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**MALL AREA REDEVELOPMENT TIF DISTRICT
(Reinvestment Zone Number Twenty) City of Dallas, Texas**

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CITY SECRETARY
DALLAS, TEXAS

**BOARD OF DIRECTORS
MEETING NOTICE**

Date: June 8, 2016
Time: 8:00 am
Place: Dallas City Hall, Civil Service Board Room (1C-South)
1500 Marilla Street
Dallas, TX 75201

Public Notice

AGENDA

16 06 06

1. Call to order and introduction of meeting participants.
2. Review and consideration of the Meeting Record from December 10, 2015. **Action Recommended:** Approval.
3. Review and consideration of an amendment to the Grant Program Guidelines for the Mall Area Redevelopment TIF District. **Action Recommended:** Approval.
4. Review and consideration of the Mixed Income Housing Policy Guidelines for the Mall Area Redevelopment TIF District. **Action Recommended:** Approval.
5. Review and consideration of the Increment Allocation Policy for the Mall Area Redevelopment TIF District. **Action Recommended:** Approval.
6. Review and consideration of a development agreement with Midtown Development, Inc. ("Owner") and/or its affiliates in an amount not to exceed \$36,000,000 payable from future Mall Area Redevelopment TIF District funds in consideration of Owner's completion of Dallas Midtown Phase 1, a catalyst project that will include a minimum Owner investment of \$200,000,000 for demolition, infrastructure improvements, vertical construction, and open space assemblage on property currently addressed at 13131, 13331, 13343, and 13439 Preston Road and will both secure the public good and stimulate comprehensive redevelopment of the broader area within Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), and specifically including the provisions that, upon completion of Dallas Midtown Phase 1 and upon the Owner's satisfaction of all conditions of the development agreement, the Owner and/or its affiliates shall be eligible to receive:
 - annual allocation of 75% of the Set Aside for Sub-District-Wide Public Infrastructure Improvements in the Montfort-IH 635 Sub-District, up to a total not to exceed \$8,000,000; and
 - annual allocation of up to the first \$750,000 of the Montfort-IH 635 Sub-District Shared Increment (if any) and a pro-rata portion of any remaining amount above \$750,000.

Action Recommended: Approval and recommendation of approval to City Council.

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DALLAS, TX

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. 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.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48-hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act.

Supplemental Notice:

"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."