

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 23, 2025

25-0017

AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER CHAD WEST, PRESIDING

PRESENT: [7] West, Resendez, Cadena, Bazaldua, Blair, Blackmon. Ridley

ABSENT: [0]

The meeting was called to order at 2:02 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 3:12 p.m.

Chair

ATTEST:

City Secretary Staff

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 for this meeting are filed with the City Secretary's Office as EXHIBIT C.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 23, 2025

EXHIBIT A

RECEIVED

2025 SEP 17 PM 7:16

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250830

POSTED CITY SECRETARY
DALLAS, TX



**Ad Hoc Committee on Professional Sports
Recruitment and Retention**

September 23, 2025

2:00 PM

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth <p style="text-align: right;">**Assigned: 08/29/25</p>

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

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

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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 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.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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 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 precisará 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."

This Council Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m37a835eb482a73223e05b19e5420f2fb>

Call to Order

MINUTES

A 25-2781A Approval of the May 12, 2025, minutes of the Special Called Meeting of the Council Ad Hoc Committee on Professional Sports Recruitment and Retention.

Attachments: AHPSRR 051225

BREIFING ITEM

1 25-2782A Supplemental Agreement No. 2 to the project manager/owner's representative services agreement with McKissack & McKissack, Inc. for services associated with (1) the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas Master Plan; and (2) delivery of the secondary facility of the Dallas Wings located at 1200 N. Cockrell Hill Road.
[Rosa Fleming, Director, Convention and Event Services]

2 25-2783A Review of Advanced Schematic Drawings of the Dallas Wings Secondary Facility at 1200 N. Cockrell Hill Road - Joey Georgusis Park.
[Rosa Fleming, Director, Convention and Event Services]

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
TUESDAY, SEPTEMBER 23, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2025

Item A: Approval of the May 12, 2025, minutes of the Special Called Meeting of the Council Ad Hoc Committee on Professional Sports Recruitment and Retention.

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Bazaldua and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2025

BRIEFING ITEMS

Item 1: Supplemental Agreement No. 2 to the project manager/owner's representative services agreement with McKissack & McKissack, Inc. for services associated with (1) the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas Master Plan; and (2) delivery of the secondary facility of the Dallas Wings located at 1200 N. Cockrell Hill Road.

The following individuals briefed the committee on the item:

- Rosa Fleming, Director, Convention & Event Services;
- Robin Bentley, Assistant City Manager, City Manager's Office; and
- Desmond Denman, Vice President, McKissack & McKissack

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 23, 2025

BRIEFING ITEMS

Item 2: Review of Advanced Schematic Drawings of the Dallas Wings Secondary Facility at 1200 N. Cockrell Hill Road - Joey Georgusis Park.

The following individuals briefed the committee on the item:

- Rosa Fleming, Director, Convention & Event Services;
- Ryan O'Connor, Deputy Director, Parks and Recreation Department;
- Pheba Thomas, Senior Associate – Project Director, Gensler;
- Robin Bentley, Assistant City Manager, City Manager's Office; and
- Desmond Denman, Vice President, McKissack & McKissack

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 23, 2025

EXHIBIT C



City of Dallas

**Supplemental Agreement No. 2 with
McKissack & McKissack, Inc. for the Kay
Bailey Hutchison Convention Center
Dallas (KBHCCD) Master Plan:
Component 3**

**Ad Hoc Committee on Professional
Sports Retention and Recruitment**

September 23, 2025

Rosa Fleming, Director
Convention and Event Services – City of Dallas
Desmond Denman – Vice President - McKissack & McKissack

Background



The City of Dallas

- Received nine proposals in April 2023 for project management services for the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas Master Plan, which includes project management for the renovation and reconstruction of the Dallas Memorial Arena.
- Approved through Dallas City Council on February 28, 2024, by Resolution No. 24-0388, a professional service contract with McKissack & McKissack of Washington, Inc., the most highly qualified proposer of nine, for project management and owner's representation services for the implementation of component three (3) of the Kay Bailey Hutchison Convention Center Dallas Master Plan.
- Authorized through City Manager approval, Supplemental Agreement No. 1 to activate the contingency for scope enhancement by Administrative Action No. 25-564 on April 17, 2025.
- The original contract with McKissack & McKissack (McKissack) did not include scope for an offsite secondary facility for the Dallas Wings and did not include several components that have arisen as the preconstruction activities for the Dallas Memorial Arena have commenced.



