

**BOARD OF DIRECTORS
MEETING NOTICE**

Public Notice

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2019 SEP -5 PM 3:00
Reinvestment Zone Number Ten, City of Dallas, Texas
(Southwestern Medical Tax Increment Financing District)

CITY SECRETARY
DALLAS, TEXAS

POSTED
CITY SECRETARY
DALLAS, TX

Date: September 10, 2019

Time: 12:00 pm

Location: Dallas City Hall
6th Floor – Room 6FN

Meeting Agenda

1. Call to Order
2. Introduction of meeting participants (if necessary)
3. Review and Consider minutes from the January 24, 2019 Southwestern Medical TIF District board of directors meeting.
Recommended Action: Approval of the meeting minutes
4. Review and Consider amendments to Resolution No. 14-1271, as amended, approved by City Council on August 13, 2014, authorizing a development agreement with Texas Intown Homes, LLC (the "Developer"), for the Cedar Branch Townhome project in the Southwestern Medical TIF District to (1) extend the Phase I completion deadline for the project from June 30, 2020 to December 31, 2022; (2) extend the Phase II completion deadline from June 30, 2022 to December 31, 2027; (3) require the \$2,888,366 TIF subsidy for Public Infrastructure Improvements to be divided among the 23 affordable townhomes and paid to the Developer at the closing of each affordable townhome; (4) acknowledge that, upon completion and at the closing of an affordable townhome, the Developer will be eligible for a TIF subsidy payment comprised of an affordable housing grant payment and a public infrastructure payment; (5) acknowledge that the TIF subsidy paid to the Developer at the closing of an affordable townhome shall not be subject to recapture; (6) establish that the City's remedy for non-performance or a default by the Developer shall be forfeiture of affordable housing grant and public infrastructure payment TIF funds not yet paid to the Developer at the time of non-performance or default; and (7) increase the minimum private investment for the project from \$25,000,000 to \$26,500,000 as consideration for the requested amendments.
Recommended Action: Approval and Forward a Recommendation of Approval to the City Council
5. 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.
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.

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 pistol 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."