

June 27, 2012

WHEREAS, the City of Dallas has established Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District or District), and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, as amended, approved by City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Code; and

WHEREAS, on April 9, 1997, City Council authorized the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 23092, as amended; and

WHEREAS, pedestrian and bicycle enhancements near the Cedars DART station assist with implementation of the Cedars TIF District Project Plan; and

WHEREAS, the North Central Texas Council of Governments (NCTCOG) has been designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area; and

WHEREAS, the NCTCOG Executive Board and the Regional Transportation Council (RTC) have adopted Mobility 2025: The Metropolitan Transportation Plan embracing the significant growth anticipated for this region; and

WHEREAS, Mobility 2025 identified Sustainable Development as a strategy for improving air quality, reducing congestion and addressing the transportation funding shortfall, and established the Transportation Accessibility Program as a means to expedite Sustainable Development projects; and

WHEREAS, on January 29, 1999, the Texas Transportation Commission passed Minute Order 107737, authorizing the State to undertake and complete a highway improvement generally described as pedestrian and bicycle improvements to include crosswalks, streetscape, and sidewalks in the South Side Pedestrian District near the Cedars Light Rail Station; and

WHEREAS, on June 28, 2000, City Council authorized a Master Advance Funding Agreement with the Texas Department of Transportation for use on future transportation projects by Resolution No. 00-2086; and

WHEREAS, on May 15, 2001, NCTCOG issued a Call for Projects for funding through their Sustainable Development Program Initiative; and

WHEREAS, the Cedars Station - South Side Pedestrian District (the "South Side Pedestrian Improvement Project," or the "Project"), submitted by Dallas Area Rapid Transit (DART), was selected for funding under the Sustainable Development Program; and

WHEREAS, on March 5, 2002, the governing body of Dallas Area Rapid Transit approved a Local Transportation Project Advance Funding Agreement for a Congestion Mitigation and Air Quality Program by Resolution No. 020034; and

WHEREAS, on January 8, 2003, City Council authorized a Local Transportation Project Advance Funding Agreement for a Congestion Mitigation and Air Quality Program authorizing the City to contribute \$500,000 in 1995 bond funds toward the 20 percent local match requirement by Resolution No. 030160; and

WHEREAS, on August 12, 2003, the City of Dallas, Texas Department of Transportation, and Dallas Area Rapid Transit executed a Local Transportation Project Advance Funding Agreement for a Congestion Mitigation and Air Quality Program; and

WHEREAS, the City of Dallas, Texas Department of Transportation and DART desire the pedestrian and bicycle enhancements to the South Side Pedestrian District; and

WHEREAS, on May 23, 2007, City Council allocated \$66,521 in Cedars TIF District Funds to leverage an additional \$598,691 in other funding for the project; and

WHEREAS, on June 11, 2012, the Cedars TIF District Board of Directors recommended that City Council authorize a development agreement with CCH Lamar Partners I, L.P. and dedicate an amount not to exceed \$207,830 in Cedars TIF District Funds to complete the infrastructure improvements related to the Project; and

WHEREAS, in furtherance of the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to reimburse CCH Lamar Partners I, L.P. for the costs of infrastructure improvements related to the in the Cedars TIF District as described in the Site Plan attached hereto as **Exhibit A**.

NOW, THEREFORE,

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

Section 1. That the issuer expects to incur debt as one or more series of obligation for the purpose of paying the costs of the Project.

Section 1. (Continued)

The following is a general functional description of the Project for which the expenditures to be reimbursed or paid and a statement of the maximum principal amount of debt expected to be issued for such reimbursement purposes:

Project Description

Design, engineering, and construction of public infrastructure improvements including streetscape and utility work in Reinvestment Zone Number Four, (Cedars TIF District)

Debt To Be Issued

Not to exceed \$207,830
as provided by the Project
Plan and Reinvestment
Zone Financing Plan

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the total Cedars TIF District participation in the cost of engineering and construction of the public improvements shall not exceed an amount of \$207,830 all in accordance with the terms of the said development agreement.

