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CITY SECRETARY
DALLAS, TEXAS

Public Notice

**OAK CLIFF GATEWAY TIF DISTRICT
BOARD OF DIRECTORS
MEETING NOTICE**

**Reinvestment Zone Number Three, City of Dallas, Texas
(Oak Cliff Gateway Tax Increment Financing District)**

220892
POSTED CITY SECRETARY
DALLAS, TX

**September 26, 2022 at 2:00 p.m.
6DN Conference Room/Videoconference
Dallas City Hall - 1500 Marilla Street, Dallas TX 75201**

The Oak Cliff Gateway TIF District Board meeting will be held by videoconference and in the Conference Room 6DN within the Office of Economic Development 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 public may also listen to the meeting as an attendee at the following videoconference link:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e9e11c0f4a326a73afd6897651da0dd06>

Members of the public who wish to listen to the meeting by telephone may call +1-408-418-9388
Access code: 2494 184 1801

Agenda

1. Call to order and introduction of meeting participants.
2. Public comments pertaining to agenda items #3 and #4.
3. Review and consideration of the Meeting Record from the September 19, 2022 Oak Cliff Gateway TIF District Board of Directors meeting.
Recommended action: Approval
4. Review and consideration of amendments to the Oak Cliff Gateway TIF District ("TIF District") Project Plan and Reinvestment Zone Financing Plan ("Plan") to:
 - Create a new Clarendon/Beckley/Kiest Sub-District.
 - Increase the geographic area of the TIF District by approximately 244 acres including:
 - (a) expanding the Bishop Arts/Jefferson Sub-District by approximately 96 acres in an area generally along Jefferson Boulevard from Storey Street to 6th Street west of IH-35 and
 - (b) adding the 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.
 - Establish the percentage of tax increment contributed by the City of Dallas during the term of the Clarendon/Beckley/Kiest Sub-District at 90%.
 - Create a new budget category for the Clarendon/Beckley/Kiest Sub-District.
 - Create a new budget category for the TIF District for homeowner stabilization, home repair, and displacement mitigation.

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- Extend the term of the Oak Cliff Gateway Sub-District (currently scheduled to expire December 2027) to December 31, 2044 (co-terminous with the term of the Bishop Arts/Jefferson Sub-District) at a reduced City participation rate of 50% during the extended term 2028 through 2044.
- 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).
- Increase the budget capacity of the Oak Cliff Gateway Sub-District and Bishop Arts/Jefferson Sub-District to retain some future tax increment for future projects and annually transfer a portion of future increment to the new budget categories: (a) budget line for homeowner stabilization, home repair, and displacement mitigation programs and (b) Clarendon/Beckley/Kiest Sub-District.
- Make corresponding modifications to the TIF District's boundary, budget, and Plan.
- Include findings that:
 - (a) the vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City,
 - (b) development or redevelopment in the proposed expansion area will not occur solely through private investment in the foreseeable future, and
 - (c) inclusion of the proposed expansion area will have an overall benefit to, and further the purposes of, the TIF District.

Recommended action: Approval and forward a recommendation of approval to the City Council

5. 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. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.
7. Deliberations regarding 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. Section 551.089 of the Texas Open Meetings Act.

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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."