

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 14, 2008

08-1460

Addendum addition 6: Authorize (1) the City Manager to proceed with the preparation and distribution of the Preliminary Official Statement for the sale of City of Dallas, Texas Combination Tax and Revenue Certificates of Obligation, Series 2008, in an amount not to exceed \$42,000,000, (2) that it is the intention of the City Council to authorize purchase of the tract of land commonly known as "the Chavez site", and (3) direction to the City Manager to pursue negotiations with hotel developers and operators for construction and operation of a publicly-owned convention center hotel to be built on the Chavez site - Financing: No cost consideration to the City

Mayor Pro Tem Garcia and Councilmember Rasansky announced they had a conflict of interest and would abstain from voting or participating in any discussion. Mayor Pro Tem Garcia and Councilmember Rasansky left the city council chamber.

The following individuals addressed the city council in opposition to the item:

Anne Raymond, 4111 W. Lawther Dr., representing Crow Holdings
Frank Ward, P. O. Box 50694
Leslie Allen Davis, 3035 E. Ledbetter
Ray Garfield, 6306 Stonehill Dr.

The following individuals addressed the city council in favor of the item:

Phillip Jones, 325 N. Saint Paul St., representing Dallas Convention and Visitors Bureau
Arthur Hallingsworth, 1 Coventry Court, representing Dallas Convention and Visitors Bureau
Donald Freeman, Jr., 6 Glenheather Court, representing Freeman
John Crawford, 1412 Main St., President of the Organization of Downtown Dallas
Ozumba Lluk-X, 4106 Vineyard Dr.
John Martinez, 2926 W. Lovers Lane, representing Hispanic Contractors Association
Erle Nye, 12211 Creek Forest Dr., representing Greater Dallas Chamber
Leigh Ann Stockard, 11032 Pinocchio St., representing American Heart Association
Jacob Johnson, 1622 Stratford Lane, **Duncanville, TX**, representing Black Contactors Association
Jan Hart-Black, 4563 Isabella Lane, representing Greater Dallas Chamber

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 2

The following individuals addressed the city council in favor of the item:

(continued)

John Cappello, 7335 Briarnoll Dr., President and Chairman of West Dallas Chamber of Commerce

Peter Ng, 17515 River Hill Dr., Past Chairman of the Dallas Asian Chamber of Commerce

Tom Garcia, 1321 Commerce, representing The Adolphus Hotel and Chair of the Hotel Association of Greater Dallas

Joe Walker, 3500 Oak Lawn Ave., representing The JWE Group, Inc.

Tim Sullivan, 2222 Stemmons Freeway, representing Renaissance Dallas Hotel

Reginald Gates, 1357 Bar Harbor Dr., representing Dallas Black Chamber of Commerce

C. C. Rojas, 4622 Maple Ave., representing The Greater Dallas Hispanic Chamber of Commerce

Margo Posey, 2710 N. Stemmons Freeway, President and CEO of DFW Minority Business Council

Steve Taylor, 15923 Archwood Lane, President of The North Dallas Chamber of Commerce

Jade Edwards, 509 Brookhurst Dr., representing A+ Student Staffing

Luis Salcedo, 400 S. Zang, Chairman of Oak Cliff Chamber of Commerce

Bobby De La Cruz, 4001 Ross Ave., representing SEIU

Royce West, 1305 Greenhills Court, **Duncanville, TX**

Mayor Leppert allowed additional citizens to state their name and whether they were for or in opposition to the item.

