

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

**WHEREAS**, on November 11, 1992, the City Council authorized the creation of Tax Increment Reinvestment Zone Number Three, (the "Oak Cliff Gateway TIF District") in accordance with the Tax Increment Financing Act, as amended, V.T.C.A. Texas Tax Code, Chapter 311 to promote development and redevelopment in the north Oak Cliff area through the use of tax increment financing by Ordinance No. 21466, as amended; and

**WHEREAS**, on February 12, 1997, the City Council authorized the Oak Cliff Gateway TIF District Final Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 23033, as amended; and

**WHEREAS**, on November 9, 2009, the City Council authorized the establishment of the City of Dallas Oak Cliff Gateway Grant Program by Ordinance 27743; and

**WHEREAS**, on October 3, 2012, the Oak Cliff Gateway TIF District Board of Directors voted to approve a policy document outlining the requirements of the Oak Cliff Gateway Grant Program (**Exhibit A** – Oak Cliff Gateway Grant Program); and

**WHEREAS**, on October 3, 2012, the Oak Cliff Gateway TIF District Board of Directors reviewed the proposed Alexan Trinity project and recommended City Council authorize a development agreement with ATA Apartments Limited Partnership, and dedicate an amount not to exceed \$4,000,000 in future TIF revenues from the Oak Cliff Gateway TIF District for certain TIF eligible public improvements; and

**WHEREAS**, the creation of additional residential development is anticipated to further future growth and expansion of residential and commercial activity within the City of Dallas; and

**WHEREAS**, in furtherance of the Oak Cliff Gateway TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to reimburse ATA Apartments Limited Partnership for the costs of public infrastructure improvements, pedestrian linkages/lighting, and an economic development grant at 323 and 333 East Greenbriar Lane in the Oak Cliff Gateway TIF District as described in the conceptual site plan, preliminary conceptual renderings, and building materials attached hereto as **Exhibits B1-B7**.

**NOW, THEREFORE,**

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

November 14, 2012

**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. 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, construction management and professional services; public infrastructure improvements; pedestrian linkages/lighting; and an economic development grant at 323 and 333 East Greenbriar Lane in Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District)

**Debt To Be Issued**

Not to exceed \$4,000,000  
as provided by the Project  
Plan and Reinvestment  
Zone Financing Plan

**Section 2.** That the findings, determinations and certifications contained in the recitals above are incorporated herein for all purposes.

**Section 3.** That the total Oak Cliff Gateway TIF District participation in the cost of design, engineering, construction management, professional services, and construction of the public improvements and the economic development grant for the Alexan Trinity project shall not exceed an amount of \$4,000,000 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 Oak Cliff Gateway TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the Oak Cliff Gateway TIF District, due to lack or unavailability of Oak Cliff Gateway TIF District Funds, shall no longer be considered project costs of the Oak Cliff Gateway TIF District or the City and any obligation to pay ATA Apartments Limited Partnership 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

NOV 14 2012

  
City Secretary

**Exhibit A  
City of Dallas  
Oak Cliff Gateway Tax Increment Financing (TIF) District  
Grant Program  
Adopted by the Oak Cliff Gateway TIF Board on September 21, 2012**

The City of Dallas wishes to establish the Oak Cliff Gateway TIF District Grant Program pursuant to Chapter 311 of the Texas Tax Code, to implement the Project Plan and Reinvestment Zone Financing Plan ("Final Plan") for the Oak Cliff Gateway Tax Increment Financing District ("District").

The purpose of the Oak Cliff Gateway TIF District Grant Program is to promote: (1) development and diversification of the economy; (2) development or expansion of residential, transportation, business, and commercial activity; (3) creation of a broader mix of residential property types, (4) elimination of unemployment and underemployment; (5) density within the district; (6) public infrastructure improvements that enhance pedestrian connections and transit access within the district and (7) public infrastructure improvements including improvements to pedestrian connections and utility burial within the District.

Projects must be at least one of the following types of development:

- New residential development
- Mixed-income and workforce housing development
- Retail or office development
- Mixed-use, transit-oriented development, including development that provides additional linkages to existing transit services

The City will achieve these objectives by making grants from the tax increment fund of the District in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the tax increment fund for the District.

#### **Use of Funds**

All grant award amounts and awardees must be recommended by the Oak Cliff Gateway TIF Board and approved by City Council. Nothing contained herein shall obligate the City to provide grant awards as this Program does not constitute an entitlement. The project **must** demonstrate that the development is not financially feasible *but for* the grant. This grant program is predicated upon funding from one or more of the other TIF budget cost categories; that is, this assistance is available only for projects that are desirable and not fully funded with other budget categories.