Agenda Item Summary



The original contract with McKissack stipulated that the final completion date for internal building construction of Component 3 would be March 15, 2026, with the external façade to be completed by the end of 2026. Due to scheduling issues with FIFA and final contracts with the Dallas Wings, the City has opted to extend the contract term by an additional year at a cost not to exceed \$2,624,537.

The costs include additional scope outlined as:

- coordination with Components 1 and 4 to merge electricity services to allow for power in the Arena
- planning of the plaza abutting the Arena
- additional programming scope in the interior of the Arena
- working with Visit Dallas and Inspire Dallas to ensure naming rights considerations are outlined in the programming of the Arena
- additional geotechnical coordination to prevent damage to the abutting City Hall garage



Agenda Item Summary (cont.)



The original contract did not include negotiated project management costs for an offsite practice facility thus the recommended Supplemental Agreement No. 2 provides for a not to exceed cost for these services at \$3,338,807.

- Negotiations with McKissack began as the City was just entering negotiations for the International Broadcast Center (IBC), including the square footage required in the convention center and move-in/move-out timing
- Negotiations were not finalized until February 12, 2025, through Council resolution 25-0305
- As the City and City Council have now agreed on an offsite facility, staff have negotiated a cost for McKissack to project manage the secondary facility process and is seeking City Council approval to advance the contract.



Next Steps



Convention and Event Service staff is recommending Dallas City Council approval of this item on the September 24 agenda.





City of Dallas

**Supplemental Agreement No. 2 with
McKissack & McKissack, Inc. for the Kay
Bailey Hutchison Convention Center
Dallas (KBHCCD) Master Plan:
Component 3**

**Ad Hoc Committee on Professional
Sports Retention and Recruitment**

September 23, 2025

Rosa Fleming, Director
Convention and Event Services – City of Dallas
Desmond Denman – Vice President - McKissack & McKissack



