

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

WHEREAS, on June 25, 2014, the City Council will consider an item for the continuation of its participation in tax abatements and to establish, appropriate Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into 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"); and

WHEREAS, pursuant to Section 32.2011, the Property Redevelopment and Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with DLH Master Land Holding, LLC (DLH) for the added value on real property improvements for the construction of a commercial distribution facility east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road, Dallas, Texas 75241, located within a Texas Enterprise Zone.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized, upon approval as to form by the City Attorney, to execute a real property tax abatement agreement with DLH Master Land Holding, LLC in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

Section 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a Texas Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The property subject to tax abatement shall be located entirely within the City of Dallas, Texas.
 - (b) None of the property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
 - (c) That the development of the property must conform to all requirements of the City's zoning ordinance, and that the use of the property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.
 - (d) A ten-year abatement of 90 percent of the added value to the real property located on property east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas as provided in **Exhibit A (Metes and Bounds)**.
 - (e) That the approximately one million square feet of real property improvements and related hard and soft project costs of \$35,000,000 are substantially completed by December 31, 2015. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
 - (f) A description of the kind, number, location and costs of all proposed improvements to the property.
 - (g) That access to the subject property is provided to allow for inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specifications and terms of the tax abatement agreement.
 - (h) That the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.
 - (i) A requirement that the owner of the property certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement.
 - (j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
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Section 5. (Continued)

- (k) That the tax abatement agreement shall be personal to DLH Master Land Holding, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

Section 6. 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.

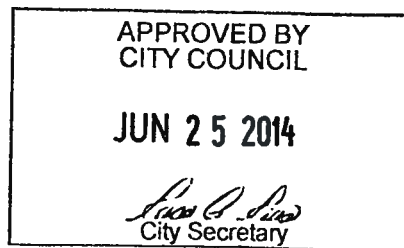
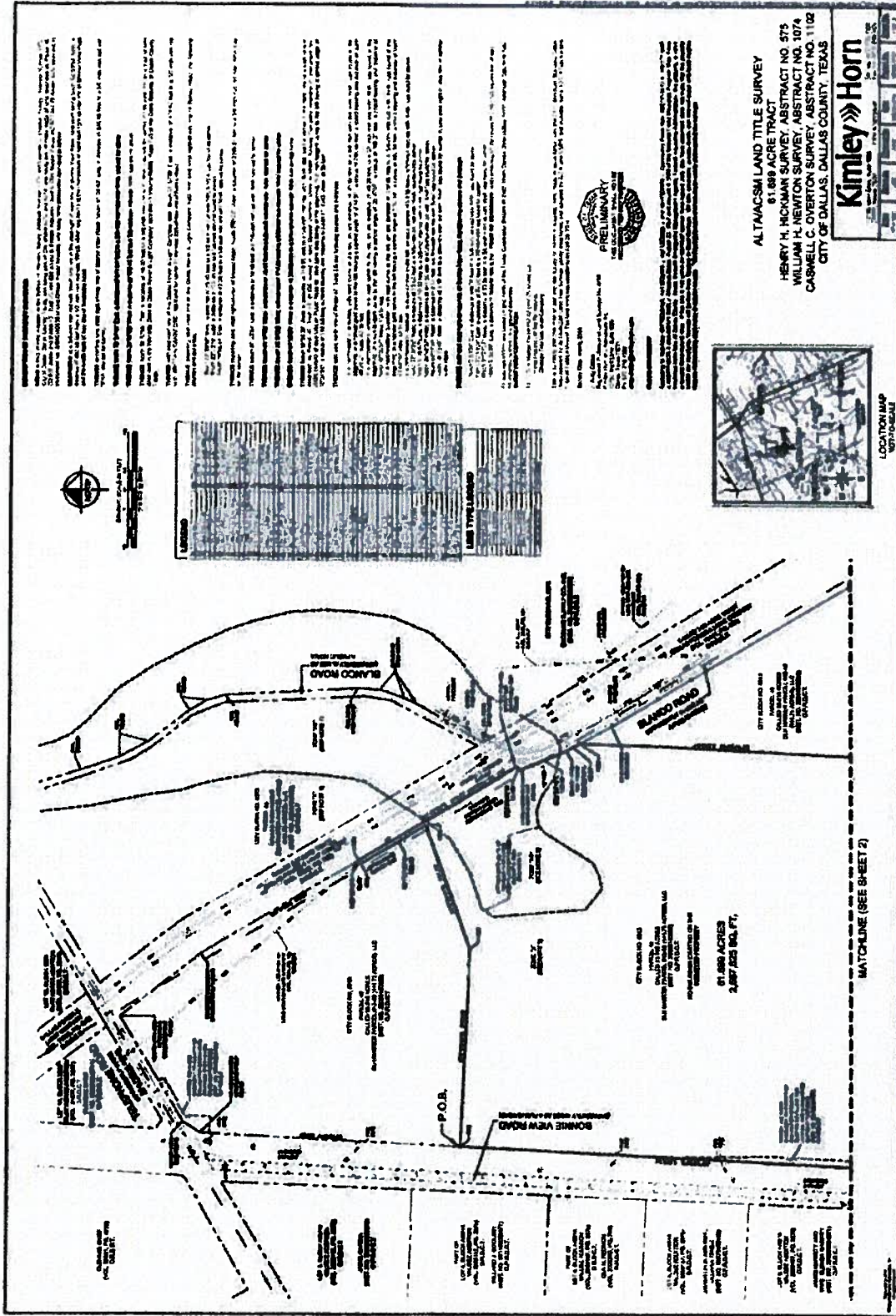