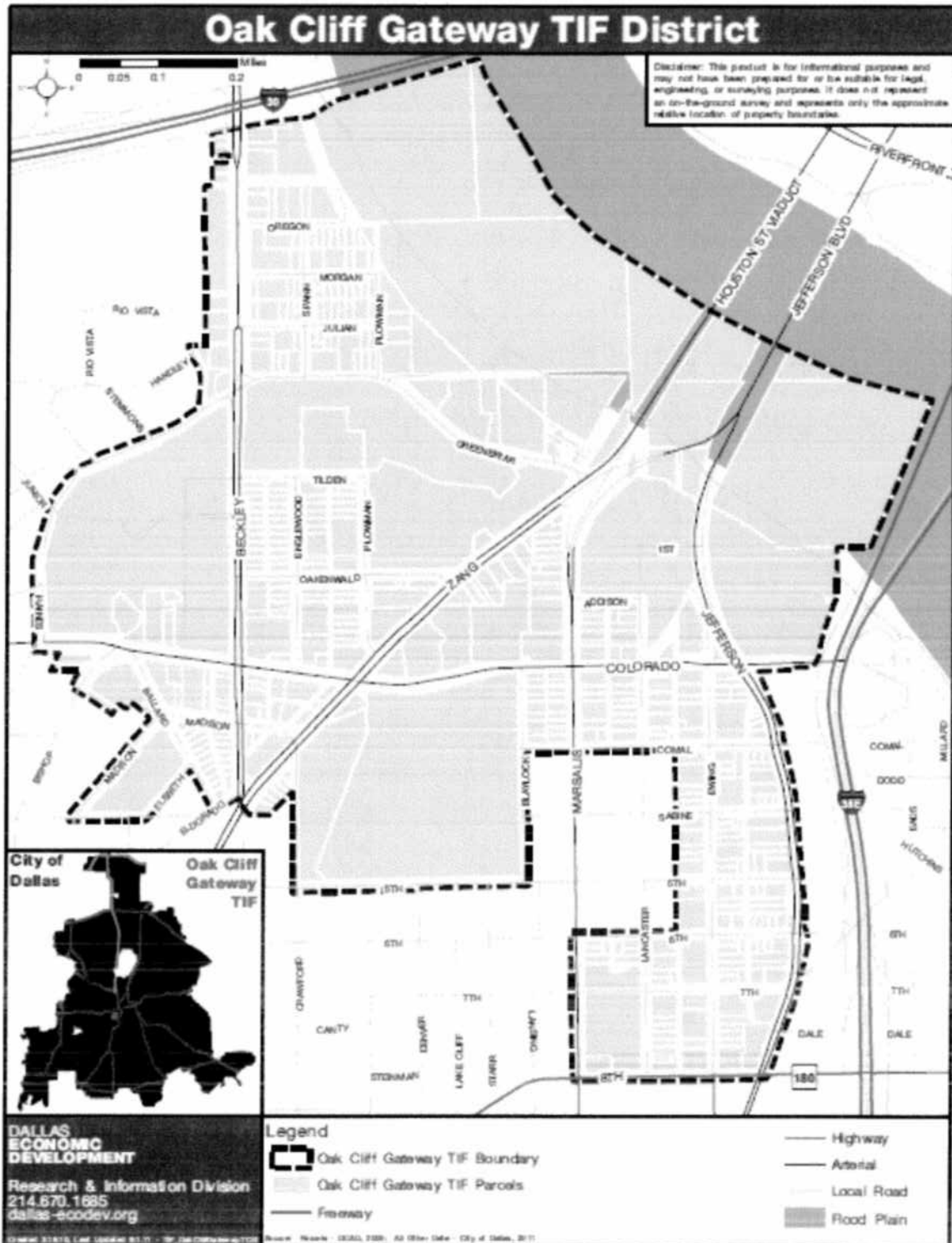
#### **Payment of Funds**

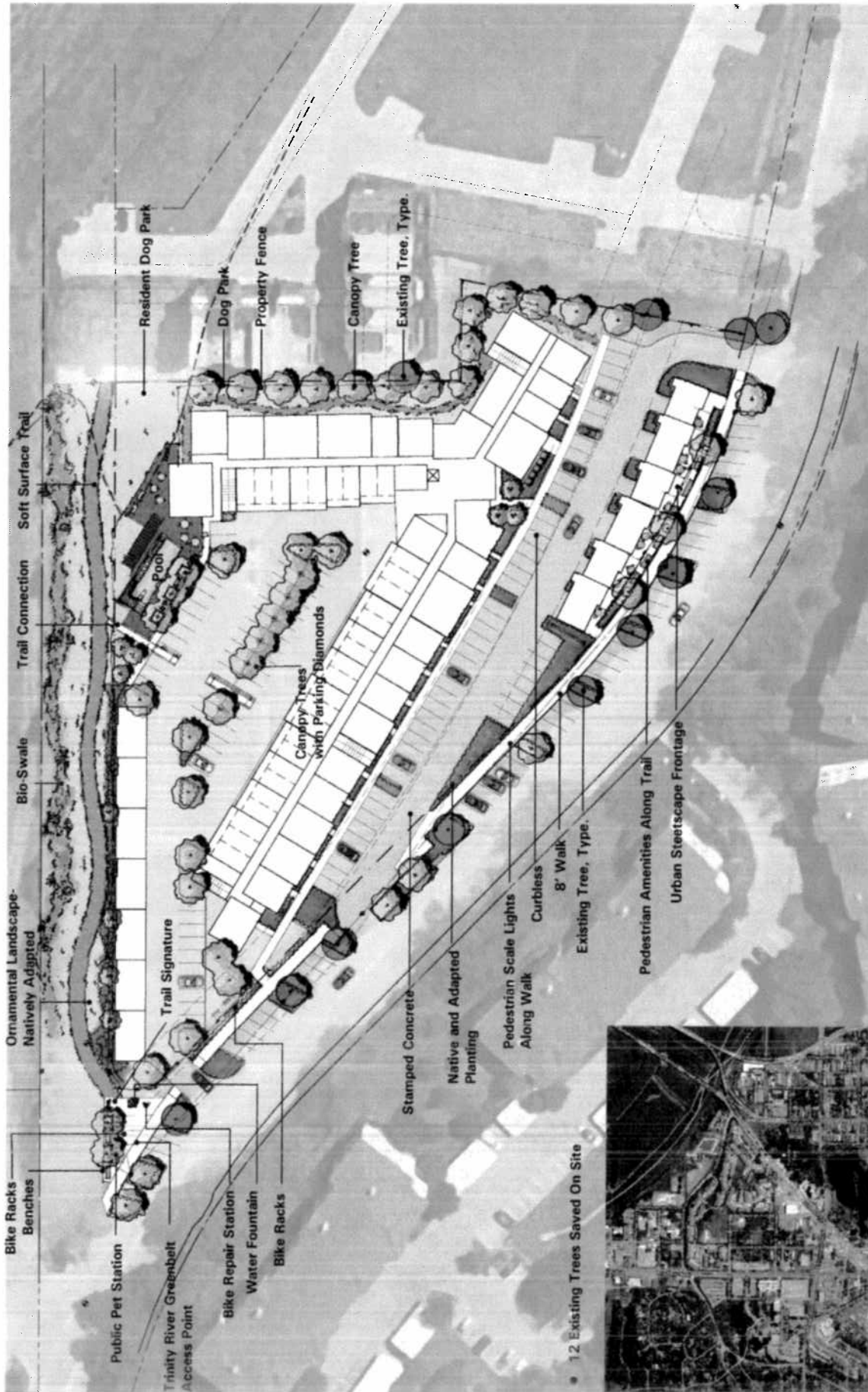
No grant funds will be distributed until all conditions of the grant/development agreement have been fulfilled.

#### **General Grant Criteria**

- The developer must make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction proportionate to the TIF funding provided.
- The developer must promote hiring of neighborhood residents for any new jobs created.

