

March 28, 2012

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 23, 2010, the City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act") by Resolution No. 10-1731; and

WHEREAS, the City has determined that the area depicted on the metes and bounds description attached hereto as **Exhibit A** meets the criteria for a reinvestment zone under the Act; and

WHEREAS, the Act further requires that prior to the adoption of the ordinance providing for the establishment of a reinvestment zone to promote development or redevelopment within such zone through the use of tax abatement as authorized by the Act, the City must hold a public hearing on the adoption of the proposed reinvestment zone and find that the improvements sought are feasible and practical and would be of benefit to the land to be included in the zone and to the community and provide interested persons the opportunity to speak and present evidence for or against the designation; and

WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for any owner of property located within the proposed zone, any other taxing districts, and any other interested persons to speak for or against the creation of the proposed reinvestment zone or the inclusion of any property therein; and

WHEREAS, the City Council desires to enter into a real property tax abatement agreement with Wynne/Jackson, Inc. to encourage the development of a multi-family housing project located at 2214 Bryan Street, in Dallas, **Exhibit B** property Map.

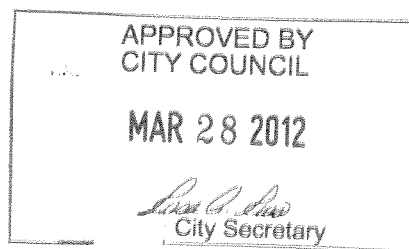
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That a public hearing shall be held at 1:00 P.M. on April 11, 2012, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the creation of Reinvestment Zone No. 77 for the purpose of granting a real property tax abatement agreement and at the close of the public hearing the City Council shall consider: (1) an ordinance creating City of Dallas Reinvestment Zone No. 77; (2) a 90 percent real property tax abatement for ten years with Wynne/Jackson, Inc. and/or its successor.

Section 2. That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be delivered in writing to the presiding officer of the governing body of each taxing unit that has real property that is to be included in the proposed reinvestment zone within its boundaries.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



2008-09-28 20:08



NOTES ADDRESSING SCHEDULE "M" EXCEPTIONS
VP-1A FORM 1-2008 (01/08) - includes commentary on the amendments to the 2007 Act. For more information on the 2007 Act, please refer to the "NOTES ADDRESSING SCHEDULE "M" EXCEPTIONS" section of the 2007 Act.

[illegible]

1975, p. 132. The authors note that the *Phragmites* community in the study area was dominated by *Phragmites australis* (L.) Rostk Schmidt, with *Scirpus americanus* (L.) P. B. and *Scirpus setaceus* (L.) P. B. as the next most important species. The authors also note that the *Phragmites* community was dominated by *Phragmites australis* (L.) Rostk Schmidt, with *Scirpus americanus* (L.) P. B. and *Scirpus setaceus* (L.) P. B. as the next most important species. The authors also note that the *Phragmites* community was dominated by *Phragmites australis* (L.) Rostk Schmidt, with *Scirpus americanus* (L.) P. B. and *Scirpus setaceus* (L.) P. B. as the next most important species.

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<http://www.dhammadownload.com/Theravada/Theravada.htm>

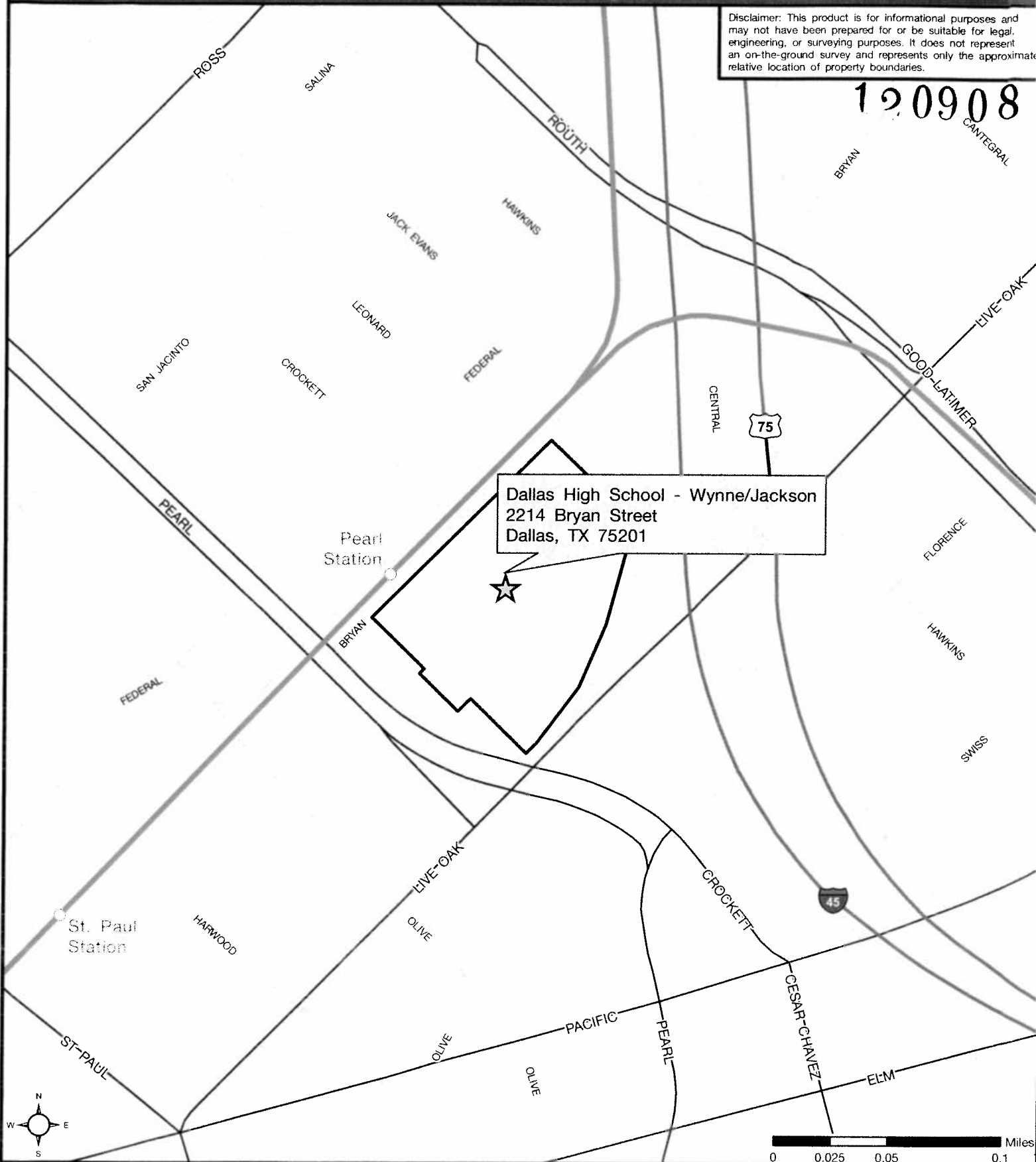
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Pacheco Koch

Exhibit B: 2214 Bryan Street

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

120908



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**DALLAS
ECONOMIC
DEVELOPMENT**

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Legend

- Freeway
- Arterial
- Local Road

- Rail Station
- DART Light Rail
- Old Dallas High School Parcel