City of Dallas

Advanced Schematic Drawings: Dallas Wings Secondary Facility

1200 N. Cockrell Hill Road

Joey Georgusis Park

**Ad Hoc Committee on Professional
Sports Retention and Recruitment**

September 23, 2025

Rosa Fleming, Director

Convention and Event Services – City of Dallas

Desmond Denman – Vice President - McKissack & McKissack

Pheba Thomas – Senior Associate – Project Director - Gensler

Background

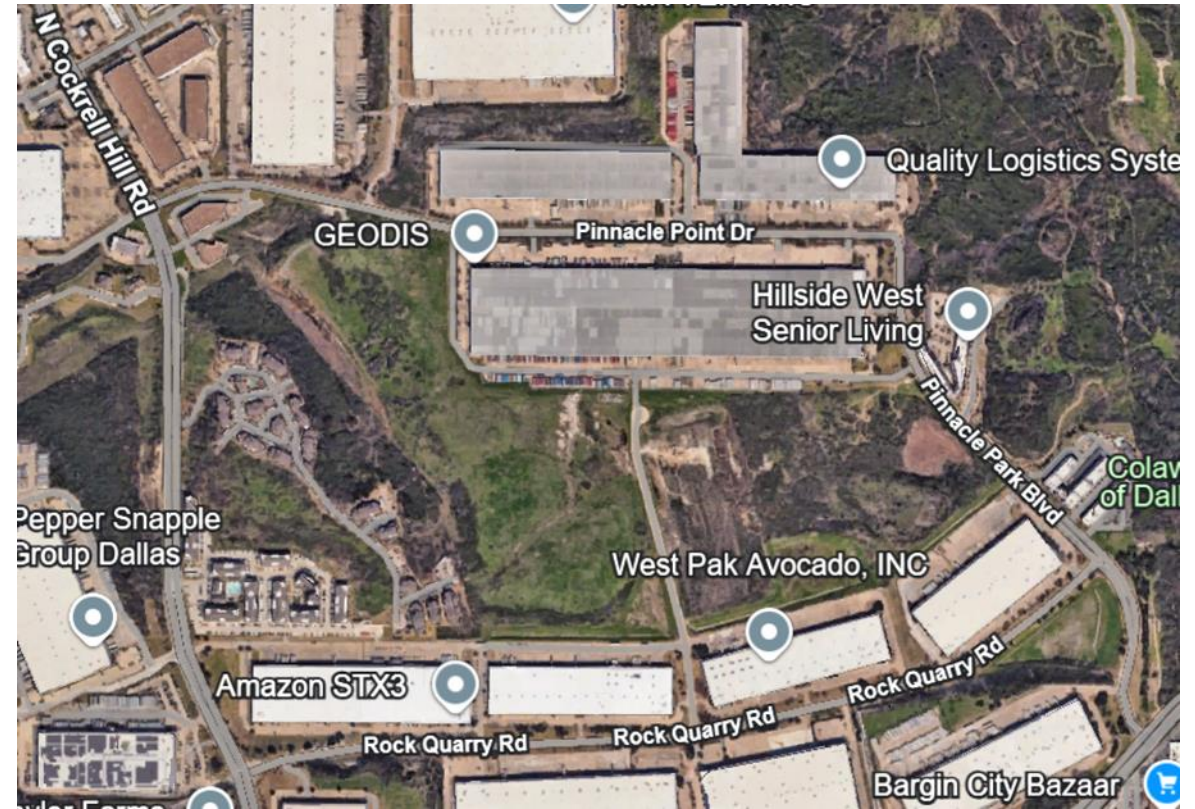
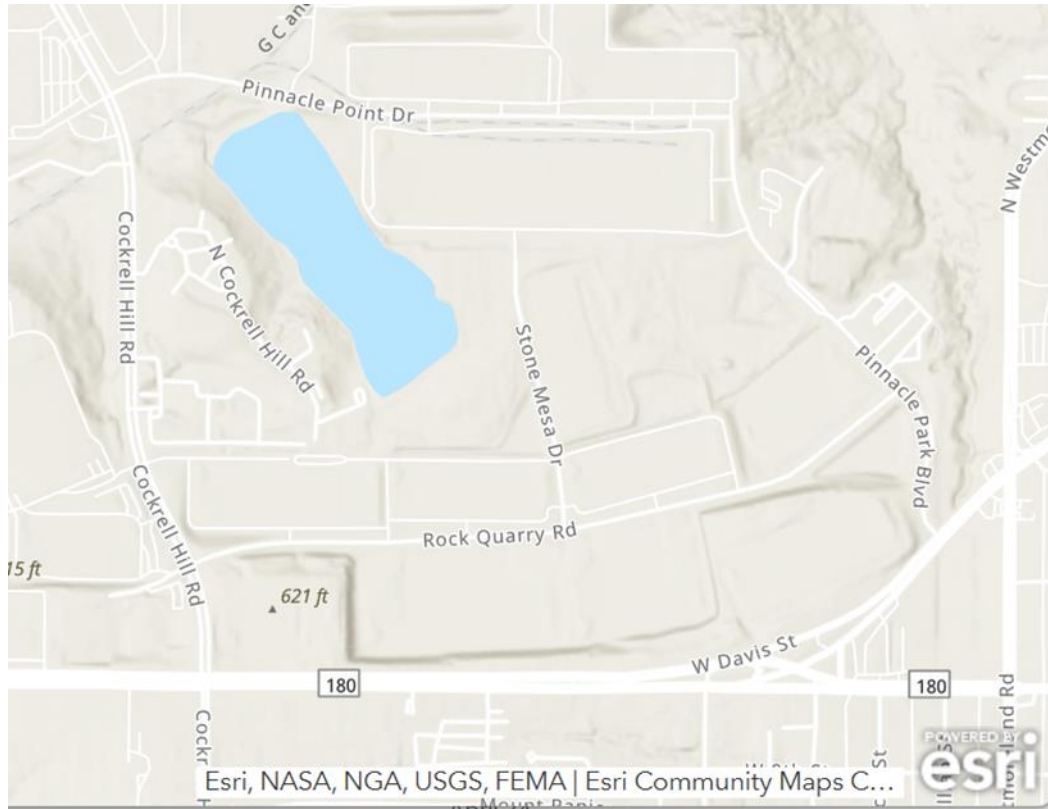


The City of Dallas:

- Initiated negotiations with a professional sports team in 2022 for the Dallas Memorial Auditorium component of the Kay Bailey Hutchison Convention Center Dallas (“KBHCCD”) Master Plan.
- Briefed the Economic Development Committee and Ad Hoc Committee on Professional Sports Recruitment and Retention on March 26, 2024, in a Special Called Meeting.
- Approved through the Dallas City Council on April 24, 2024, by Resolution No. 24-0616, the agreement for the Dallas Memorial Auditorium which called for a 15-year Resident Use and Incentive Agreement, with three five-year renewal options with Full Court Partners LLC, dba Dallas Wings, to relocate to the primary facility and secondary facility.
- Briefed the Ad Hoc Committee on Professional Sports Recruitment and Retention on May 12, 2025, in a Special Called Meeting in executive session regarding the move forward options for the secondary facility.
- Approved through the Dallas Park and Recreation Board on June 5, 2025, the use of a portion of Joey Georgusis Park located at 1200 North Cockrell Hill Road, for the development of a sports and recreational facilities project jointly with the Convention and Event Services per the Special Called Park Board Meeting in Executive Session considered May 27, 2025.
- Authorized through City Manager approval, Supplemental Agreement No. 1 to extend the completion date for the Dallas Memorial Arena from 2026 to 2027.
- Authorized through the Dallas City Council on June 11, 2025, Supplemental Agreement No. 2 to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, dba Dallas Wings, to include an addition of the address for the secondary facility at 1200 North Cockrell Hill Road and additional negotiation terms by Resolution No. 25-0969.