### Oak Cliff Gateway TIF District Grant Program Area





• 12 Existing Trees Saved On Site

**ALEXAN TRINITY**

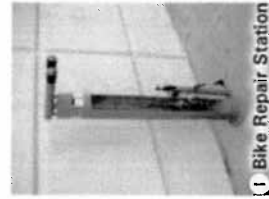
Conceptual Landscape Plan



Preliminary drawings  
Pending zoning approval



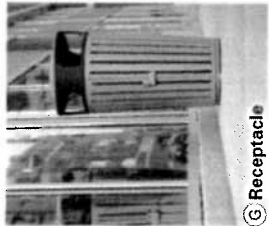
Public Pet Station



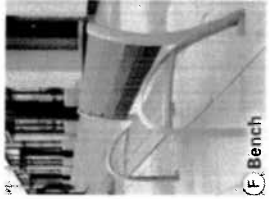
Bike Repair Station



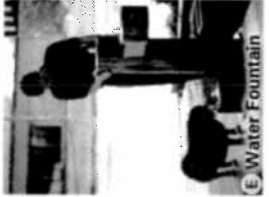
Bicycle Racks



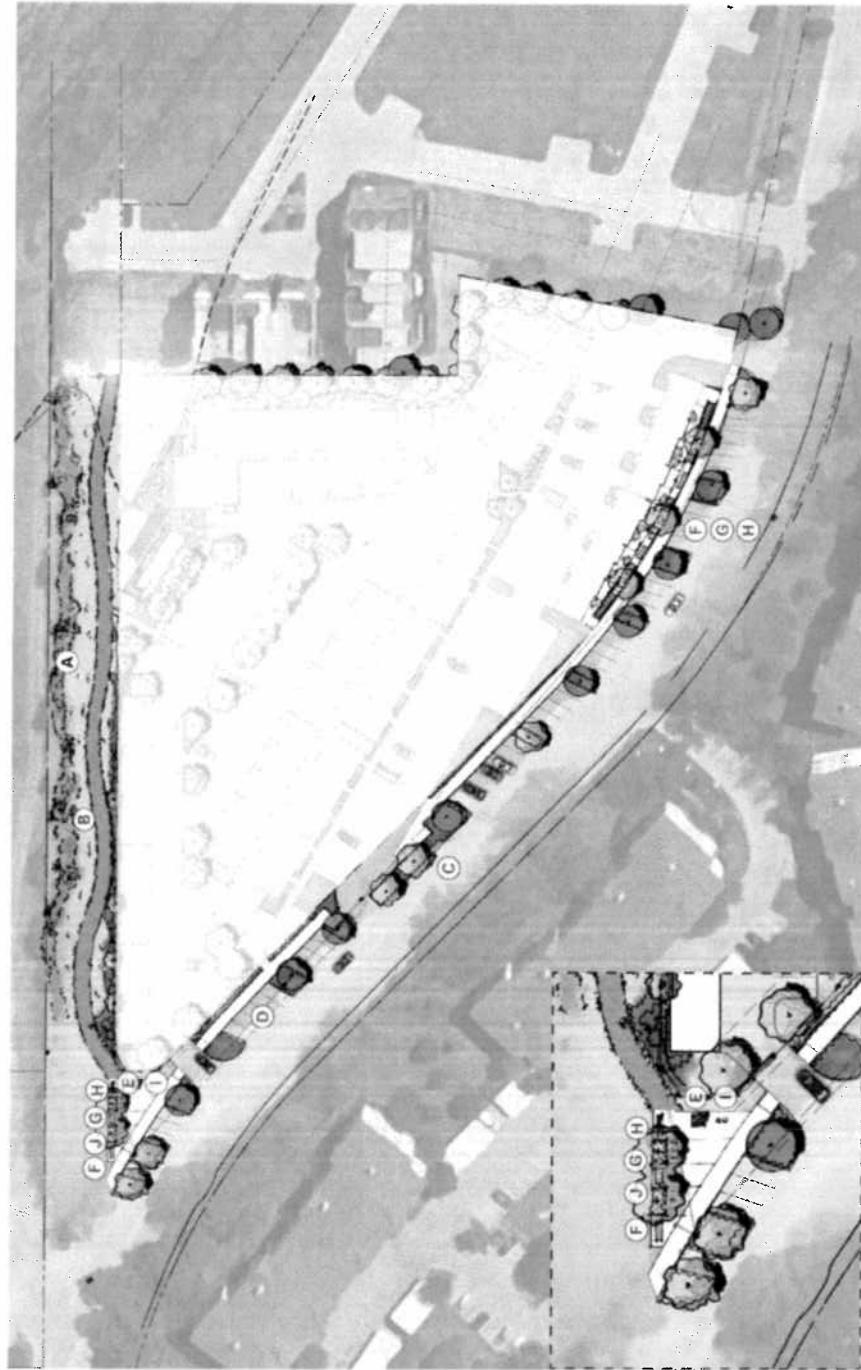
Receptacle



Bench



Water Fountain



Bio-Swale



Native and Adapted Planting



Urban Street



Angled Parking

# ALEXAN TRINITY

Public Amenities



Preliminary Elevations



01 Building Type I - Facing Greenbriar

Scale: 1/32" = 1' - 0"



02 Building Type I - Facing Greenbriar

Scale: 1/16" = 1' - 0"

Exhibit B-3

Top of Parapet  
Top Pl.  
EL: 143' - 2 1/2"

4th Floor  
EL: 132' - 1 1/2"

3rd Floor  
EL: 121' - 5"

2nd Floor  
EL: 110' - 8 1/2"

Ground Floor  
EL: 100' - 00"

