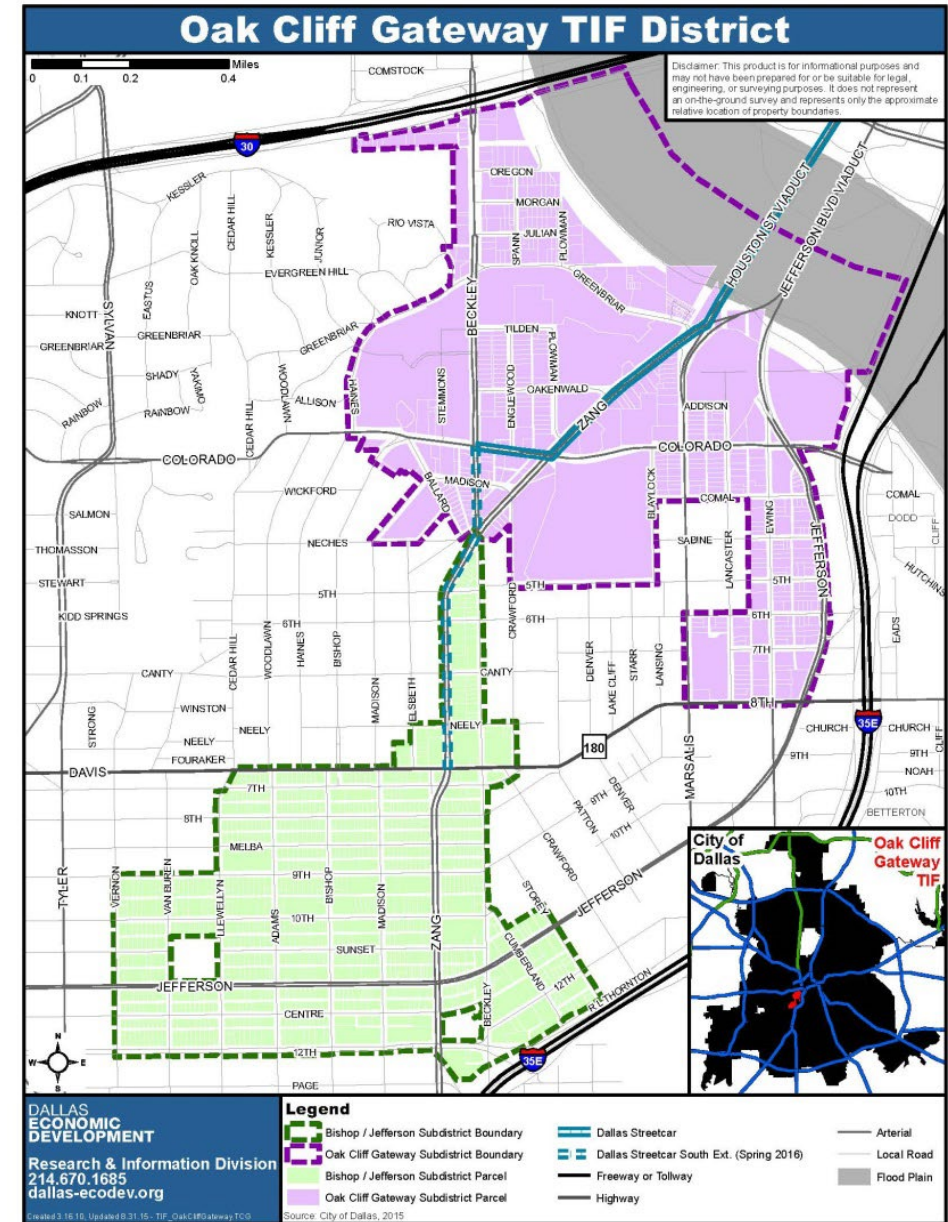




# Background: Oak Cliff Gateway TIF District



- Created in 1992 to encourage redevelopment in north Oak Cliff area (purple color)
- TIF District was amended in 2014 to:
  - Create Bishop/Jefferson Sub-district (green color)
  - Extend term of original boundary of district (Oak Cliff Gateway Sub-district)
  - Continue City participation in Oak Cliff Gateway Sub-district at 85% (County participation ended in 2016)
  - Establish City participation at 90% and request County participation at 65% in new Bishop/Jefferson Sub-district
- Oak Cliff Gateway Sub-district, as amended, is scheduled to expire at the end of 2027
- Bishop/Jefferson Sub-district is scheduled to expire at the end of 2044
- TIF District is 453 acres





# Background: Oak Cliff Gateway TIF District



TIF District has directly supported:

- 929 residential units completed or under construction, including 313 affordable units (TIF District's Mixed-Income Housing Policy requiring at least 20% of units at/below 80% AMFI became effective for the TIF District in 2009)
- 61,523 square feet of retail/commercial/flex space



# Background: Taxable Values by Sub-District



To date, taxable value of real property has increased by \$982 million within the District, an increase of 674% above the base value

Sub-District	Initial (Base)	Certified 2022	Base vs. 2022 (\$ Change)	Base vs 2022 (% Change)
Oak Cliff Gateway Sub-District ( <i>as amended</i> )	\$40,710,663	\$524,863,807	\$484,153,144	1189.3%
Bishop Arts/Jefferson Sub-District	\$105,142,079	\$603,505,434	\$498,363,355	474.0%
<b>OCG Total</b>	<b>\$145,852,742</b>	<b>\$1,128,369,241</b>	<b>\$982,516,499</b>	<b>673.6%</b>



