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## JOINT BOARD OF DIRECTORS MEETING NOTICE FOR

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**Reinvestment Zone Number Five, City of Dallas, Texas  
(City Center Tax Increment Financing District)**

CITY SECRETARY  
DALLAS, TEXAS

**Reinvestment Zone Number Eleven, City of Dallas, Texas  
(Downtown Connection Tax Increment Financing District)**

### **Downtown Dallas Development Authority**

**Date:** June 27, 2017

**Time:** 8:30 am

**Location:** Dallas City Hall

5<sup>th</sup> Floor - Room 5ES

**Public Notice**

### **Meeting Agenda**

170670

1. Call to Order

2. Introduction of meeting participants (If necessary)

POSTED CITY SECRETARY  
DALLAS, TX

3. Review and Approval of minutes from the March 9, 2017, Downtown Connection and City Center TIF Districts and Downtown Dallas Development Authority meeting.

**Board:** City Center and Downtown Connection TIF Districts and Downtown Dallas Development Authority

**Recommended Action:** Approval of the meeting minutes

4. Review and Consider the following adjustments for the Statler/Library Redevelopment project approved by City Council on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685:

a. a twelve-month extension of the project's deadline to: (1) complete construction; (2) receive a Certificate of Occupancy; (3) receive acceptance of public infrastructure improvements; and (4) execute an Operation and Maintenance Agreement from October 1, 2017 to October 1, 2018, as permitted by and in accordance with the project's development agreement; and

b. adjustment of square footage for the following project improvements to (1) reallocate the minimum 10,000 square feet for theater space to hotel amenity space, increasing the minimum square feet of hotel space (including hotel amenity space) from 110,000 to 120,000 square feet; (2) reallocate the minimum 9,000 square feet of new retail construction associated with the Jackson Street Garage to the project's minimum retail space, increasing the minimum square feet of retail/restaurant space from 40,000 to 49,000 square feet, as permitted by and in accordance with the project's development agreement.

**Board:** Downtown Connection TIF District

**Recommended Action:** Approval and Forward a Recommendation of Approval to the Office of Economic Development Director

5. Review and Consider a one-year extension of the deadline to: (1) complete construction and receive a Certificate of Occupancy; (2) receive acceptance of public infrastructure improvements; and (3) execute an Operation and Maintenance Agreement from December 31, 2018 to December 31, 2019, for the 1401 Elm Street redevelopment project (the Drever) as permitted by and in accordance with the project's development

agreement, originally approved by City Council on January 22, 2014, by Resolution Nos. 14-0216 and 14-0217, as amended

**Board:** Downtown Connection TIF District

**Recommended Action:** Approval and Forward a Recommendation of Approval to the Office of Economic Development Director

6. Review and Consider 1) an extension of the start date for the Flora Lofts Project located at 2121 Flora Street in the Arts District from July 1, 2017 to July 1, 2018, and 2) an extension of the Certificate of Occupancy and project completion deadlines for Flora Lofts Project from March 1, 2019 to March 1, 2020, as permitted by and in accordance with Resolution 17-0534, approved by City Council on March 22, 2017

**Board:** City Center TIF District

**Recommended Action:** Approval and Forward a Recommendation of Approval to the Office of Economic Development Director

7. Downtown Stakeholders' Remarks (*remarks should pertain to items on the agenda only*)

8. 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.

### **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."*