122784

Trammell Crow Residential

Schematic Elevation

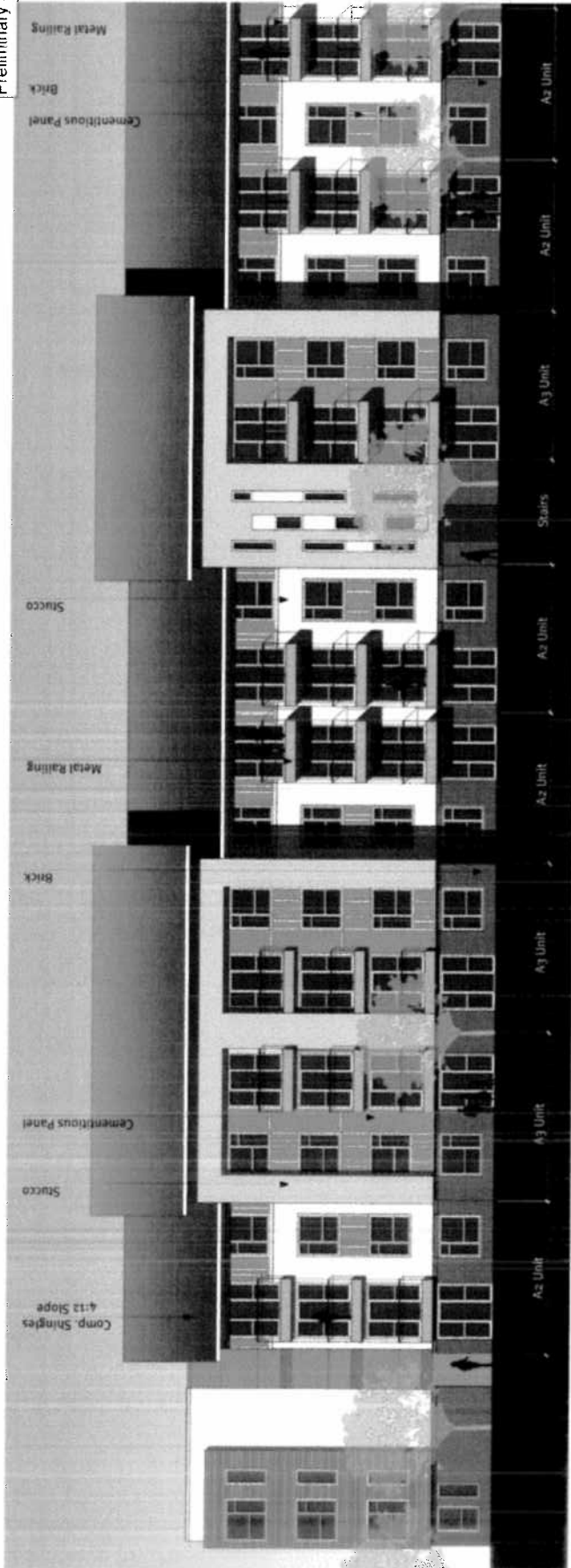
Alexan Trinity  
Dallas, Texas

JHP

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Not for Regulatory Approval. Permit or Construction-Mike L. Schuch		
Registered Architect (U.S. State of Texas, Registration No. 13996)		

Exhibit B-4

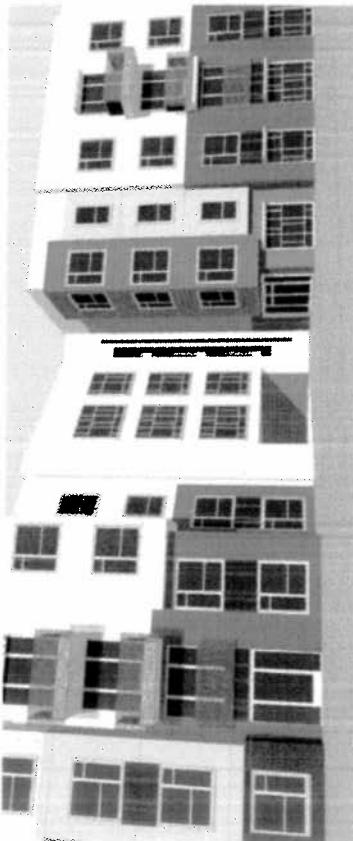
Preliminary Elevations



Building Type I - Facing Greenbriar

Scale: 1/16" = 1' - 0"