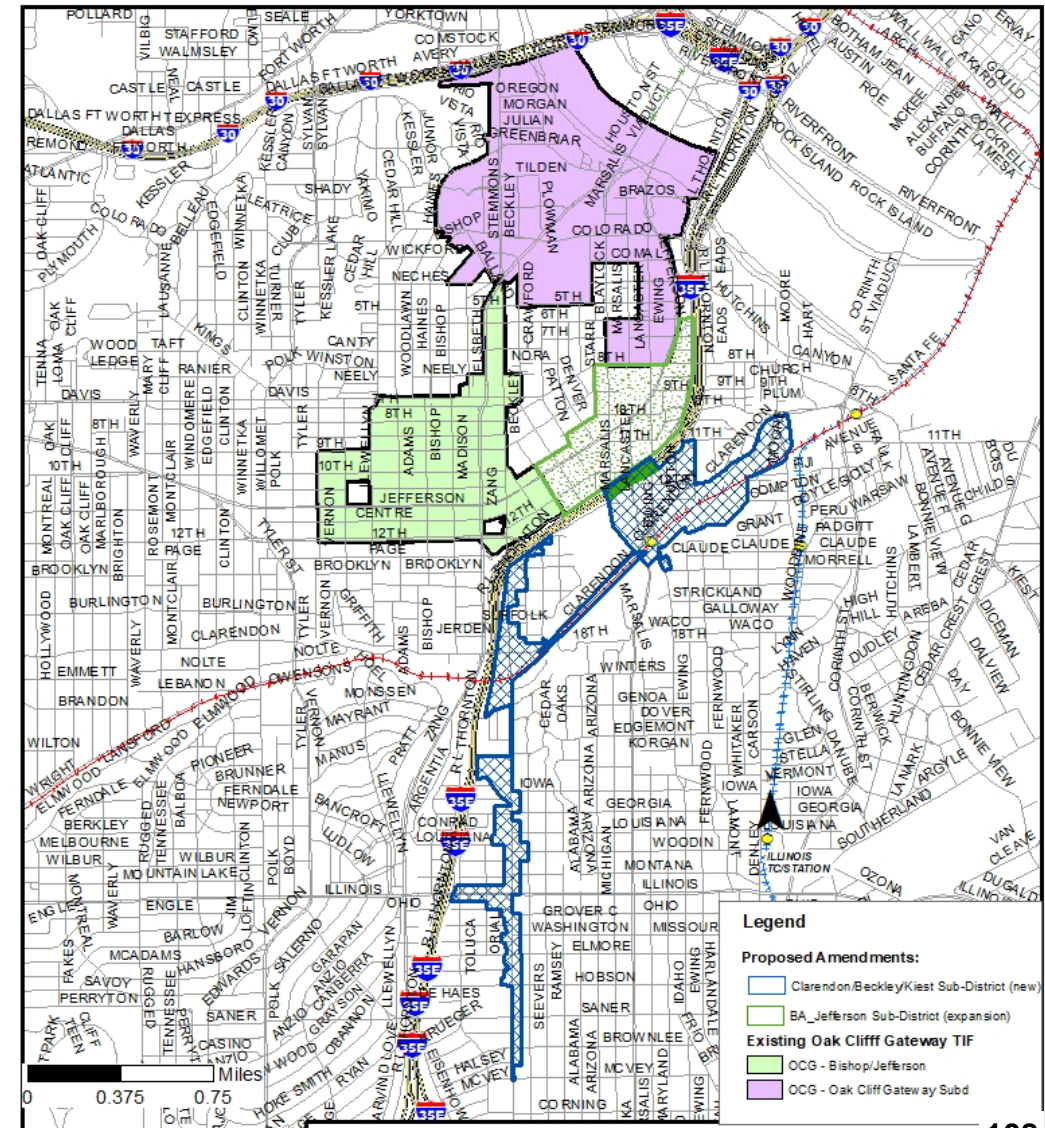


# Staff Recommendation for Plan Amendments



## Proposed Expansion of TIF District

- Proposed expansion includes creation of a new “Clarendon/Beckley/Kiest Sub-District” (blue cross-hatched color) to include the future Southern Gateway Deck Park (SGDP) and vacant/commercial properties with future redevelopment potential
- Proposed expansion of the Bishop Arts/Jefferson Sub-District (light green color) would include additional properties along the Jefferson Boulevard corridor and encourage linkages to the SGDP
- Proposed expansion of the TIF District will allow for tax increment sharing to support the capital needs of the SGDP and redevelopment projects east of IH-35.



# Staff Recommendation for Plan Amendments



## Basic Objectives

- Provide funding capacity to **support the Southern Gateway Deck Park (SGDP)** such as park capital improvements to supplement other City and private fundraising
- Provide funding capacity to **support public infrastructure connectivity improvements to the SGDP** such as enhanced sidewalks and bike lines on east and west side of IH-35
- Provide funding capacity to **support redevelopment projects on vacant/underutilized properties**, including mixed-income housing, neighborhood commercial revitalization, and enhanced public infrastructure improvements
- Provide funding capacity for **programs addressing homeowner stabilization, home repair, and displacement mitigation**





# Staff Recommendation for Plan Amendments



## Strategic and Contextual Importance: Southern Gateway Deck Park





# Staff Recommendation for Plan Amendments



## Strategic and Contextual Importance: Southern Gateway Deck Park





# Staff Recommendation for Plan Amendments



## Anticipated Private Development in the Expansion Area

Conservative estimates for new future development in the expansion area include:

- 2,150 residential units
- 230,00 square feet of retail/commercial space (revitalized existing space and new construction)
- estimated new taxable value: \$482 million
- in addition to new future development anticipated in the existing portion of the TIF District



# Staff Recommendation for Plan Amendments



- **Increase the geographic area of the District by approximately 244 acres:**
  - **Expand the Bishop Arts/Jefferson Sub-District by 96 acres** to include additional property along the Jefferson corridor connecting to the Southern Gateway Deck Park.
  - **Add new Clarendon/Beckley/Kiest Sub-District with approximately 148 acres** in an area including the future Southern Gateway Deck Park at IH-35 between Marsalis Avenue and Ewing Avenue and generally along Clarendon Drive from Moore Street to Beckley Avenue and along Beckley Avenue from Clarendon Drive to just north of Kiest Boulevard.
- **Establish a termination date for the Clarendon/Beckley/Kiest Sub-District of December 31, 2052 (30-year term).**
- **Establish the percentage of tax increment contributed by the City of Dallas during the term of the Clarendon/Beckley/Kiest Sub-District at 90%. Dallas County participation in the new sub-district** is under discussion with County staff (anticipating request to **consider 65% participation for 20 years beginning in tax year 2029**).
- **Create a new budget category** for the **Clarendon/Beckley/Kiest Sub-District**.



# Staff Recommendation for Plan Amendments



- Create a new budget category for the TIF District for **homeowner stabilization, home repair, and displacement mitigation.**
- **Increase the budget capacity for the Bishop Arts/Jefferson Sub-district** to support additional projects/connectivity improvements and provide for **a portion of future tax increment to be transferred to the Clarendon/Beckley/Kiest Sub-District** and to a new budget category for homeowner stabilization, home repair, and displacement mitigation.
- **Extend the term of the Oak Cliff Gateway Sub-District from 2027 to 2044 but with reduced City participation at 50% during the extended term.** Some budget capacity to be retained to support the redevelopment of the Oak Farms site and **a portion of future tax increment to be transferred to the Clarendon/Beckley/Kiest Sub-District** and to a new budget category for homeowner stabilization, home repair, and displacement mitigation.



# Staff Recommendation for Plan Amendments



- **Increase the total budget** for the TIF District from **\$28,621,027** net present value (approximately **\$76,665,998** in total dollars) to **\$99,381,853** net present value (approximately **\$352,993,541** in total dollars).
- **City and County financial participation:**
  - **Oak Cliff Gateway Sub-District:** maintain City participation at 85% for the duration of the existing term through 2027. Reduce to 50% during extended term 2028-2044. Dallas County ended participation in tax year 2016 and other entities did not participate beyond the original term (through 2012).
  - **Bishop Arts/Jefferson Sub-District:** maintain City participation at 90% for the duration of the existing term through 2044. Dallas County is already participating at 65% for 20 years or up to \$2.3 million (NPV) collections. Current projections anticipate reaching this cap by tax year 2024.
  - **Clarendon/Beckley/Kiest Sub-District:** proposed City participation at 90% for 30-year term (2023-2052) and request Dallas County participation at 65% for 20 years beginning in tax year 2029.
- Make corresponding modifications to the District's boundary, budget, and Plan.