Siting – 1200 N. Cockrell Hill Road

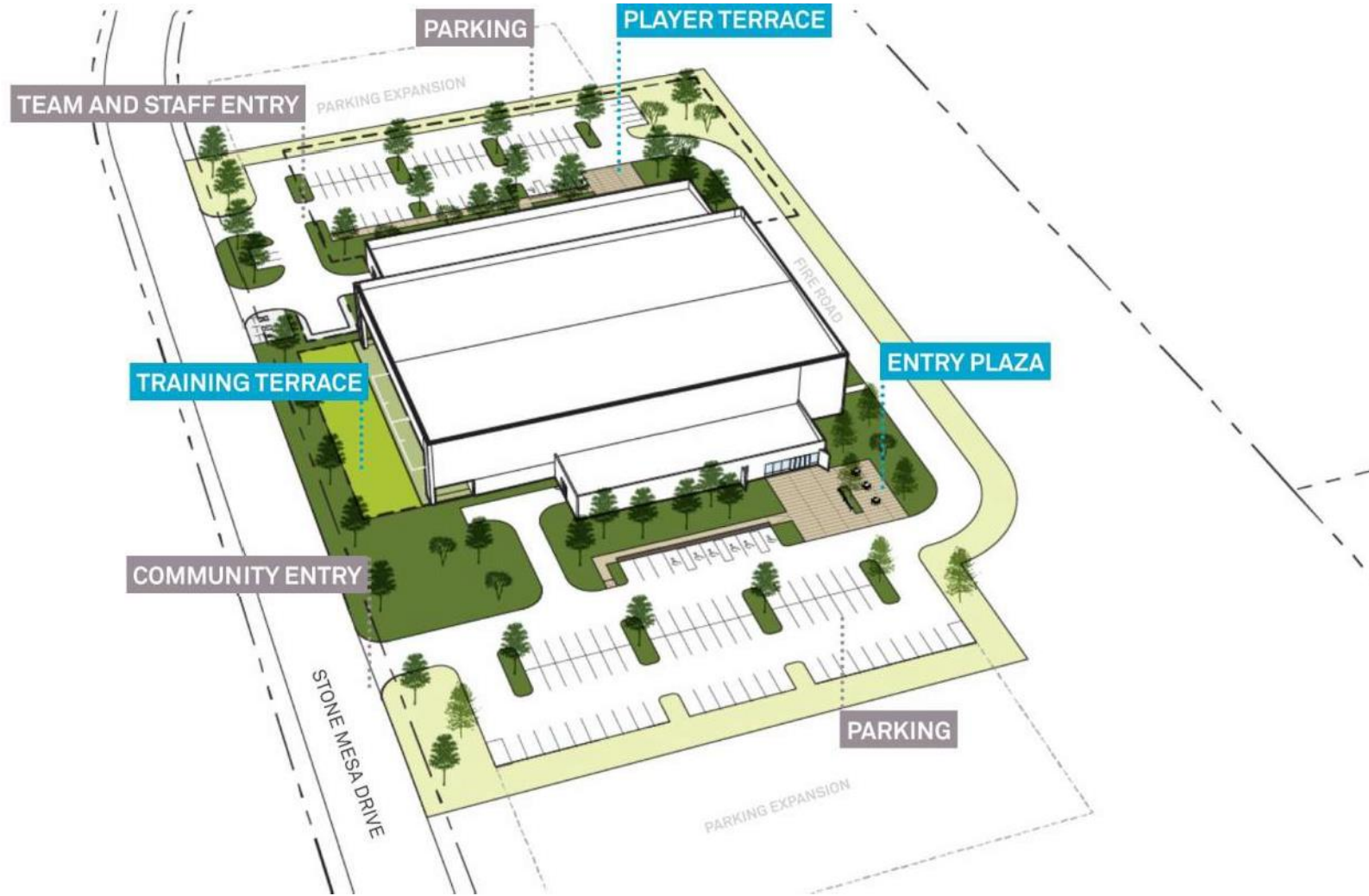


Site Design

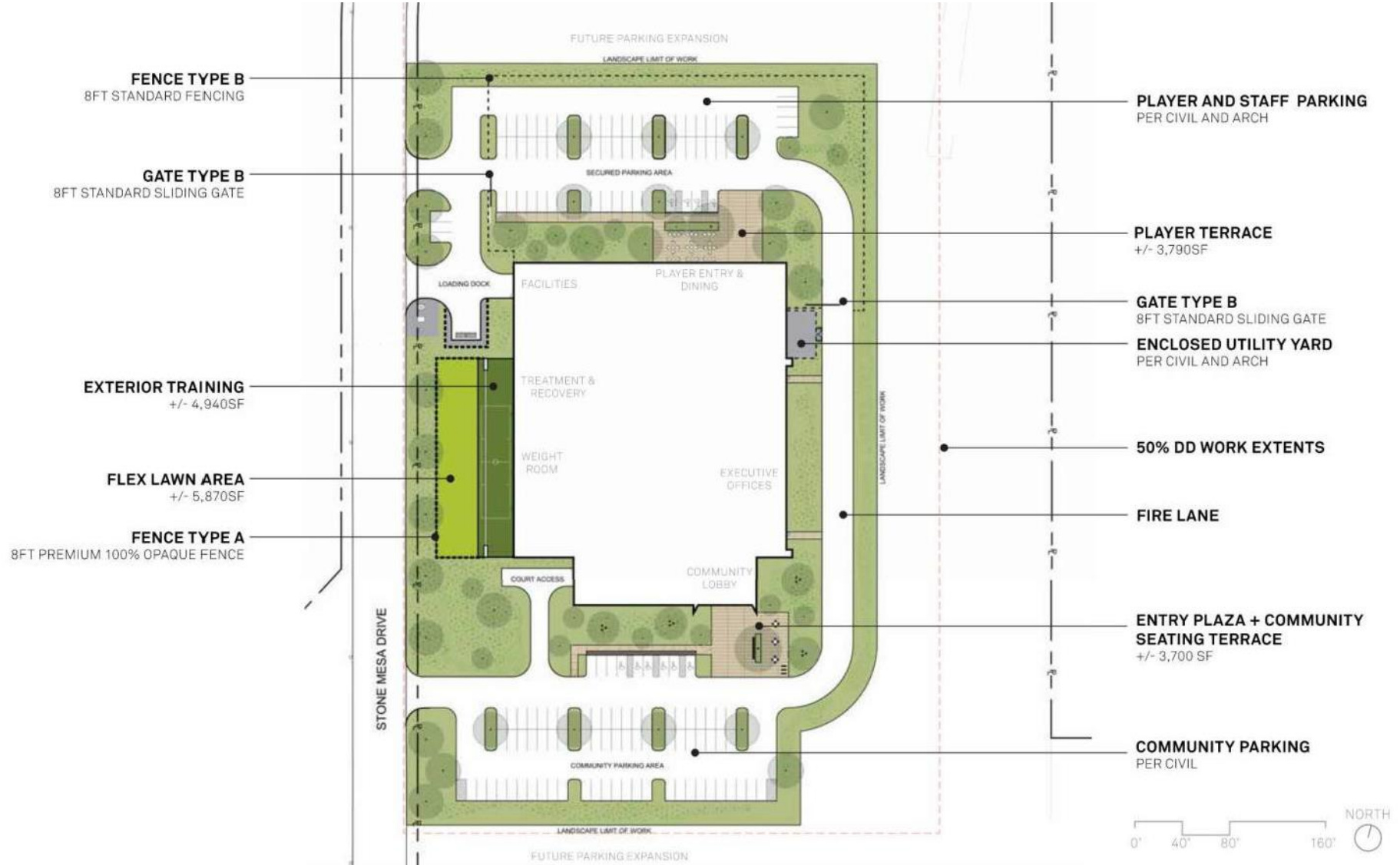
Program Organization



Site Organization



Site Plan