03

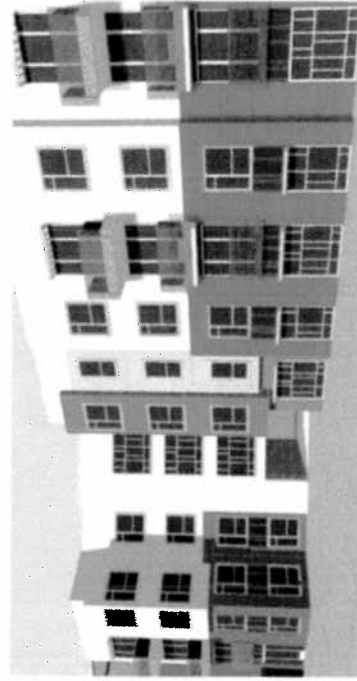


Building Type I - Building Entry/Leasing Area

04

**JHP**

Alexan Trinity  
Dallas, Texas



Building Type I - Building Entry/Leasing Area

05

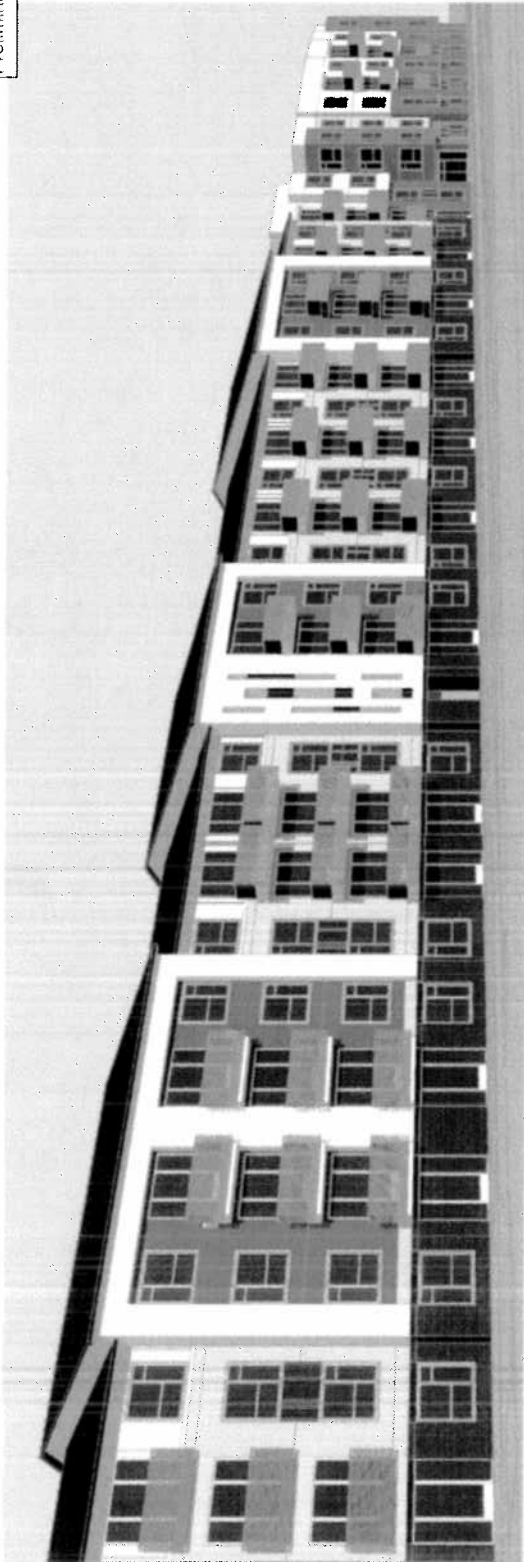
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Schematic Elevation

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Not for Regulatory Approval, Permit or Construction. Mike J. Arnesen		
Registered Architect of State of Texas, Registration No. 13998		