# Staff Recommendation for Plan Amendments



## Amended Budget

Oak Cliff Gateway TIF District						
Category	NPV current (2021 amend)	Estimated TIF Expenditures (Total dollars, 2021 Plan)	Allocated	Balance	Proposed Amend NPV	Proposed Amend Total dollars
<b>Oak Cliff Gateway Sub-district</b> *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	\$8,859,775	\$33,513,508	\$18,588,695	\$14,924,813	\$15,066,201	\$53,513,508
<b>Bishop/Jefferson Sub-district</b> *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	\$18,554,050	\$38,611,351	\$12,750,000	\$25,861,351	\$19,316,850	\$68,611,351
<b>Clarendon/Beckley/Kiest Sub-District</b> *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Parks and open space *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants					\$59,984,547	\$213,058,590
<b>Educational/Training Facilities</b>	\$200,000	\$756,029	\$756,029	\$0	\$200,000	\$756,029
<b>Streetcar Support</b>	\$257,202	\$950,000	\$950,000	\$0	\$257,202	\$950,000
<b>Homeowner stabilization, home repair, and displacement mitigation</b>					\$2,958,169	\$10,507,096
<b>Administration</b>	\$750,000	\$2,835,110	\$1,211,904	\$1,623,206	\$1,598,885	\$5,596,967
<b>Total Project Costs</b>	<b>\$28,621,027</b>	<b>\$76,665,998</b>	<b>\$34,256,628</b>	<b>\$42,409,370</b>	<b>\$99,381,853</b>	<b>\$352,993,541</b>





# Staff Recommendation for Plan Amendments



## Base Values of Expansion Area

- Proposed expansion of the Bishop Arts/Jefferson Sub-District has an approximate \$91,593,552 base value (Dallas Central Appraisal District 2022 certified)
- Proposed Clarendon/Beckley/Kiest Sub-District has an approximate \$39,759,418 base value (Dallas Central Appraisal District 2022 certified)
- 2022 base values for proposed expansion areas may be adjusted when DCAD rolls are finalized in February 2023





# Staff Recommendation for Plan Amendments



## Estimated Tax Increment Generation and Budget by Category

Category	Projected Property Value Increase over term	Projected Increment Generated (Estimated Total Dollars)	Amended TIF Budget Allocation (Estimated total dollars)
Oak Cliff Sub-District	\$1,421,369,429	\$132,673,883	\$53,513,508
Bishop Arts/Jefferson Sub-District	\$1,192,968,893	\$151,302,263	\$68,611,351
Clarendon/Beckley/Kiest Sub-District	\$439,021,000	\$67,517,395	\$213,058,590
Educational/Training Facilities	--	--	\$756,029
Streetcar Support	--	--	\$950,000
Homeowner stabilization, home repair, and displacement mitigation	--	--	\$10,507,096
Administration	--	--	\$5,596,967
<b>Total</b>	<b>\$3,053,359,322</b>	<b>\$352,993,541</b>	<b>\$352,993,541</b>





## Tax Increment Sharing

- The budget allocations over the term of the TIF District reflect that a portion of tax increment generated by the Oak Cliff Gateway Sub-District and Bishop Arts/Jefferson Sub-District will be annually transferred to the Clarendon/Beckley/Kiest Sub-District and to the Homeowner stabilization, home repair, and displacement mitigation budget categories.
- Following an evaluation of revenue available to meet existing obligations in place prior to this amended Plan, it is anticipated that annual increment transfers (after administration costs) may begin at the following levels in 2023:

### Oak Cliff Gateway Sub-District:

- 30% transfer to Clarendon/Beckley/Kiest Sub-District
- 20% transfer to Homeowner stabilization, home repair, and displacement mitigation

### Bishop Arts/Jefferson Sub-District:

- 15% transfer to Clarendon/Beckley/Kiest Sub-District
- 15% transfer to Homeowner stabilization, home repair, and displacement mitigation

- Actual transfer amounts and priorities for payment may be adjusted over time in TIF District's Increment Allocation Policy that is periodically updated by the Board of Directors to reflect the needs of the TIF District as it evolves over time.



# Staff Recommendation for Plan Amendments



## Homeowner stabilization, home repair, and displacement mitigation

- TIF districts are primarily an economic development tool; however, in recognition of the critical issues surrounding housing, these Plan amendments include a proposal to create a new budget category to assist with homeowner stabilization, home repair, and displacement mitigation.
- Office of Economic Development will work in close collaboration with the City's Department of Housing & Neighborhood Revitalization (HNR) to determine the most effective approaches for the use of these future funds.
- TIF District funding could be allocated to existing programs already administered by HNR and/or to future programs created and administered by HNR.
- Office of Economic Development may also look to partner with quasi-City or non-City non-profit organizations.
- For example, TIF District may provide a source of funds for programs benefitting eligible homeowners and residents of nearby neighborhoods:
  - Support home improvement and repair programs
  - Support homebuyer assistance programs (e.g. down payment assistance, closing cost assistance, principal reduction, interest rate reduction, term extension)
  - Support emergency assistance programs (for residents at risk of being displaced from fires, floods, tornadoes, or other events)



# TIF District Board of Directors Recommendation



September 19: Informational staff presentation of preliminary proposal and robust discussion by the Board

September 26: Staff presentation of final proposal. Board review and unanimous recommendation for approval by City Council



# Next Steps



October 26: City Council to Call Public Hearing

November 9: City Council to Hold Public Hearing to receive public comments, and, at the close of the public hearing, consider approval of Ordinance to amend TIF District boundary and Plan



# Appendices



**Appendix A:** Existing Conditions

**Appendix B:** Southern Gateway (Emerging Market Area)

**Appendix C:** State TIF Law and City's Financial Management Performance Criteria (FMPC)

**Appendix D:** UNT Dallas Economic Impact Analysis

**Appendix E:** Tax Increment Projection: Oak Cliff Gateway Sub-District

**Appendix F:** Tax Increment Projection: Bishop Arts/Jefferson Sub-District

**Appendix G:** Tax Increment Projection: Clarendon/Beckley/Kiest Sub-District





# Appendix A: Existing Conditions



- Inadequate parks/open space
- Inadequate sidewalks and street layouts
- Faulty lot layouts
- Vacant land
- Vacant and/or deteriorated structures
- Deteriorating public infrastructure