Exterior Images

Exterior View | Main Entry



Gensler Dallas Wings Training Facility

Exterior View | Player Entry

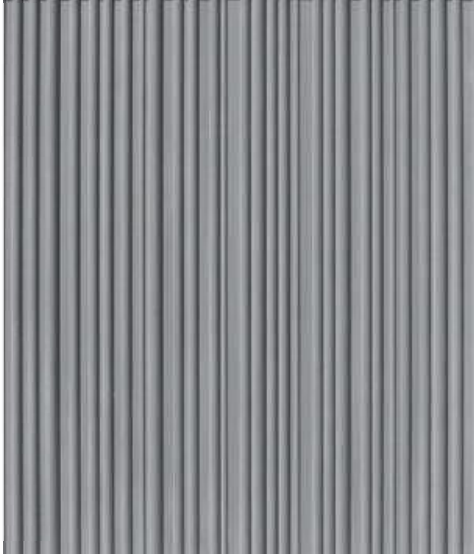
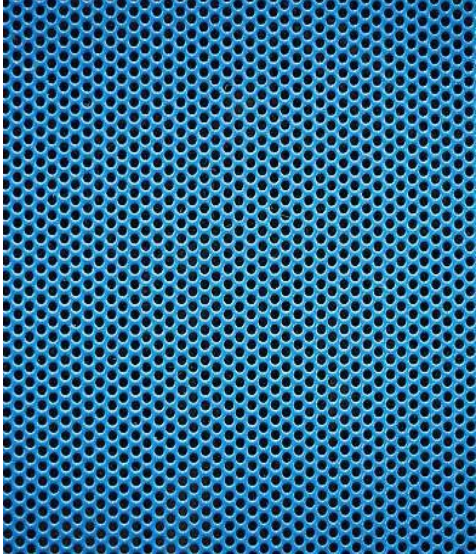