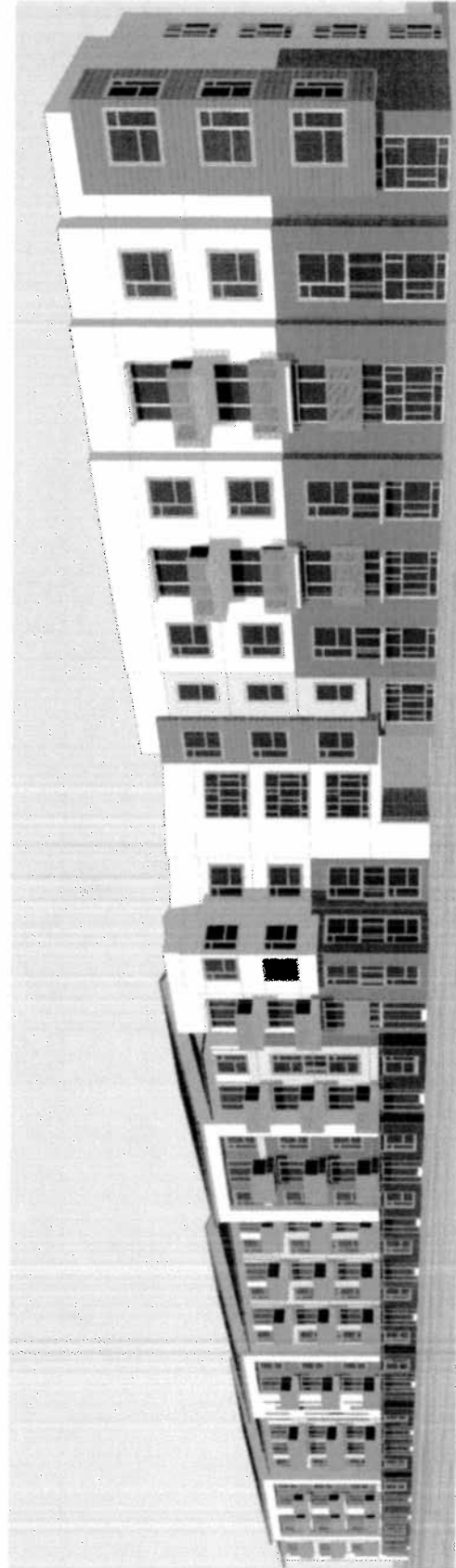


Preliminary Elevations



Building Type I - Facing Greenbriar

06



Building Type I - Facing Greenbriar

07

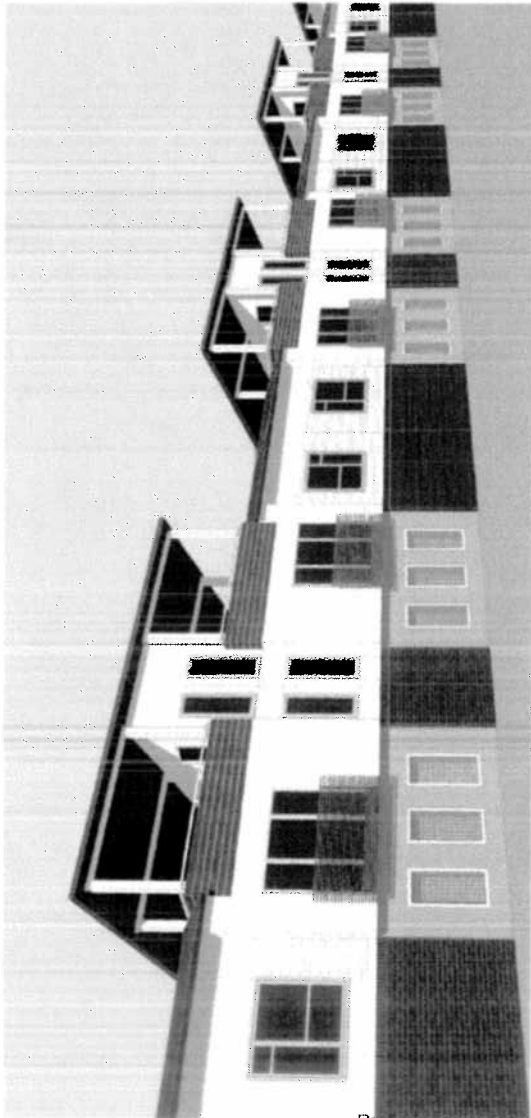
**JHP**

Alexan Trinity  
Dallas, Texas

Trammell Crow Residential

Schematic Elevation

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Registered Architect of State of Texas, Registration No. 15348		