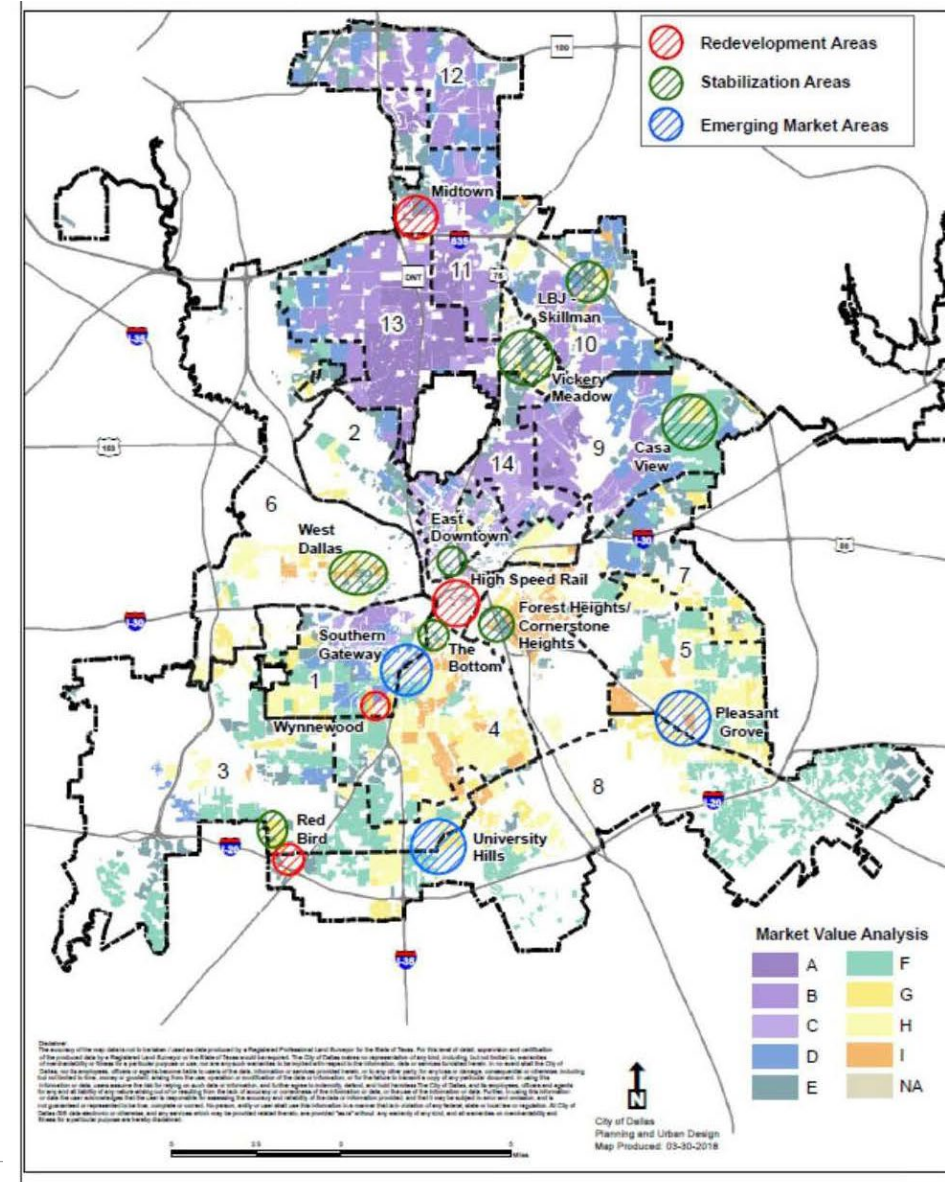




# Appendix B: Southern Gateway (Emerging Market Area)



- Southern Gateway area is identified as an “emerging market area” in the City’s Comprehensive Housing Policy, as amended
- Emerging market areas are characterized as areas in need of focused public intervention efforts
- In order to facilitate mixed-income development, preservation of affordability, and neighborhood investment, the Policy recommends TIF district designation to help prepare the area for market-based investment







**State TIF Law:** total value of taxable real property in all TIF districts (including the proposed Zone expansion) cannot exceed 25% of the total value of taxable real property in entire City

- As of January 2023, with proposed expansion of the Oak Cliff Gateway TIF District: 12.96%

**City FMPC:** total value of taxable real property in all TIF districts (including the proposed Zone expansion) plus the total value of taxable real property and business personal property in all active tax abatement reinvestment zones cannot exceed 15% of the total value of taxable real property and business personal property in entire City

- As of January 2023, with proposed expansion of the Oak Cliff Gateway TIF District: 11.75%

Note: These calculations assume the scheduled termination of the Cedars TIF District and the City Center Sub-District of the City Center TIF District on December 31, 2022



# Appendix D

## UNT Dallas Economic Impact Analysis of Future Deck Park Area



- (2020-2021) University of North Texas (UNT) at Dallas School of Business, at the request of the Southern Gateway Green Foundation, conducted an economic impact analysis of a deck park and other amenities in the Southern Sector centering around the deck park adjacent to the Dallas Zoo and the Oak Cliff Neighborhoods
- In a 71-acre target area near the future deck park, it was estimated that redevelopment in next 5 years will add between \$483-604 million in new property value
- Deck park is estimated to attract approximately 2,400 new residents to the target area including at least 750 multifamily units in next 5 years with a value of \$131,250,000
- Study noted the potential for approximately 200 households to be displaced by redevelopment in the target area
- Study encouraged City to look at all available local, state, and federal tools for mitigating displacement, encouraging new mixed-income development, funding public infrastructure and effective public access to the park