The following individuals addressed the city council in favor of the item:

Mike Rawlins, representing Dallas Convention and Visitors Bureau

Jason Tyson, General Manager of The Sheraton Suites Market Center, 2101 N. Stemmons Freeway

Prasad Thotakura, 3952 Lark Spur Dr. **Ft. Worth, TX**, representing Indian American Friendship Council

Renee McKenney, 2813 Daniel Ave., representing Helms Eriscoe

Laurie Sprouse, 11122 Lawn Haven, representing Ultimate Ventures

Janelle Lipton Walters, representing Oak Cliff Chambers of Commerce and Board of Dallas Convention and Visitors Bureau

Ross Cruseman, 7110 Twin Tree Lane, representing Dallas Convention and Visitors Bureau

Janice Burklund, 7240 Hillwood Lane, representing Dallas Convention and Visitors Bureau

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 3

The following individuals addressed the city council in favor of the item:
(continued)

Dave Brown, 3929 Wycliff, representing American Airline Center and Sports Tourism Industry

Steven Foster, 100 Winding Creek Way, representing Circle R Ranch, **Denton, TX**

Crayton Webb, 4217 Concho, representing Mary Kay Inc.

Tony Street, 7839 Claremont, representing Y.O. Ranch Steakhouse

Hattie Hill, 5220 Spring Valley, representing Hattie Hill Enterprises

Jay Khan, 2738 Rolling Dale, representing RJ Mexican Cuisine

Jay Forte, 4588 Adrian Way, **Plano, TX**, representing American Language Technologies

Laura Estrada, 1339 Cedar Hill Ave., representing Dallas Convention and Visitors Bureau

Ken Thornton, representing Fun Factory Events

Sherry Andrus, 6104 Yellowrock Trail

Mary B., General Manager of the Dallas Center Market Suites

Penny Goldsberry, 3030 McKinney, representing Event One Meetings

John Myers, 2222 Stemmons Freeway, representing Renaissance Dallas Hotel

Sheryl Richards, 1731 Windmill Hill Lane, **DeSoto, TX**

Noeha Coutry, representing Ritz Carlton Dallas

John Underwood, 8808 Lacrosse Dr., representing Big 12 Conference

Lisa Alonzo, representing Ateza Omega Group

Tara Green, 516 Pedmore Dr., **Coppell, TX**, representing Sports Marketing Department of the Dallas Convention and Visitors Bureau

Bryan Aitcheson, representing VIP Events

Cassandra Matej, 6017 Davin Oak Dr.

Jaime Peña, representing Marriott Market Center

Jason Ware, 5750 E. University Blvd., representing American Heart Association

Karen Hughes, Director of Sales and Marketing for the Renaissance Dallas Hotel

Kathy Walzach, Director of Sales for the Rosewood Mansion at Turtle Creek and Rosewood Crescent Hotel

Eve Becker-Doyle, 3163 Citation Dr., representing National Athletic Trainers Association

Dvorah Evans, 7253 Charles Court, representing Dallas Black Chamber of Commerce

Hugh Harrison, representing Dallas Convention and Visitors Bureau

Sandi Fouke, 107 Arborcreek Dr., **Eules, TX**

Clifton Miller, 1401 Elm St., representing MBE Institute for Public Policy

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 4

The following individuals addressed the city council in favor of the item:
(continued)

Judith Collier-Reed, 9101 LBJ Freeway, Executive Director of Southwest Veterinary Symposium
Adon Offill, 2009 Memphis, **Bedford, TX**, Director of Sales for the Tribute Golf Club
Tony Lee, 4040 Avondale Ave., representing House of Blues
Kathy Summerville, representing Dallas Renaissance Hotel
Warren Weatherford, Chairman of the Economic Development of the Oak Cliff Commerce of Chambers
Ken Carter, no address given
Greg Ellum, 7730 Chavinton Dr
Michael Everett, 3366 Miller Park South, representing Fun Factory Events
Lisa Buchanan, representing Fun Factory Events
Pam Madewell, Senior Sales Manager, representing Fun Factory Events
Jason Sims, representing Fun Factory Events
Carol Sheripata, representing Fun Factory Events
Rachael Avera, 1204 Brandon Court, **Irving, TX**, representing Fun Factory Events
Dawn Dreyer, 3366 Miller Park South, representing Fun Factory Events
Douglas Chase, 3366 Miller Park South, representing Fun Factory Events
Alex Hurtado, 3366 Miller Park South, representing Fun Factory Events
Valencia Ingram, 4448 Chaha Rd., representing Fun Factory Events
Vickie Rawlins, representing City Club Dallas
Emily Turner, no address given
Eddie Deen, 944 S. Lamar, representing Eddie Deen Ranch
Chris Chung, 2220 Canton St., representing USA Host – Destination Management Services
Brenda Porter, representing Service Employee International Union