Building Type II - Facing Dealey

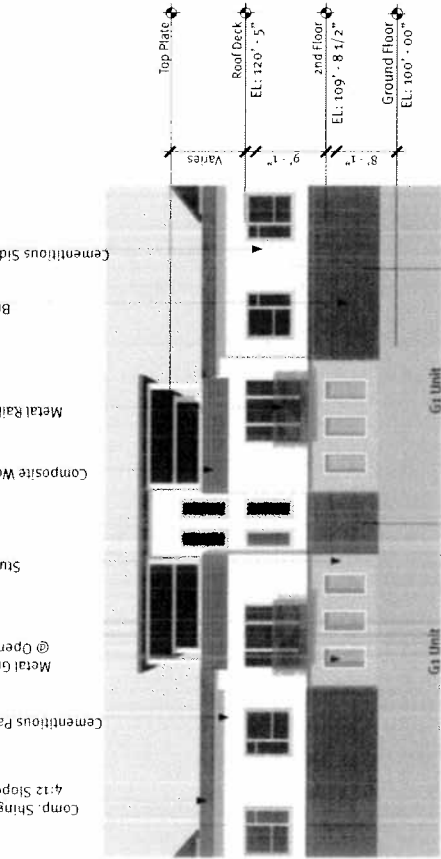
01



Building Type II - Facing Dealey

02

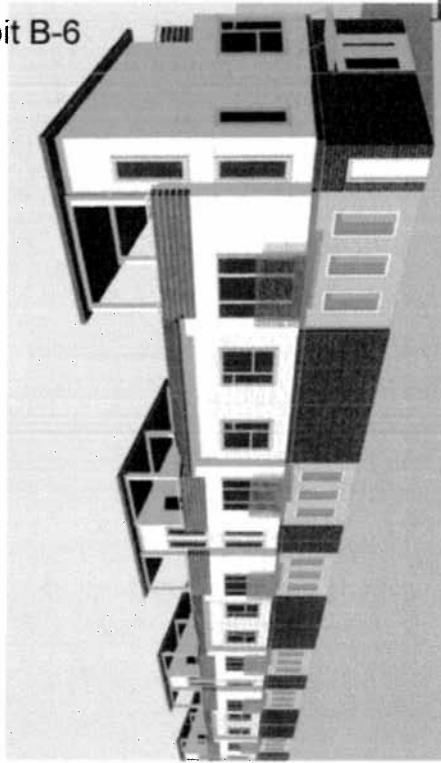
Exhibit B-6



Building Type II - Facing Dealey

Scale: 1/16" = 1' - 0"

03



Building Type II - Facing Dealey

04

**JHP**

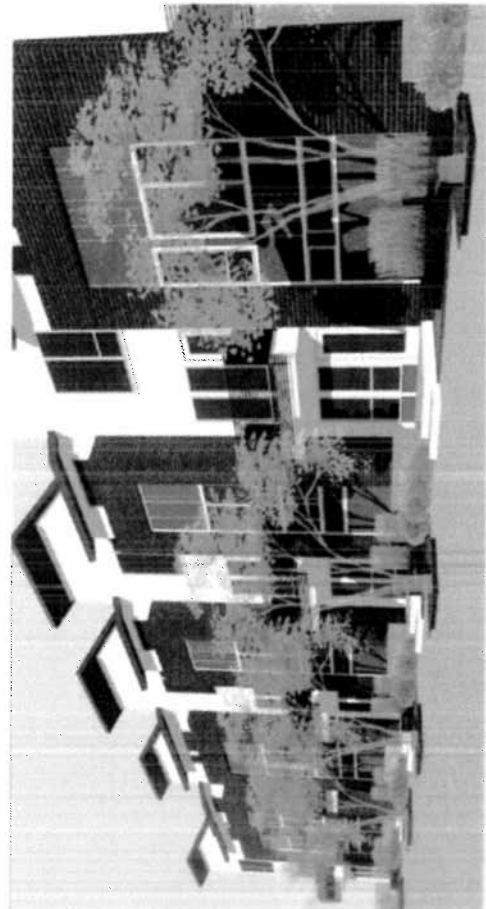
Alexan Trinity  
Dallas, Texas

Trammell Crow Residential

Schematic Elevation

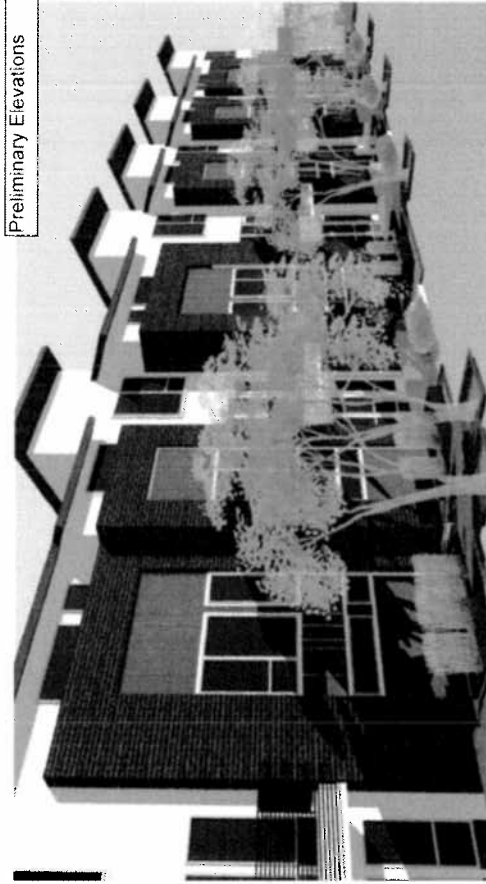
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Building Type III - Facing Greenbriar

01



Building Type III - Facing Greenbriar

02

Preliminary Elevations

Exhibit B-7



Building Type III - Facing Greenbriar

Scale: 1/16" = 1' - 0"

03

Trammell Crow Residential

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Dallas, Texas

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Schematic Elevation

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