# Appendix E

## Tax Increment Projection: Oak Cliff Gateway Sub-District (amended)



Projected TIF Increment Schedule											
Tax Year		Net Taxable	Cumulative	Captured	Tax	Tax	Tax	Tax	Tax	Tax	
	tax	Assessed	Prop Val	Appraised	Increment	Increment	Increment	Increment	Increment	Increment	
	Year	Value	Growth	Value	Revenue	Revenue	Revenue	Revenue	Revenue	Revenue	
		City		City	Total Dollars	Present Value	City	DISD	Dallas County	DCHD	DCCCDD
<b>Base Year</b>	<b>1992</b>	\$38,570,128									
1	1993	\$38,245,158	-0.84%	(\$324,970)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	1994	\$38,699,692	0.34%	\$129,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	1995	\$38,323,980	-0.64%	(\$246,148)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	1996	\$39,118,366	1.42%	\$548,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	1997	\$41,514,962	7.64%	\$2,944,834	\$59,197	\$44,761	\$19,189	\$27,095	\$5,919	\$5,471	\$1,472
6	1998	\$43,746,236	13.42%	\$5,176,108	\$103,331	\$118,644	\$33,598	\$47,625	\$10,207	\$9,312	\$2,588
7	1999	\$45,659,848	18.38%	\$7,089,720	\$142,199	\$214,791	\$47,324	\$63,573	\$13,868	\$13,868	\$3,566
8	2000	\$51,431,069	33.34%	\$12,860,941	\$259,328	\$380,599	\$85,847	\$116,281	\$25,188	\$32,641	\$6,444
9	2001	\$54,818,286	42.13%	\$16,248,158	\$334,916	\$583,093	\$108,456	\$147,727	\$30,613	\$38,349	\$9,771
10	2002	\$56,761,977	47.17%	\$18,191,849	\$377,395	\$798,864	\$127,307	\$165,313	\$27,648	\$46,181	\$10,947
11	2003	\$52,797,457	36.89%	\$14,227,329	\$268,648	\$944,108	\$85,116	\$110,378	\$32,784	\$30,875	\$9,496
12	2004	\$55,421,996	43.69%	\$16,851,868	\$329,810	\$1,112,724	\$111,266	\$133,819	\$36,079	\$36,951	\$11,695
13	2005	\$57,308,839	48.58%	\$18,738,711	\$387,779	\$1,300,198	\$131,995	\$163,108	\$32,771	\$45,311	\$14,594
14	2006	\$60,675,614	57.31%	\$22,105,486	\$485,598	\$1,522,197	\$182,387	\$181,138	\$55,759	\$50,237	\$16,077
15	2007	\$76,125,212	97.37%	\$37,555,084	\$772,572	\$1,856,187	\$256,776	\$316,447	\$84,544	\$87,155	\$27,649
16	2008	\$95,665,708	148.03%	\$57,095,580	\$1,302,824	\$2,388,785	\$418,060	\$556,443	\$122,836	\$152,368	\$53,118
17	2009	\$104,589,616	171.17%	\$66,019,488	\$1,353,985	\$2,912,202	\$450,588	\$560,042	\$122,238	\$164,124	\$56,994
<b>New Base</b>		<b>\$40,097,623</b>									
18	2010	\$98,972,493	146.83%	\$58,874,870	\$1,514,056	\$3,465,673	\$516,230	\$606,853	\$151,711	\$177,297	\$61,966
19	2011	\$95,104,431	137.18%	\$55,006,808	\$1,270,510	\$3,904,862	\$433,545	\$506,095	\$131,816	\$147,357	\$51,697
20	2012	\$139,484,827	247.86%	\$99,387,204	\$2,397,184	\$4,688,461	\$811,126	\$940,227	\$272,455	\$275,705	\$97,671
1	2013	\$153,397,659	282.56%	\$113,300,036	\$822,814	\$4,942,800	\$667,459	\$0	\$155,355	\$0	\$0
2	2014	\$168,554,145	320.36%	\$128,456,522	\$1,138,680	\$5,275,639	\$870,229	\$0	\$268,452	\$0	\$0
<b>New Base -2015</b>		<b>\$40,710,663</b>									
3	2015	\$225,269,567	461.80%	\$184,558,904	\$1,539,255	\$5,701,102	\$1,250,294	\$0	\$288,961	\$0	\$0
4	2016	\$234,025,611	483.64%	\$193,314,948	\$1,587,762	\$6,116,110	\$1,285,786	\$0	\$301,975	\$0	\$0
5	2017	\$243,118,367	506.32%	\$202,407,704	\$1,342,651	\$6,447,969	\$1,342,651	\$0	\$0	\$0	\$0
6	2018	\$269,386,966	571.83%	\$228,676,303	\$1,509,710	\$6,800,830	\$1,509,710	\$0	\$0	\$0	\$0
7	2019	\$305,253,932	661.28%	\$264,543,269	\$1,746,277	\$7,186,790	\$1,746,277	\$0	\$0	\$0	\$0
8	2020	\$361,946,945	802.66%	\$321,236,282	\$2,119,694	\$7,629,810	\$2,119,694	\$0	\$0	\$0	\$0
9	2021	\$393,058,849	880.25%	\$352,348,186	\$2,316,002	\$8,087,538	\$2,316,002	\$0	\$0	\$0	\$0
10	2022	\$524,863,807	1208.96%	\$484,153,144	\$3,069,192	\$8,661,143	\$3,069,192	\$0	\$0	\$0	\$0
11	2023	\$670,399,702	1571.92%	\$629,689,039	\$3,991,788	\$9,366,609	\$3,991,788				
12	2024	\$750,455,697	1771.57%	\$709,745,034	\$4,499,287	\$10,118,529	\$4,499,287				
13	2025	\$819,712,533	1944.29%	\$779,001,870	\$4,938,327	\$10,898,947	\$4,938,327				
14	2026	\$920,555,692	2195.79%	\$879,845,029	\$5,577,602	\$11,732,464	\$5,577,602				
15	2027	\$990,614,027	2370.51%	\$949,903,364	\$6,021,722	\$12,583,421	\$6,021,722				
16	2028	\$1,005,473,237	2407.56%	\$964,762,574	\$3,597,600	\$13,064,171	\$3,597,600				
17	2029	\$1,095,555,336	2632.22%	\$1,054,844,673	\$3,933,516	\$13,561,229	\$3,933,516				
18	2030	\$1,186,988,666	2860.25%	\$1,146,278,003	\$4,274,471	\$14,072,002	\$4,274,471				
19	2031	\$1,204,793,496	2904.65%	\$1,164,082,833	\$4,340,865	\$14,562,505	\$4,340,865				
20	2032	\$1,222,865,398	2949.72%	\$1,182,154,735	\$4,408,255	\$15,033,538	\$4,408,255				
21	2033	\$1,241,208,379	2995.47%	\$1,200,497,716	\$4,476,656	\$15,485,871	\$4,476,656				
22	2034	\$1,259,826,505	3041.90%	\$1,219,115,842	\$4,546,083	\$15,920,243	\$4,546,083				
23	2035	\$1,278,723,903	3089.03%	\$1,238,013,240	\$4,616,551	\$16,337,364	\$4,616,551				
24	2036	\$1,297,904,761	3136.86%	\$1,257,194,098	\$4,688,077	\$16,737,915	\$4,688,077				
25	2037	\$1,317,373,333	3185.42%	\$1,276,662,670	\$4,760,675	\$17,122,553	\$4,760,675				
26	2038	\$1,337,133,933	3234.70%	\$1,296,423,270	\$4,834,362	\$17,491,906	\$4,834,362				
27	2039	\$1,357,190,942	3284.72%	\$1,316,480,279	\$4,909,155	\$17,846,580	\$4,909,155				
28	2040	\$1,377,548,806	3335.49%	\$1,336,838,143	\$4,985,069	\$18,187,155	\$4,985,069				
29	2041	\$1,398,212,038	3387.02%	\$1,357,501,375	\$5,062,123	\$18,514,190	\$5,062,123				
30	2042	\$1,419,185,218	3439.33%	\$1,378,474,555	\$5,140,332	\$18,828,221	\$5,140,332				
31	2043	\$1,440,472,997	3492.41%	\$1,399,762,334	\$5,219,714	\$19,129,762	\$5,219,714				
32	2044	\$1,462,080,092	3546.30%	\$1,421,369,429	\$5,300,287	\$19,419,310	\$5,300,287				
					<b>\$132,673,883</b>	<b>\$19,419,310</b>	<b>\$124,118,618</b>	<b>\$4,642,164</b>	<b>\$2,171,179</b>	<b>\$1,313,200</b>	<b>\$435,746</b>



