

**GOVERNMENT
EXHIBIT**

664

3:07-CR-0289-M

Sent: Tue, 15 Mar 2005 23:38:43 +0000 GMT
From: "Don Hill" <dhill@mycingular.blackberry.net>
Subject: Re: Hi
To: "Laura Miller" <lauramiller@mycingular.blackberry.net>
Cc: "Mary Suhm" <msuhm@mycingular.blackberry.net>

Thanks for the email.i Ryan and ED have been working with the SW center mall deal for months.if we have a tight deadline we will work with it. General growth has not been told about 5 signatures. We have not exposed our negotiating strategy in any way. All we have done is let general growth know what forrest city knows which is that we will do whatever we reasonably can do to make a deal work. In fact we have gone beyond that with forrest city. I am going to work hard on helping forrest city get done because it is important but make no mistake we are going way out for forrest city.if SW center mall has an april 30th deadline let work it out. There is nothing more important to the southern sector right now than SW center mall.thanks don hill

-----Original Message-----

From: "lauramiller" <lauramiller@mycingular.blackberry.net>
Date: Tue, 15 Mar 2005 22:25:48
To: "Donald Hill" <dhill@mycingular.blackberry.net>
Cc: "Bill Blaydes" <BBLAYDE@mail.ci.dallas.tx.us>; "Edward P. Oakley" <epoakley@mmode.com>; "Hammond Perot" <jperot@mail.ci.dallas.tx.us>; "Mary Suhm" <msuhm@mycingular.blackberry.net>; "Lois Finkelman" <lfinkelman@mycingular.blackberry.net>; "Elba and Domingo Garcia" <egarcia@mycingular.blackberry.net>
Subject: Re: Hi

April 13th is pushing staff unnecessarily on Southwest Center Mall TIF. I had a 45-minute conversation with Hammond on this just yesterday to make sure we were on track. General Growth only gave us hard numbers to start working with today. We all know that April 30 is a deadline for them, but when you get us the information this late you can't expect a snap decision. In fact, as you know we have postponed the new downtow TIF briefing twice because of delays - thank goodness staff didn't have a gu to their heads with a signature sheet because it just needed time to get everything put together. Hammond is not dragging his feet at all. He is on top of it and knows it is a priority. As soon as a deal can be struck, we will put it on the agenda for a vote. We only need 72 hours notice to post. Doing a signature shet sends the wrong message to the developer that council and city staff are not on the same page. It also hampers city staff's ability to negotiate because General Growt!

h will hold the five sigs over staff's head. Poor negotiating tactics. We need to negotiate a bit closer to the vest. At this point, we don't know how much subsidy we need or where the TIF boundaries should be. Forest City has had to ask Spire for extensions on The Merc repeatedly - that may have to be done with General Growth. We don't know yet. As far as Lancaster/Kiest we don't even have one written proposal for any development. Creating a TIF there is totally premature, and if staff has to go create something out of think air with no development deal on the tale, it will take time and attention away from working on Southwest Center Mall.

-----Original Message-----

From: "Don Hill" <dhill@mycingular.blackberry.net>
Date: Tue, 15 Mar 2005 21:43:59
To: "Laura Miller" <lauramiller@mycingular.blackberry.net>
Cc: "Bill Blaydes" <BBLAYDE@mail.ci.dallas.tx.us>; "Ed Oakley" <epoakley@mmode.com>
Subject: Re: Hi

I just called and left a message.the SW mall TIF has been in ED for a while . General growth would like to begin the process of firming up the city's committment.the lancaster kiest TIF is just getting started but the institutional investors interested in this deal need to see the city's involvement begin to firm

investors interested in this deal need to see the city's involvement begin to pick up. most important, I do not want to consider TIFs all over town and none in the southern sector and the southern sector is our priority area. This is a two step process with the calling of a public hearing as a first step unless a waiver is obtained so the process gives us time to do the necessary work. Everyone from mary suhm to hammond perot to jerry killingsworth to teresa odonnell have been involved in the development of the lancaster kiest project so we will go to work. Thanksdon hill

-----Original Message-----

From: "lauramiller" <lauramiller@mycingular.blackberry.net>

Date: Tue, 15 Mar 2005 21:16:14

To: "Donald Hill" <dhill@mycingular.blackberry.net>

Subject: Hi

I'm on the cell if you can call me. Thanks.

lauramiller@mycingular.blackberry.net

lauramiller@mycingular.blackberry.net