EXHIBIT A



LEGEND

LAND TYPING

BLANCO ROAD

BONNIE VIEW ROAD

P.O.B.

CITY BLOCK NO. 804

61.889 ACRES

2,897,853 SQ. FT.

MATCHLINE (SEE SHEET 2)

ALTIACSM LAND TITLE SURVEY
 61.889 ACRE TRACT
 HENRY H. HICKMAN SURVEY, ABSTRACT NO. 575
 WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
 CARWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

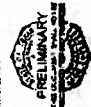


EXHIBIT A

Cont.

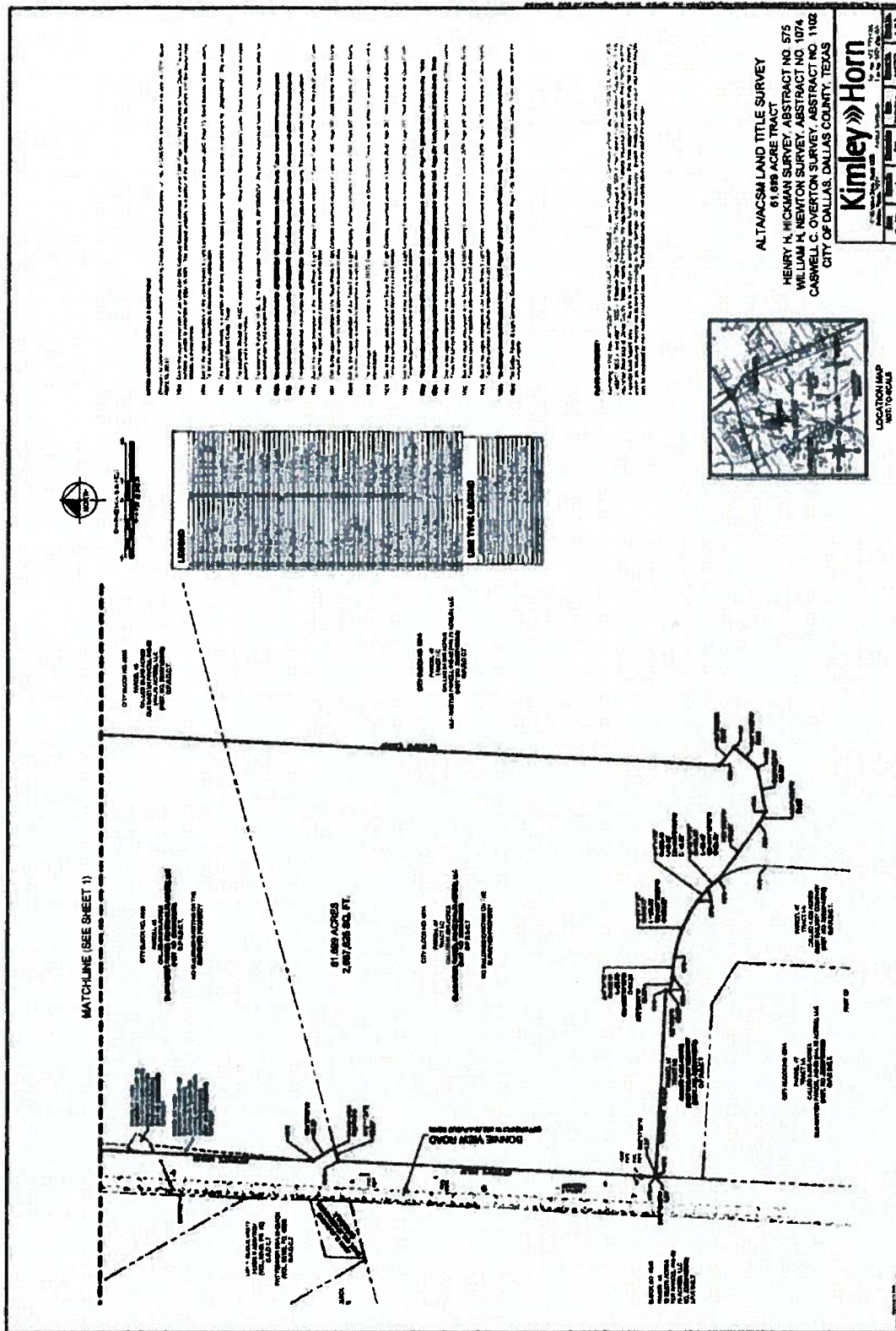
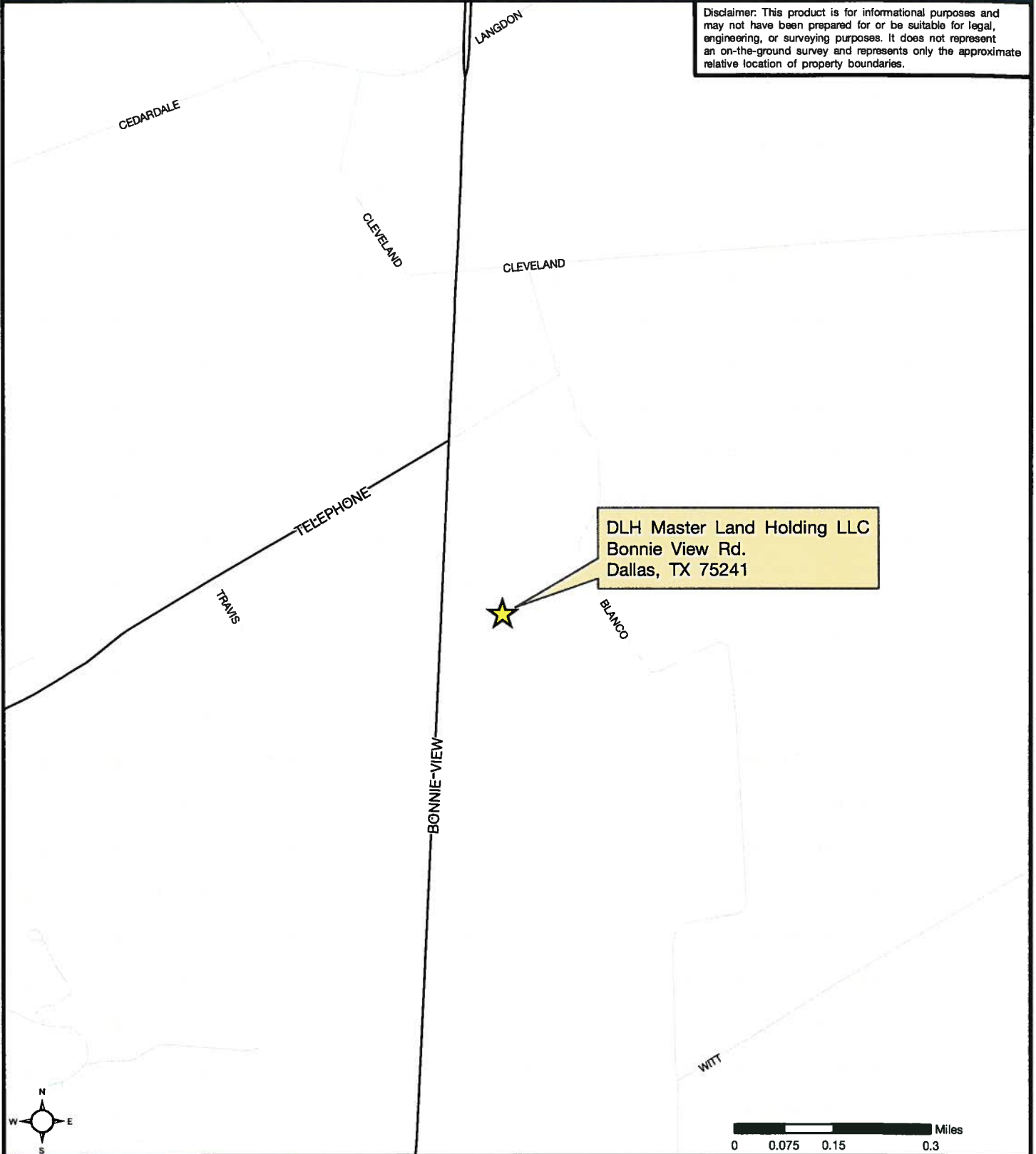


Exhibit B: DLH Master Land Holding LLC



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.



DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

-  Arterial
-  Local Road

Source: City of Dallas, 2014