# Appendix F

## Tax Increment Projection: Bishop Arts/Jefferson Sub-District (amended)



Oak Cliff Gateway TIF District Increment Collection Chart - Bishop/Jefferson Village Sub-district											
Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue (NPV) City	Tax Increment Revenue Dallas County	Tax Increment Revenue (NPV) Dallas County	Tot. Anticipated Increment Revenue	Tot. Anticipated Accumulated Revenue (NPV)	
<b>Adj base 2022</b>	<b>\$196,735,631</b>										
<b>2014</b>	<b>\$105,142,079</b>										
2015	\$116,948,796	\$11,806,717	11.23%	\$11,806,717	\$84,690	\$80,085	\$17,444	\$16,496	\$102,134	\$96,580	
2016	\$135,725,079	\$18,776,283	16.06%	\$30,583,000	\$215,381	\$272,680	\$47,430	\$58,908	\$262,811	\$331,589	
2017	\$166,834,094	\$31,109,015	22.92%	\$61,692,015	\$433,300	\$639,074	\$95,787	\$139,905	\$529,087	\$778,978	
2018	\$251,167,393	\$84,333,299	50.55%	\$146,025,314	\$1,020,761	\$1,455,285	\$157,720	\$266,019	\$1,178,481	\$1,721,304	
2019	\$346,123,025	\$94,955,632	37.81%	\$240,980,946	\$1,684,312	\$2,728,848	\$364,228	\$541,424	\$2,048,540	\$3,270,272	
2020	\$407,960,998	\$61,837,973	17.87%	\$302,818,919	\$2,115,705	\$4,241,618	\$472,704	\$879,417	\$2,588,409	\$5,121,035	
2021	\$473,815,887	\$65,854,889	16.14%	\$368,673,808	\$2,565,859	\$5,976,501	\$551,903	\$1,252,581	\$3,117,762	\$7,229,082	
2022	\$695,498,986	\$221,683,099	46.79%	\$498,763,355	\$3,347,799	\$8,117,007	\$600,587	\$1,636,582	\$3,948,386	\$9,753,590	
2023	\$705,931,471	\$10,432,485	1.50%	\$509,195,840	\$3,417,824	\$10,183,464	\$0	\$1,636,582	\$3,417,824	\$11,820,046	
2024	\$716,520,443	\$10,588,972	1.50%	\$519,784,812	\$3,488,900	\$12,178,197	\$0	\$1,636,582	\$3,488,900	\$13,814,779	
2025	\$772,628,249	\$56,107,807	7.83%	\$575,892,618	\$3,865,506	\$14,268,081	\$0	\$1,636,582	\$3,865,506	\$15,904,664	
2026	\$841,217,673	\$68,589,424	8.88%	\$644,482,042	\$4,325,892	\$16,479,705	\$0	\$1,636,582	\$4,325,892	\$18,116,287	
2027	\$953,835,938	\$112,618,265	13.39%	\$757,100,307	\$5,081,809	\$18,936,525	\$0	\$1,636,582	\$5,081,809	\$20,573,108	
2028	\$968,143,477	\$14,307,539	1.50%	\$771,407,846	\$5,177,844	\$21,303,664	\$0	\$1,636,582	\$5,177,844	\$22,940,246	
2029	\$1,037,665,630	\$69,522,152	7.18%	\$840,929,999	\$5,644,490	\$23,743,828	\$0	\$1,636,582	\$5,644,490	\$25,380,410	
2030	\$1,128,230,614	\$90,564,984	8.73%	\$931,494,983	\$6,252,381	\$26,299,819	\$0	\$1,636,582	\$6,252,381	\$27,936,402	
2031	\$1,145,154,073	\$16,923,459	1.50%	\$948,418,442	\$6,365,974	\$28,760,745	\$0	\$1,636,582	\$6,365,974	\$30,397,328	
2032	\$1,162,331,384	\$17,177,311	1.50%	\$965,595,753	\$6,481,272	\$31,130,009	\$0	\$1,636,582	\$6,481,272	\$32,766,592	
2033	\$1,179,766,355	\$17,434,971	1.50%	\$983,030,724	\$6,598,299	\$33,410,902	\$0	\$1,636,582	\$6,598,299	\$35,047,484	
2034	\$1,197,462,850	\$17,696,495	1.50%	\$1,000,727,219	\$6,717,081	\$35,606,602	\$0	\$1,636,582	\$6,717,081	\$37,243,185	
2035	\$1,215,424,793	\$17,961,943	1.50%	\$1,018,689,162	\$6,837,645	\$37,720,182	\$0	\$1,636,582	\$6,837,645	\$39,356,765	
2036	\$1,233,656,165	\$18,231,372	1.50%	\$1,036,920,534	\$6,960,018	\$39,754,609	\$0	\$1,636,582	\$6,960,018	\$41,391,191	
2037	\$1,252,161,008	\$18,504,842	1.50%	\$1,055,425,377	\$7,084,226	\$41,712,749	\$0	\$1,636,582	\$7,084,226	\$43,349,332	
2038	\$1,270,943,423	\$18,782,415	1.50%	\$1,074,207,792	\$7,210,298	\$43,597,371	\$0	\$1,636,582	\$7,210,298	\$45,233,953	
2039	\$1,290,007,574	\$19,064,151	1.50%	\$1,093,271,943	\$7,338,260	\$45,411,147	\$0	\$1,636,582	\$7,338,260	\$47,047,729	
2040	\$1,309,357,688	\$19,350,114	1.50%	\$1,112,622,057	\$7,468,142	\$47,156,659	\$0	\$1,636,582	\$7,468,142	\$48,793,241	
2041	\$1,328,998,053	\$19,640,365	1.50%	\$1,132,262,422	\$7,599,972	\$48,836,398	\$0	\$1,636,582	\$7,599,972	\$50,472,980	
2042	\$1,348,933,024	\$19,934,971	1.50%	\$1,152,197,393	\$7,733,779	\$50,452,769	\$0	\$1,636,582	\$7,733,779	\$52,089,352	
2043	\$1,369,167,019	\$20,233,995	1.50%	\$1,172,431,388	\$7,869,594	\$52,008,095	\$0	\$1,636,582	\$7,869,594	\$53,644,678	
2044	\$1,389,704,524	\$20,537,505	1.50%	\$1,192,968,893	\$8,007,446	\$53,504,616	\$0	\$1,636,582	\$8,007,446	\$55,141,199	
<b>Totals</b>				<b>\$1,192,968,893</b>	<b>\$148,994,459</b>		<b>\$2,307,804</b>	<b>\$1,636,582</b>	<b>\$151,302,263</b>	<b>\$55,141,199</b>	





# Appendix G

## Tax Increment Projection: Clarendon/Beckley/Kiest Sub-District



Oak Cliff Gateway TIF District Increment Collection Chart - Clarendon/Beckley/Kiest Sub-district											
Tax Year	Tax Year	Property Value Estimate	Added Value Estimated	Property Value Growth	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue (NPV) City	Tax Increment Revenue Dallas County	Tax Increment Revenue (NPV) Dallas County	Tot. Anticipated Increment Revenue	Tot. Anticipated Accumulated Revenue (NPV)
Base	2022	\$39,759,418									
1	2023	\$40,355,809	\$596,391	1.50%	\$596,391	\$4,278	\$4,045	\$0	\$0	\$4,278	\$4,045
2	2024	\$40,961,146	\$605,337	1.50%	\$1,201,728	\$8,463	\$11,613	\$0	\$0	\$8,463	\$11,613
3	2025	\$41,575,564	\$614,417	1.50%	\$1,816,146	\$12,756	\$22,399	\$0	\$0	\$12,756	\$22,399
4	2026	\$77,199,197	\$35,623,633	85.68%	\$37,439,779	\$261,715	\$231,670	\$0	\$0	\$261,715	\$231,670
5	2027	\$108,357,185	\$31,157,988	40.36%	\$68,597,767	\$479,457	\$594,203	\$0	\$0	\$479,457	\$594,203
6	2028	\$114,982,543	\$6,625,358	6.11%	\$75,223,125	\$525,561	\$969,990	\$0	\$0	\$525,561	\$969,990
7	2029	\$171,707,281	\$56,724,738	49.33%	\$131,947,863	\$918,318	\$1,590,902	\$186,924	\$126,387	\$1,105,241	\$1,717,289
8	2030	\$181,282,890	\$9,575,609	5.58%	\$141,523,472	\$984,961	\$2,220,663	\$200,489	\$254,575	\$1,185,450	\$2,475,238
9	2031	\$269,002,133	\$87,719,243	48.39%	\$229,242,715	\$1,595,461	\$3,185,297	\$324,756	\$450,927	\$1,920,217	\$3,636,224
10	2032	\$273,037,166	\$4,035,032	1.50%	\$233,277,748	\$1,623,543	\$4,113,537	\$330,473	\$639,870	\$1,954,016	\$4,753,407
11	2033	\$317,132,723	\$44,095,557	16.15%	\$277,373,305	\$1,930,435	\$5,157,226	\$392,941	\$852,313	\$2,323,376	\$6,009,539
12	2034	\$321,889,714	\$4,756,991	1.50%	\$282,130,296	\$1,963,542	\$6,161,092	\$399,680	\$1,056,650	\$2,363,222	\$7,217,742
13	2035	\$371,718,060	\$49,828,346	15.48%	\$331,958,642	\$2,310,333	\$7,278,031	\$470,269	\$1,284,004	\$2,780,601	\$8,562,035
14	2036	\$377,293,830	\$5,575,771	1.50%	\$337,534,412	\$2,349,138	\$8,351,979	\$478,168	\$1,502,606	\$2,827,306	\$9,854,586
15	2037	\$382,953,238	\$5,659,407	1.50%	\$343,193,820	\$2,388,526	\$9,384,561	\$486,185	\$1,712,788	\$2,874,711	\$11,097,349
16	2038	\$388,697,536	\$5,744,299	1.50%	\$348,938,118	\$2,428,505	\$10,377,341	\$494,323	\$1,914,869	\$2,922,827	\$12,292,210
17	2039	\$394,528,000	\$5,830,463	1.50%	\$354,768,582	\$2,469,083	\$11,331,826	\$502,583	\$2,109,155	\$2,971,665	\$13,440,981
18	2040	\$400,445,919	\$5,917,920	1.50%	\$360,686,501	\$2,510,270	\$12,249,469	\$510,966	\$2,295,941	\$3,021,236	\$14,545,410
19	2041	\$406,452,608	\$6,006,689	1.50%	\$366,693,190	\$2,552,075	\$13,131,667	\$519,476	\$2,475,513	\$3,071,550	\$15,607,180
20	2042	\$412,549,397	\$6,096,789	1.50%	\$372,789,979	\$2,594,506	\$13,979,767	\$528,113	\$2,648,144	\$3,122,619	\$16,627,912
21	2043	\$418,737,638	\$6,188,241	1.50%	\$378,978,220	\$2,637,575	\$14,795,066	\$536,879		\$3,174,454	\$17,609,165
22	2044	\$425,018,703	\$6,281,065	1.50%	\$385,259,285	\$2,681,289	\$15,578,812	\$545,777		\$3,227,066	\$18,552,443
23	2045	\$431,393,983	\$6,375,281	1.50%	\$391,634,565	\$2,725,659	\$16,332,208	\$554,809		\$3,280,468	\$19,459,192
24	2046	\$437,864,893	\$6,470,910	1.50%	\$398,105,475	\$2,770,695	\$17,056,409	\$563,976		\$3,334,670	\$20,330,805
25	2047	\$444,432,867	\$6,567,973	1.50%	\$404,673,449	\$2,816,406	\$17,752,532	\$573,280		\$3,389,686	\$21,168,624
26	2048	\$451,099,360	\$6,666,493	1.50%	\$411,339,942	\$2,862,803	\$18,421,649	\$582,724		\$3,445,527	\$21,973,939
27	2049	\$457,865,850	\$6,766,490	1.50%	\$418,106,432	\$2,909,895	\$19,064,791	\$0		\$2,909,895	\$22,617,081
28	2050	\$464,733,838	\$6,867,988	1.50%	\$424,974,420	\$2,957,694	\$19,682,954	\$0		\$2,957,694	\$23,235,244
29	2051	\$471,704,845	\$6,971,008	1.50%	\$431,945,427	\$3,006,211	\$20,277,093	\$0		\$3,006,211	\$23,829,384
30	2052	\$478,780,418	\$7,075,573	1.50%	\$439,021,000	\$3,055,454	\$20,848,131	\$0		\$3,055,454	\$24,400,421
Totals					\$439,021,000	\$58,334,606		\$9,182,789	\$1,712,788	\$67,517,395	\$24,400,421