Gensler Dallas Wings Training Facility

Exterior View | From Stone Mesa Drive



Exterior Materials

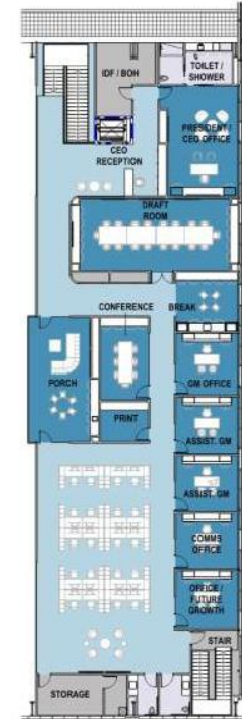


Building Floor Plan

Floor Plan



Level 01



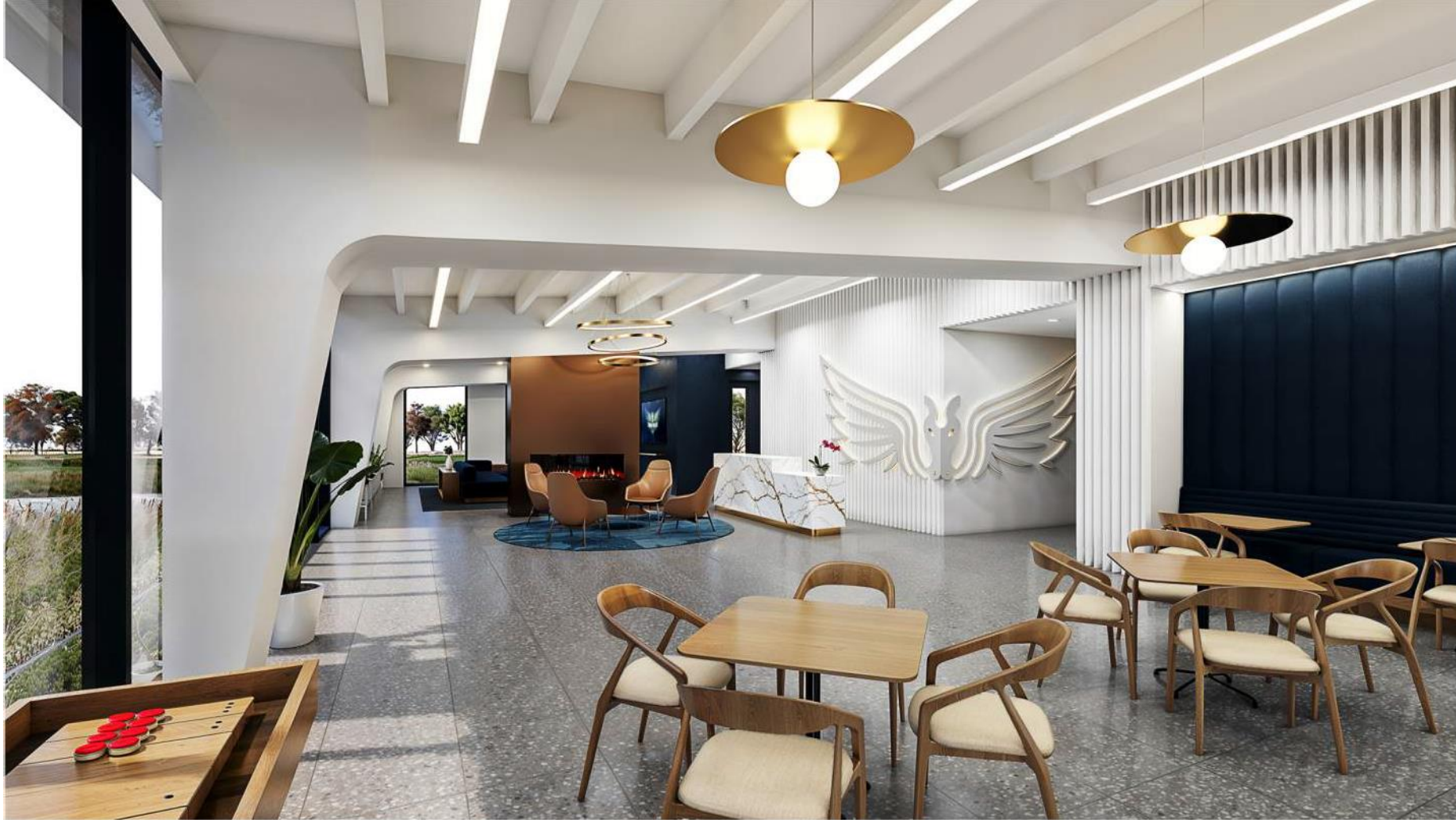
Level 02

Interior Images

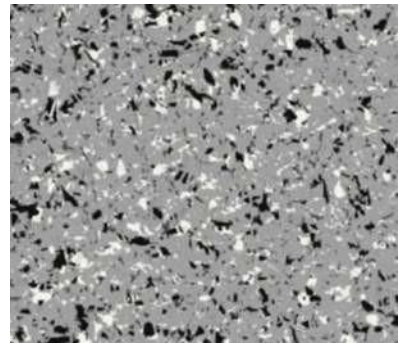
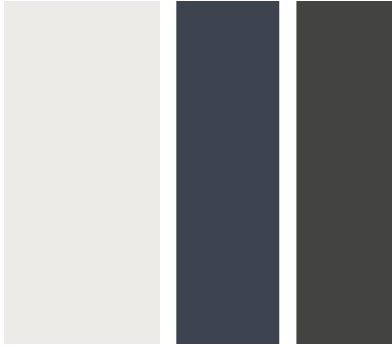
Interior Views | Wings Locker Room



Interior Views | Dining Lounge



Interior Materials



Estimated Construction Budget and Funding Sources



The project construction budget is estimated at \$48.6M.

Funding Sources include:

- Convention Center Capital Construction Fund
- Economic Development Funding
- State Funding
- Private Funds
- Contribution from the Dallas Wings



Next Steps



- Groundbreaking for the secondary facility is scheduled for September 26 at 10 AM
- Continuation and finalization of environmental work
- Fencing erection and Geotechnical work
- Recommendation for engagement of the Construction Manager at Risk in October
- Funding approvals – October





City of Dallas

Advanced Schematic Drawings: Dallas Wings Secondary Facility

1200 N. Cockrell Hill Road

Joey Georgusis Park

**Ad Hoc Committee on Professional
Sports Retention and Recruitment**

September 23, 2025

Rosa Fleming, Director

Convention and Event Services – City of Dallas

Desmond Denmand – Vice President - McKissack & McKissack

Pheba Thomas – Senior Associate – Project Director - Gensler