Mayor Leppert requested the assistant city secretary to read the individual names which did not speak but signed up in the city secretary's office in favor of the item.

Judy Anderson, 6013 Sundown, **Watauga, TX**, representing Gamestop
Chris Arredondo, 2205 W. Division, **Arlington, TX**, representing Eclipse Entertainment
Rachael Avera, 1204 Brandon Court, **Irving, TX**, representing Fun Factory Events
Cassidi Ball, 3421 Omar Lane, **Plano, TX**, representing Gemini Stage lighting, Sound and Video
Sean Baxler, 935 Lausanne Ave., representing Freeman

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 5

Mayor Leppert requested the assistant city secretary to read the individual names which did not speak but signed up in the city secretary's office in favor of the item.

(continued)

Eve Becker-Doyle, 3163 Citation Dr., representing National Athletic Trainers Association

Jack Bewley, 2515 Irving Blvd., representing Yellow Cab

Ruth Bilbo, 3777 Whitehall, representing The Adolphus

Rene Bomyea, 1110 N. Oak Cliff Blvd.

Jim Breslauer, 454 Park Hurst Dr., representing Weaver Multimedia Group

Tim Brown, 16622 Sonora St., **Tustin, CA**, representing Meeting Sites Resources

Norman Burkhalter, 1325 W. Walnut Hill Lane, **Irving, TX**, representing Dallas Convention Center Advisory Board

Kaye Burkhardt, 7116 Leameadow Dr., representing Dallas Fan Fares

Dana Carroll, 1444 Oak Lawn, representing BBJ Linens

Bruce Collier, 3936 Travis St., representing Collier Communications

Rafael Colorado, 5227 Bradford Dr.

Sherri Cook, 4108 Oberlin Way, **Addison, TX**, representing Sherri Cook and Associates

Gretchen Darby, 3926 Holland Ave., representing Stoneleigh Hotel and Spa

Leslie Deblieux, 2722 Knight St., representing The Adolphus

Marla Dexter, 900 Austin Lane, **McKinney, TX**

Clinton Encinias, 3762 Matador Dr.

Lindsey Encinias, 3762 Matador Dr.

Dean Faulkner, 3826 Pendelton Court, **Irving, TX**, representing Live Wire Special Events

Lauren Fouke, 6253 Prospect Ave.

Alicia Fuqua, 4239 McKinney Ave., representing USA Hosts

Lisa Galvan, 2300 Victory Park Lane, representing Luna De Noche

Kathleen Gibson, 4934 Crooked Lane

Melanie Goodwin, 5850 Beltline Rd, representing Ultimate Venture

Kitty Hall, 10410 Royal Wood Dr.

Callan Hamann, 4500 Harry Hines Blvd., representing Holiday Inn

Phyllis Hammond, 8409 Vista View, representing Dallas Convention Visitors Bureau

Alynn Hanford, 4255 Amon Carter Blvd., **Ft. Worth, TX**, representing American Airlines

Karen Heese, 2222 Stemmons Freeway, representing Renaissance Dallas Hotel

Paul Hermann, 1339 Cedar Hill Ave.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 6

Mayor Leppert requested the assistant city secretary to read the individual names which did not speak but signed up in the city secretary's office in favor of the item.