**City of Dallas**

# Oak Cliff Gateway TIF District Proposed Plan Amendments

**Economic Development Committee  
October 3, 2022**

Kevin Spath, AICP, EDFP, HDFP  
Assistant Director  
Office of Economic Development



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 22-2205

**Item #:** B.

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Authorize (1) a loan agreement in an amount not to exceed \$125,000 payable from the South Dallas/Fair Park Opportunity Fund; and (2) a grant agreement in an amount not to exceed \$100,000 payable from the Southern Dallas Investment Fund Grant, with Shekinah Legacy Holdings, LLC and/or an affiliate for hard construction costs related to the redevelopment of a commercial building located at 1702 Martin Luther King Jr. Blvd., Dallas, Texas.

[Joyce Williams, Director, Small Business Center]





**City of Dallas**

# **Proposed Shekinah Legacy Project**

**Economic Development Committee  
October 3, 2022**

Joyce Williams, Director  
Small Business Center



# Presentation Overview



- Purpose of Briefing
- Project Background
- Funding Recommendation
- Shekinah Legacy Holdings, LLC Project Design
- Next Steps



# Purpose of Briefing



- Shekinah Legacy Holdings, LLC - (SLH) is an established real estate brokerage, development, and construction company with plans to relocate their headquarters from Deep Elum to South Dallas.
- SLH will make capital improvements to renovate an existing 7,280 square foot vacant blighted 2-story building (formerly known as the Forest Theater) **located at 1702 Martin Luther King Jr. Blvd. on the northeast corner of MLK Jr. Blvd. & Colonial in the Fair Park area.**
- The new headquarters will allow for the expansion of business by providing private office spaces, state of the art conference rooms, a coffee shop and a real estate training facility. The training facility will primarily focus on training individuals who reside in South Dallas neighborhoods in real estate related jobs.



# Project Background



- Total Project Cost is \$275,000 for rehabilitation and capital improvements, including energy efficient upgrades, build-out of a new real estate training facility, office space, 2-conference rooms, and community coffee shop
- Estimated completion by the January 2023
- The project will create 25 jobs:
  - Real Estate Appraisers - 10
  - Real Estate inspectors - 5
  - Real Estate Agents - 5
  - Construction Project Managers - 3
  - Real Estate Office Admin - 2
- The South Dallas Fair Park Opportunity Fund Board recommended this proposed project on September 6, 2022

# South Dallas Fair Park Opportunity Fund



<b>Beginning Fund Balance</b>	<b>\$5,757,472.00</b>
<b>Projects</b>	<b>Funding Amount</b>
Loan disbursement approved (MLK Wellness Project) approved by Council Resolution#22-0993 on June22, 2022	\$350,000.00
Current proposed loan disbursement (Shekinah Legacy Holdings, LLC)	\$125,000.00
<b>Balance</b>	<b>\$5,632,472.00</b>



# South Dallas Fair Park Opportunity Fund



Based on estimates from the developer Scottie Smith, the total project cost is \$275,000.

Funding Source	Funding Amount
Scottie Smith (Owner)	\$50,000
South Dallas Fair Park Opportunity Fund (repayable loan@2% interest)	\$125,000
Southern Dallas Investment Grant 2017 Prop I	\$100,000
<b>Project Total Cost</b>	<b>\$275,000</b>

# Shekinah Legacy Holdings, LLC Project Design



1702 Martin Luther King Jr. Blvd  
Current Location View



Front



Interior



# Shekinah Legacy Holdings, LLC Project Design (cont.)



1702 Martin Luther King Jr. Blvd

New Design



Front



Interior

# Staff Recommendation



Authorize (1) a loan agreement in an amount not to exceed \$125,000 payable from the South Dallas/Fair Park Opportunity Fund; and (2) a grant agreement in an amount not to exceed \$100,000 payable from the Southern Dallas Investment Fund Grant, with Shekinah Legacy Holdings, LLC and/or an affiliate for hard construction costs related to the redevelopment of a commercial building located at **1702 Martin Luther King Jr. Blvd., Dallas, Texas.**



# Next Steps



- City Council approval on October 12, 2022
- Continue to partner with developer to implement project





**City of Dallas**

# **Proposed Shekinah Legacy Project**

**Economic Development Committee  
October 3, 2022**

Joyce Williams, Director  
Small Business Center



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 22-2208

**Item #:** C.

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Public Hearings Required for Adoption of New Economic Development Incentive Policy  
[Robin Bentley, Director, Office of Economic Development]

# Memorandum



CITY OF DALLAS

DATE September 30, 2022

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins, (Chair), Carolyn King Arnold, (Vice Chair), Adam McGough, Omar Narvaez,  
Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Public Hearings Required for Adoption of New Economic Development Incentive Policy**

On October 12, 2022, City Council will consider an item to authorize public hearings to receive comments regarding adoption of a new Economic Development Incentive Policy. These public hearings will be held on or before December 14, 2022, after the Economic Development Committee and City Council have been briefed on the new Economic Development Incentive Policy but must be called in October 2022 to comply with the statutory requirement for a 30-day pause between calling and holding a public hearing to adopt tax abatement policy.

