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City of Dallas

Tax Increment Reinvestment Zone Number Three
("OAK CLIFF GATEWAY TIF DISTRICT")
BOARD OF DIRECTORS
SPECIAL CALLED MEETING

November 9, 2026 at 3:00 p.m.
Dallas City Hall 6DN Conference Room and Videoconference
1500 Marilla Street, Dallas, Texas 75201

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=m633792aad0310fc6d3fa11089d5d0fd8

Telephone: (469) 210-7159 **Access Code: 2495 438 5366**

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 adaptaciones 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 que la reunión sea equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a la Oficina de Desarrollo Económico llamando al (214) 670-1685, cuarenta y ocho (48) horas 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 con el Departamento de Desarrollo Económico por llamando (214) 670-1685 veinticuatro (24) horas antes de la fecha y hora de la reunión.

AGENDA

1. Call to order and introduction of meeting participants.

2. Public comments pertaining to agenda items 3 through 4.

3. **Action Item**: Review and consider the Meeting Record of the January 6, 2026 Oak Cliff Gateway TIF District Board Meeting.
   Presenter: Sue Hounsel, Senior Manager, Office of Economic Development
   Recommended Board Action: Approve

4. **Action Item**: Review and consider a tax increment financing ("TIF") development agreement with BMH Oak Cliff, LLC and/or its affiliates ("Developer") in an amount not to exceed $29,000,000, payable from current and future Oak Cliff Gateway TIF District funds, in consideration of the North Oak Cliff Mixed-Use and Mixed-Income Development Project ("Project") to be located on approximately 2.9 acres at the southeast corner of Jefferson Boulevard and N. Ewing Avenue.
   Presenters: Sue Hounsel, Senior Manager, Office of Economic Development
   Recommended Board Action: Approve 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** 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."

"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 propriedad**."

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 matters regarding cybersecurity measures, policies, or contracts aimed at protecting critical infrastructure facilities [Tex. Govt. Code §551.0761]