

AREA DEVELOPMENT INCENTIVE PROCESS

The entire process, from submission of a complete application to execution of a development agreement, typically takes 4 to 6 months.

The process kicks off upon submission of a complete incentive application to the City of Dallas Office of Economic Development (OED).

The form application is located [here](#).

STEP ONE



City incentives are provided as gap financing, meaning that the project must maximize debt capacity and provide an equity investment that delivers a reasonable return.

If the project underwriting shows a financial gap, OED may present a non-binding draft term sheet for negotiation.

STEP THREE



If recommended by the Committee, the project will be scheduled for consideration at the next available meeting of the City Council.

If approved by the City Council, OED will send a development agreement for review and execution.

STEP FIVE



Upon receipt of a complete application, OED will commence underwriting the project. Underwriting typically takes 45 days, but may take longer if the application is inconsistent or incomplete.

STEP TWO



Once a term sheet is executed, the project will be briefed to any appropriate advisory boards (such as a TIF board), followed by a briefing to the Economic Development and Housing Committee of the City Council.

STEP FOUR

