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**CITY SECRETARY
DALLAS, TEXAS**



City of Dallas

Public Notice

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DALLAS, TX

**TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY
("MALL AREA REDEVELOPMENT TIF DISTRICT")
BOARD OF DIRECTORS
SPECIAL CALLED MEETING**

**Wednesday, September 30, 2026 at 3:00 p.m.
Dallas City Hall, 6DN Conference Room and Videoconference**

Detailed information pertaining to this agenda may be found at
<https://cityofdallas.legistar.com/Calendar.aspx>

Video Conference:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m93fb47d2523a1027c975af90121259c8>

Telephone: 408-418-9388 Access Code: 2498 960 9331

The City of Dallas will make reasonable modifications to programs and/or other related activities to ensure all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Office of Economic Development by calling (214) 670-1685 forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

Individuals and interested parties wishing to speak must register with the Office of Economic Development by calling (214) 670-1685 twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Modificaciones Razonables a los programas u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Desarrollo Economico llamando al (214) 670-1685 dos (2) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/government/Pages/Live.aspx>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse en la Oficina de Desarrollo Economico llamando al (214) 670-1685 24 horas antes del tiempo de la reunión

AGENDA

1. Call to order and introduction of meeting participants.
2. Public comments pertaining to agenda item 3 through 4.
3. **Action Item:** Review and consideration of the Meeting Record of the Special Called Meeting of the Mall Area Redevelopment TIF District Board on January 20, 2026.

Presenter: Kevin Spath, Director, Office of Economic Development

Recommended Board Action: Approval

4. **Action Item:** Review and consideration of amendments to the 2018 Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“Agreement”) with WCWRD Inc and its affiliate or subsidiaries (“Developer”) and all other necessary documents, approved as to form by the City Attorney, related to the Reimagine RedBird Mall Redevelopment Project (“Project”), now known as the Shops at RedBird, generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area TIF District, specifically including the following (deletions are shown as strikethroughs; additions are shown in italicized and underlined font):

- a. amending Section 2.C(10) as follows:

“Constructing a minimum of ~~40,000~~ 34,000 gross square feet of new retail, restaurant, and entertainment buildings by the CO Date (defined below), such gross square feet which shall include the approximately 20,000 square foot Foot Locker and 2,500 square foot Starbucks within the Project;”

- b. amending Section 8 (“Sale of the Project”) of the Third Amendment to the Agreement as follows:

“Notwithstanding anything contained in the Agreement or 2016 Chapter 380 Agreement to the contrary (including without limitation, Sections 5.E, 5.M, 6.N, and 23.C of the Agreement and the Third Amendment to the Agreement), from and after the Effective Date of this ~~Third~~ Fifth Amendment, Developer may, subject to prior written approval of the Chief of Economic Development and Neighborhood Services or, if such position does not exist or is not filled, the assistant city manager with managerial authority over the Office of Economic Development designated by the City Manager (“Chief”), which ~~shall~~ may be granted if the below-listed Project Conditions are met, ~~or withheld in the Chief’s sole discretion~~, sell, ground lease, and/or otherwise dispose of the Project, in whole but not in part

(except as otherwise permitted in this Agreement) (a "Project Sale"), to an unaffiliated third party purchaser ("Third Party Purchaser") subject to such Third Party Purchaser assuming the Loan, the Deed of Trust, and the obligations under the Agreement and the 2016 Chapter 380 Agreement (if applicable) if the following conditions are met (the "Project Sale Conditions"):

(1) the Infrastructure Work has been completed and the Programmatic Requirements have been satisfied ~~except for completion of (a) the renovation of the former's Macy's building referenced in Section 2.C(7) of the Agreement, and (b) 40,000 square feet of new retail, restaurant, and entertainment buildings referenced in Section 2.C(10) of the Agreement;~~

(2) City has received not less than sixty (60) days prior written notice of a proposed Project Sale (a "Project Sale Notice"), which shall identify the Third Party Purchaser and provide the City with a copy of the letter of intent or purchase and sale agreement (such letter of intent or purchase and sale agreement which may be redacted to remove the purchase price and other material confidential and proprietary terms concerning the Project Sale) ~~and sufficient financial and management information for the City to ascertain the qualifications of such Third Party Purchaser as may be reasonable requested in order for the to continue the development and operation of the Project. Developer shall provide any other information reasonably requested by the Chief regarding the Third Party Purchaser's financial responsibility, experience, and general fitness to complete the Project and assume the obligations under the Agreement and the 2016 Chapter 380 Agreement;~~

(3) at the time of delivery of the Project Sale Notice, no Developer Default shall exist;

(4) the Third Party Purchaser has agreed to assume all obligations of Developer under the Agreement, the 2016 Chapter 380 Agreement, the Note, and the Deed of Trust and the City has been provided evidence of the same;

(5) the Third Party Purchaser, or a creditworthy person of similar net worth as Loan Guarantor ~~that is acceptable to the Director~~, has agreed to execute and deliver a Loan Payment Guaranty in substantially the same form as required under the Agreement; and

(6) if the Third Party Purchaser intends to finance the acquisition of the Project with a loan secured by a lien on the Project, the lender of such loan has agreed to entered into a subordination agreement in

substantially the same form as either: (i) attached as Exhibit I to the Agreement; or (ii) any subordination agreement in place with then-existing lenders.

In the event the Project Sale Conditions are satisfied ~~and the Chief provides written approval of the Project Sale~~, City will work in a commercially reasonable manner with Developer to consummate the Project Sale and will execute such documents as may be required under the Agreement and the 2016 Chapter 380 Agreement, or as may otherwise be necessary to consummate such Project Sale, including without limitation an amendment to the Agreement to make revisions necessary to reflect the Project Sale from Developer and/or its Affiliates to a Third Party Purchaser. Developer shall reimburse City at the closing of the Project Sale for any out-of-pocket expenses actually incurred by the City in connection with the Project Sale to a Third Party-Purchaser. Failure to obtain Chief approval of a Project Sale before execution of the Project Sale shall constitute Developer Default under the Agreement and the 2016 Chapter 380 Agreement."

- c. and, as consideration to the City of Dallas for the specific amendments listed above, Developer shall enter into a no-cost lease with the City of Dallas for the creation of a Dallas Police Department Resource Center or Storefront of a minimum 5,000 square feet, such lease to specify: (i) the required elements of the space; (ii) that the cost of any required renovations shall be borne by Developer; and (iii) that rent charged to the City shall be \$0.00.

Presenter: Kevin Spath, Assistant Director, Office of Economic Development; Peter Brodsky, CEO of Shops at RedBird.

Recommended Board Action: Approval and forward a recommendation of approval to City Council

5. Adjournment.

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.**"

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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. 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]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]