



May 21, 2026

Mayor and City Councilmembers
of the City of Dallas
c/o Bertram Vandenberg
Interim City Attorney
City Attorney's Office
1500 Marilla Street – Suite 7CN
Dallas, TX 75201

Sent via email to bert.vandenberg@dallas.gov

Re: Notification of claim under Dallas City Charter Chapter XXV for the City's potential violation of its Financial Management Performance Criteria ("FMPC") No. 20

Dear Mayor and City Councilmembers:

We represent Save Dallas City Hall Coalition ("Coalition"), which is a Texas nonprofit corporation committed to the preservation and restoration of the historic Dallas City Hall. Last week, we sent you two letters. The first letter stated that the City of Dallas ("City") and its officials are violating three sections of the Dallas City Code by not taking actions to repair City Hall. The second letter asserted that the City and its officials would violate the Texas Parks and Wildlife Code and the Texas Local Government Code if they attempt to sell City Hall Plaza without first complying with laws governing the sale and use of parks and public squares. Now we write to provide the City with a 60-day notice of claim under Chapter XXV of the Dallas City Charter for the City's potential violation of FMPC No. 20.

As the City Council knows, the Council adopted the FMPC in 1978 to provide standards and guidelines for the City's financial and managerial decision making consistent with current economic conditions. In response to rating agencies expressing concerns regarding the City's unfunded pension liabilities, the Council amended the FMPC in several ways in 2021. One amendment revised FMPC No. 20 to provide that the City Council would authorize each new building by super-majority vote:

Prior to authorization of new or replacement facilities/buildings . . . , the City Manager will provide the total estimated capital cost and five-year forecast of ongoing operating and maintenance costs to City Council. Operating expenditures will be programmed to include the cost of implementing service of the capital improvements, and future revenues necessary for these expenditures will be estimated and provided for prior to undertaking the capital improvement. The City Council will authorize each new or reopened facility/building by super-majority vote.

Dallas, Tex., Resolution No. 21-0975 § 6 (June 9, 2021) (emphasis added).

Now the City Council is considering replacing City Hall with one or more buildings that the City will own or (much more likely) rent. The cost to the City of identifying, renting, modifying, and moving to one or more replacement buildings will be enormous. FMPC No. 20 was amended precisely to ensure that the City Council would not make a momentous decision like abandoning City Hall for one or more new or replacement buildings unless a super-majority of all Council members voted in favor of doing so. As required by FMPC No. 20, the Coalition demands that the City Manager provide the total estimated capital cost and five-year forecast of ongoing operating and maintenance costs to the City Council prior to authorization of any new or replacement buildings for City Hall.

Bond rating agencies heavily consider financial management performance criteria alongside quantitative metrics when evaluating local governments' creditworthiness. These agencies will analyze whether and how effectively the City's leadership controls risk, plans for the future, and complies with financial policies, including the FMPC. A Council decision to abandon City Hall in favor of new facilities and which fails to abide by Section 6 of Resolution No. 21-0975 would be unlawful. Furthermore, it likely would have huge consequences on the City's financial standing.

If any City Councilmembers were to vote to amend the supermajority requirement in Resolution 21-0975, we believe those Councilmembers would risk violating a few provisions in the City's Code of Ethics:

City officials and employees shall, when acting in the performance of their official duties, comply with the following standards of behavior:

...

(4) *To responsibly manage taxpayer resources.*

(5) *... to always exercise good judgment.*

(6) *To carefully consider the public perception of personal and professional actions and the effect such actions could have, positively or negatively, on the city's reputation both in the community and elsewhere.*

Dallas City Code § 12A-4(a) (emphasis added).

The supermajority requirement was intended to strengthen the City's financial standing. If any City Councilmembers were to risk downgrading the City's credit rating by tossing aside the supermajority requirement, we believe such actions likely would constitute irresponsible management of taxpayer resources, poor judgment, and a failure to carefully consider the effect their actions could have on the City's financial reputation.

Chapter XXV of the City Charter provides that "Any resident of Dallas . . . may bring an action against the City of Dallas to require the city to comply with . . . any law of the State of Texas" and may recover "declaratory and injunctive relief against the city; and costs and reasonable attorney's fees, if the court orders injunctive or declaratory relief." That chapter also provides that "resident" includes any corporation which is physically located in or otherwise conducts business in the City of Dallas. We can assure you that the Coalition is physically located in and conducts its business

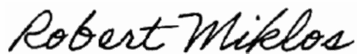
in the City. Furthermore, that chapter provides the city's governmental immunity to suit and from liability is waived to the extent of liability created by city ordinance.

Accordingly, this letter constitutes notice to the City under Chapter XXV of the Coalition's claim that the City and its officials would violate FMPC No. 20 if: (1) the City Manager fails to provide the total estimated capital cost and five-year forecast of ongoing operating and maintenance costs to the City Council prior to authorization of any new or replacement buildings for City Hall, or (2) the Council attempts to authorize any new or replacement buildings for City Hall by less than a super-majority vote. We demand that the City comply with FMPC No. 20.

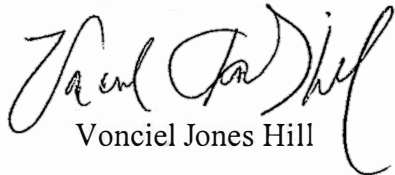
Sincerely,



Christopher D. Bowers



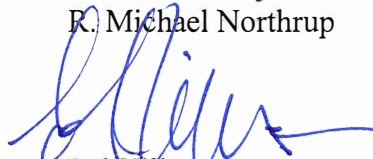
Robert J. Miklos



Vonciel Jones Hill



R. Michael Northrup



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