As called for in the Economic Development Policy approved by City Council on May 26, 2021, Office of Economic Development staff has worked with HR&A Advisors to create a new Economic Development Incentive Policy to better align with the goals of the Economic Development Policy. The Economic Development Committee will be briefed on the new Incentive Policy on November 7, and the full City Council will be briefed in November or December 2022. The Incentive Policy is scheduled for City Council consideration at the December 14, 2022 agenda meeting.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development at 214-671-9942 or [Robin.Bentley@dallas.gov](mailto:Robin.Bentley@dallas.gov).



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 22-2262

**Item #:** D.

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Upcoming Agenda Item regarding City Solicitation BVZ22-00019439 (Request for Proposals for development of vacant City-owned properties addressed as 3011-3039 S. Lancaster Road)  
[Kevin Spath, Assistant Director, Office of Economic Development]

# Memorandum



CITY OF DALLAS

DATE September 30, 2022

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Upcoming Agenda Item regarding City Solicitation BVZ22-00019439 (Request for Proposals for development of vacant City-owned properties addressed as 3011-3039 S. Lancaster Road)**

On May 26, 2022, the City of Dallas released a Request for Proposals (RFP) for commercial development of approximately 1.23 acres of vacant City-owned property located at 3011-3039 S. Lancaster Road generally at the northwest corner of Lancaster and Corning. Please see the attached **Exhibit A** for a map of the property.

On July 8, 2022, the RFP closed with the City of Dallas having received three proposals. Following review by a staff evaluation panel and interviews with the proposers of the top two scoring submissions, the Office of Procurement Services recently recommended (and the Office of Economic Development accepted the recommendation) to proceed with the highest scoring proposal (i.e. the most advantageous proposal).

On October 26, 2022, staff will seek City Council approval of the selection of the highest scoring proposal and authorization for the City Manager (through the Office of Economic Development) to negotiate and execute a development agreement. **Please note that this solicitation is still ongoing, and further details cannot be discussed per the City's Code of Ethics and Administrative Directive 4-5 until a selection is approved by City Council.**

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 542-1843 or [robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov).

A blue ink signature of Majed A. Al-Ghafry.

Majed A. Al-Ghafry, P.E.  
Assistant City Manager

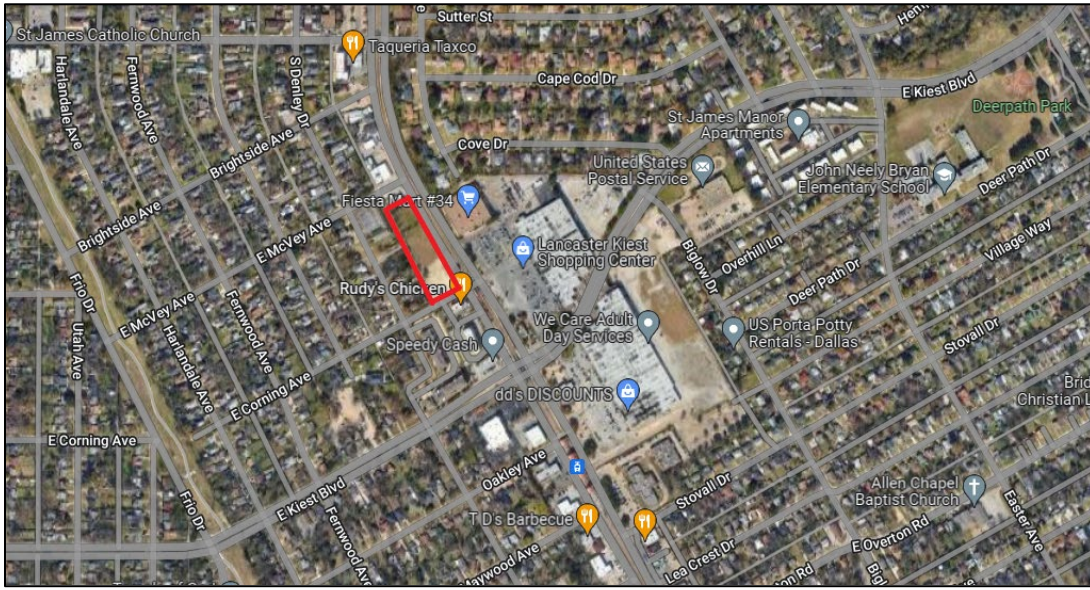
c: T.C. Broadnax, City Manager  
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Directors and Assistant Directors

**EXHIBIT A:**  
**PROPERTY MAP**



**LOCATION MAP**





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 22-2207

**Item #:** E.

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Office of Economic Development Recognized for Multiple Awards at 2022 Annual Conference of the International Economic Development Council (IEDC)  
[Kevin Spath, Assistant Director, Office of Economic Development]



# Memorandum



CITY OF DALLAS

DATE September 30, 2022

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **Office of Economic Development Recognized for Multiple Awards at 2022 Annual Conference of the International Economic Development Council (IEDC)**

On September 20, 2022, the City of Dallas Office of Economic Development was recognized by the International Economic Development Council (IEDC) for three 2022 Excellence Awards. The honors were presented at an award ceremony during the IEDC Annual Conference held in Oklahoma City.

IEDC, the largest non-profit professional association for economic developers in the world, annually recognizes exemplary economic development marketing campaigns, projects, and programs.

IEDC honors organizations and individuals in 25 award categories for their efforts in creating positive change in urban, suburban, and rural communities. Award submissions are judged by a diverse panel of economic and community developers from around the world. IEDC received over 500 submissions from the United States and four additional countries around the world.

The Office of Economic Development received awards in three categories:

- In the category of **Real Estate Redevelopment & Reuse**, the Office of Economic Development received a first-ever **Gold Award** for its role in helping to facilitate the **Historic Continental Gin Redevelopment Project** located at 3309 Elm Street in the Deep Ellum neighborhood.
- In the category of **Innovative Project Financing**, the Office of Economic Development received a **Silver Award** for its role in helping to facilitate the **Reimagine Redbird Mall Redevelopment Project** at the northwest corner of U.S. Highway 67 and Interstate Highway 20.
- In the category of **Neighborhood Development**, the Office of Economic Development received a **Silver Award** for its role in managing **Tax Increment Reinvestment Zone #12 (Deep Ellum TIF District)** since its creation in 2005.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942 or [Robin.Bentley@dallas.gov](mailto:Robin.Bentley@dallas.gov).



**Majed A. Al-Ghafry, P.E.**  
**Assistant City Manager**

- c:
- |   |  |
|---|--|
| T.C. Broadnax, City Manager                 | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Chris Caso, City Attorney                   | Dr. Robert Perez, Assistant City Manager                   |
| Mark Swann, City Auditor                    | Carl Simpson, Assistant City Manager                       |
| Biliera Johnson, City Secretary             | Jack Ireland, Chief Financial Officer                      |
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| Kimberly Bizer Tolbert, Deputy City Manager | Directors and Assistant Directors                          |
| Jon Fortune, Deputy City Manager            |  |