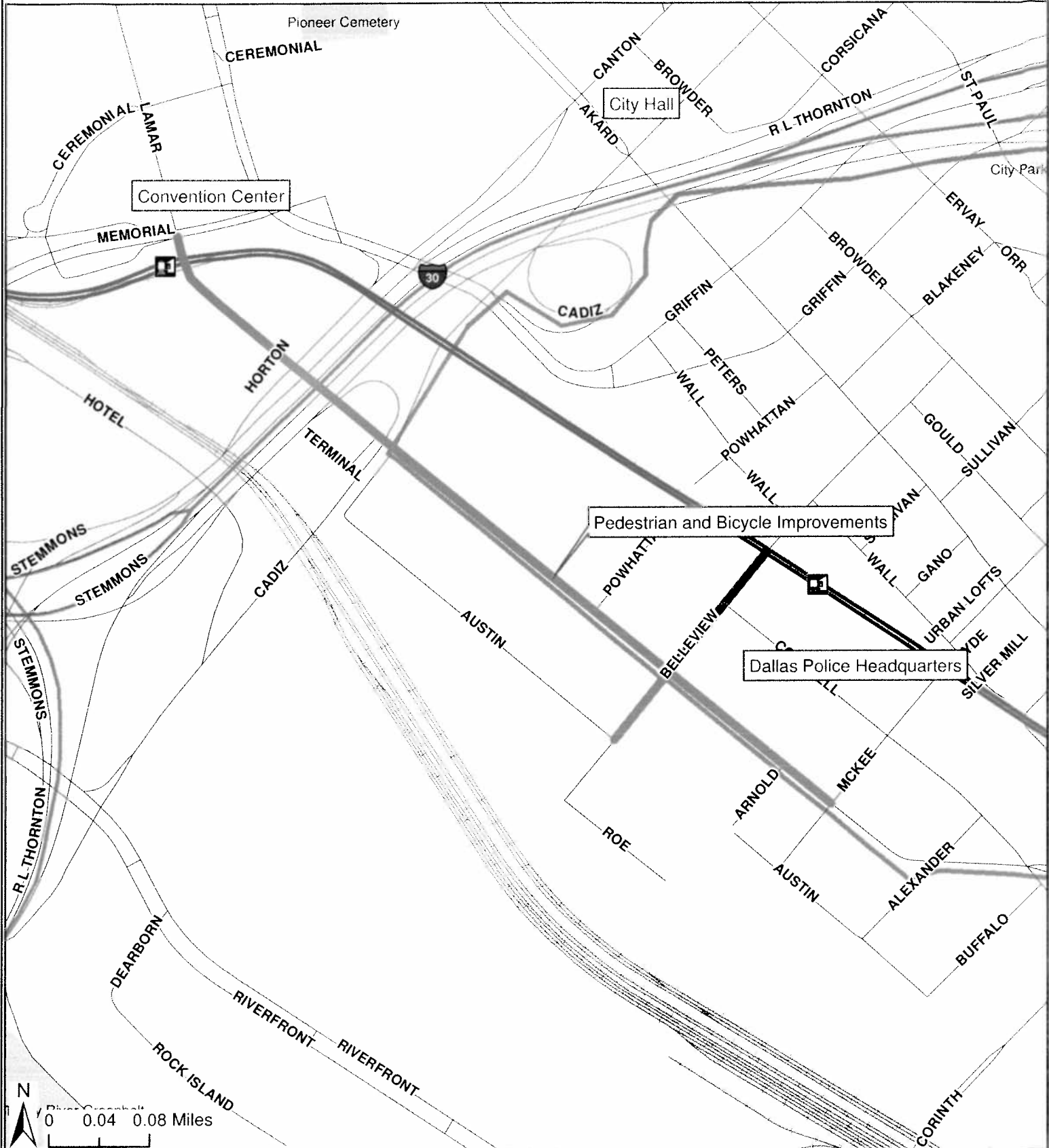
Section 4. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the Cedars TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the Cedars TIF District, due to lack or unavailability of Cedars TIF District Funds shall no longer be considered project costs of the Cedars TIF District or the City and the obligation of the Cedars TIF District to pay CCH Lamar Partners I, L.P. shall automatically expire.

Section 5. 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.

APPROVED BY
CITY COUNCIL

JUN 27 2012


City Secretary



Bicycle and Pedestrian Improvements
Lamar Street and Belview Street
South Side Pedestrian Improvement

-  DART Stations
-  Cedars TIF Boundary
-  Project Limits