(continued)

Karen Hoard, 2209 Reed Way Court, **Arlington, TX**
Russell Holloway, 6211 W. Northwest Highway
Delores Howard, 1840 Wilson Blvd., **Arlington, VA**, representing National Science
Teachers Association
Kirsten Kaminski, 7024 Autumnwood Trail, **Plano, TX**, representing Dallas
Convention and Tourism
Meredith Krennenner, 5210 Long Prairie Rd., **Flower Mound, TX**, representing
Outstanding Productions
Jazz Kepner, 2222 Stemmons Freeway, representing Renaissance Dallas Hotel
James W. Keys, 5907 Gladside
Kerri Kinchello, 1401 Commerce St., representing the Magnolia Hotel
Don Lucas, 3607 Oak Lawn, representing Lukes Locker Incorporated
George Manning, 2907 Magnolia Hill Court, representing Jones Day
Chris Matej, 6017 Davin Oak Dr.
Susan Miller, 7001 W. Parker Rd., **Plano, TX**
Suzy Morse, 3015 Sierra Dr., **Carrollton, TX**, representing Outstanding Productions
Ric Nicholson, 1920 Valley View Dr., **Cedar Hill, TX**, representing The Adolphus
Sharon Niemczyk, 6416 N. Carline Spring Rd., **Arlington, VA**
Audrey Palacios, 5227 Bradford Dr.
Corraina Pullum, 6814 Kennison Dr.
Justin Ray, 4606 Cedar Springs, representing The Adolphus
William Reeser, 704 Throeau, **Allen, TX**
Roger Ritchie, 7306 Park Highland Place
Shelle Sills, 1618 Main St., representing Neiman Marcus
Patricia Smith, 3355 Bee Cave Rd., **Austin, TX**, representing Texas Library
Association
Susan Spradley, 2 Dorset Place, representing Nokia Siemens Network
Jolene Thrasher, 2222 Stemmons Freeway, representing Renaissance Dallas Hotel
Patricia Towell, 4255 Timberglad Rd., representing Hospitality Community
Sandrine Vaz, 8344 East R. L. Thornton Freeway, representing Front Line Protective
Services
John Young, 4099 Valley View Lane, **Farmers Branch, TX**, representing Double Tree
Hotel

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 7

Mayor Leppert called a recess of the city council meeting at 11:37 a.m. in order for the city council to attend the Police Memorial Day Service.

Mayor Leppert reconvened the city council meeting after the Police Memorial Day Service at 12:56 p.m.

Councilmember Natinsky moved to approve the item.

Motion seconded by Councilmember Allen.

After discussion, Councilmember Hill moved to divide the question for the city council to vote on each section as follows:

- 1) Purchase the land known as the Chavez property.
- 2) Proceed with the hotel building plan with the understanding that the city will have full ownership of the hotel.

Motion seconded by Councilmember Hunt.

Later in the meeting, Mayor Leppert called the vote on Councilmember Hill's motion to divide the question:

Voting Yes: [6] Medrano, Hill, Salazar, Atkins, Koop, Hunt

Voting No: [7] Leppert, Caraway, Neumann, Davis, Kadane, Allen, Natinsky

Abstain: [2] Garcia, Rasansky

Mayor Leppert declared the motion failed.

Deputy Mayor Pro Tem Caraway ask Councilmember Natinsky if he would accept a friendly amendment, to revise (1) Section 1 of the resolution so that the sale be considered no sooner than May 21, 2008 and no later than May 28, 2008 and (2) Section 2 of the resolution so that the purchase of the land be authorized no sooner than May 21, 2008 and no later than May 28, 2008.

Councilmember Natinsky accepted Deputy Mayor Pro Tem Caraway's friendly amendment as a part of his motion.

Councilmember Allen who seconded the original motion also accepted Deputy Mayor Pro Tem Caraway's friendly amendment.

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OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

08-1460

Page 8

After further discussion, Mayor Leppert called the vote on Councilmember Natinsky's motion with the friendly amendment to revise (1) Section 1 of the resolution so that the sale be considered no sooner than May 21, 2008 and no later than May 28, 2008 and (2) Section 2 of the resolution so that the purchase of the land be authorized no sooner than May 21, 2008 and no later than May 28, 2008.

