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CITY SECRETARY
DALLAS, TEXAS

**SOUTHWESTERN MEDICAL TIF DISTRICT
BOARD OF DIRECTORS SPECIAL MEETING NOTICE**

Public Notice

**Reinvestment Zone Number Ten, City of Dallas, Texas 200796
(Southwestern Medical Tax Increment Financing District)**

Date: October 16, 2020

Time: 12:00 p.m.

POSTED CITY SECRETARY
DALLAS, TX

The City's Public Affairs and Outreach office will broadcast the meeting on Spectrum Cable Channel 95 and stream online at bit.ly/cityofdallastv. Members of the public may also listen to the meeting as an attendee at the following videoconference link: <https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=eab824e02f9c32b7f76cd775845e14b54>

Members of the public who wish to listen to the meeting by phone may call +1-408-418-9388 and use Access Code 146 734 7247.

AGENDA

1. Call to order.
2. Introduction of meeting participants (if necessary).
3. Public comments pertaining to agenda items #4 and #6.
4. Review and consider the meeting minutes from the January 30, 2020 Southwestern Medical TIF District Board of Directors Meeting.
Recommended Action: Approval
5. Review and discuss an informational briefing regarding EB Arrow's planned redevelopment of the former Parkland Hospital Campus, approximately 38 acres of land adjacent to the Southwestern Medical TIF District.
Recommended Action: Discussion Only
6. Review and consider an amendment to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan to:
 - a. Create two sub-districts within the Southwestern Medical TIF District ("Zone"): (1) Southwestern Medical Sub-district (original Zone boundary) and (2) Medical Campus Sub-district;
 - b. Increase the geographic area of the Zone to add approximately 118.9 acres to create the Medical Campus Sub-district to accommodate anticipated redevelopment;
 - c. Establish a termination date for the Medical Campus Sub-district of December 31, 2045;

- d. Reduce the percentage of tax increment contributed by the City of Dallas during the remaining term of the Southwestern Medical Sub-district from 80% to 45%;
- e. Establish the percentage of tax increment contributed by the City of Dallas during the term of the Medical Campus Sub-district at 80%;
- f. Increase the Zone's total budget from \$27,550,486 Net Present Value (NPV) (approximately \$46,059,711 total dollars) to \$92,621,769 NPV (approximately \$153,885,868 total dollars), an increase of \$65,071,283 NPV (approximately \$107,826,157 total dollars);
- g. Restructure the Zone's budget to consolidate and broaden categories of eligible project costs in the Southwestern Medical Sub-district and add new budget categories for the Medical Campus Sub-district;
- h. Provide a one-time transfer of collected and unallocated TIF funds in the Zone to the Medical Campus Sub-district in an amount not to exceed \$8 million dollars no later than December 31, 2022; and
- i. Make corresponding modifications to the Zone's boundary budget and Project Plan and Reinvestment Zone Financing Plan.

Recommended Action: Approval and Forward a Recommendation of Approval to City Council

7. Adjournment

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]

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."