Voting Yes: [11] Leppert, Caraway, Medrano, Neumann, Salazar, Davis, Atkins,
Kadane, Allen, Koop, Natinsky
Voting No: [2] Hill, Hunt
Abstain: [2] Garcia, Rasansky

Mayor Leppert declared the motion adopted.

081460

May 14, 2008

WHEREAS, on the 27th day of February, 2008, the City Council of the City of Dallas (the "City") authorized and directed that a notice of its intention to issue Certificates of Obligation, to be issued in a maximum amount of \$42,000,000 for the purpose of acquiring land for municipal purposes, including specifically as a site for a proposed Convention Center Hotel, be published in a newspaper as required by Section 271.049 of the Texas Local Government Code; and

WHEREAS, said notice was published in *The Dallas Morning News* on March 18, 2008 and March 25, 2008; and

WHEREAS, at the City Council meeting held April 23, 2008, it was announced that the sale of the Certificates of Obligation would be held at the regular meeting of the City Council of the City to be held on May 14, 2008, at 9:00 a.m. in the City Council chambers; and

WHEREAS, the distribution of a preliminary official statement is necessary to enable the underwriters of the Certificates of Obligation to proceed with the sale of the Certificates of Obligation; and

WHEREAS, it is the intention of the City Council to take action with respect to awarding the sale of the Certificates of Obligation at the City Council meeting on May 28, 2008;

WHEREAS, a Dallas Convention Center hotel is critical for the economic health of the City; and

WHEREAS, a Dallas Convention Center hotel is critical for the economic health of the Convention Center; and

WHEREAS, a publicly-owned Dallas Convention Center hotel is viable; and

WHEREAS, it is the intention of the City Council to authorize purchase of the tract of land commonly known as "the Chavez site"; and

WHEREAS, the City Council wants the City Manager to pursue negotiations for development and operation of a publicly-owned convention center hotel on "the Chavez site";

081460

May 14, 2008

NOW, THEREFORE,

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

Section 1. That the City Manager and the Chief Financial Officer of the City are hereby authorized to proceed with the preparation and distribution of the preliminary official statement for the sale of the Certificates of Obligation in a maximum amount of \$42,000,000, to be considered no sooner than May 21st, 2008 and no later than May 28th, 2008 at the ~~May 28, 2008~~ meeting of the City Council.

Section 2. The City Council expresses its intention to authorize purchase of the tract of land commonly known as "the Chavez site" no sooner than May 21st, 2008 and no later than May 28th, 2008 ~~on May 28, 2008~~.

Section 3. The City Council directs the City Manager to pursue negotiations with hotel developers and operators for construction and operation of a publicly-owned convention center hotel to be built on the Chavez site.

Section 4. That this Resolution shall become effective immediately upon its adoption by the City Council.

APPROVED BY
CITY COUNCIL

MAY 14 2008

Rebecca Watkins
City Secretary

Memorandum

RECEIVED

081460

2008 MAY 15 PM 4: 03

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

Date May 15, 2008
To Deborah Watkins
City Secretary
Subject Administrative Correction to Resolution #08-1460

This memo is to advise of an administrative correction to Resolution #08-1460 regarding the City's intention to issue Certificates of Obligation for the purpose of acquiring land for municipal purposes.

The date the City Manager and the Chief Financial Officer are authorized to proceed with the preparation and distribution of the preliminary statement for the sale of the Certificates of Obligation and the date City Council expresses its intention to authorize purchase of the tract of land commonly known as "the Chavez site" has been revised by floor amendment from May 28, 2008 to no sooner than May 21st, 2008 and no later than May 28th, 2008.

If you have any questions or need any additional information, please contact me.

A handwritten signature in cursive script that reads "Jeanne Chipperfield".

Jeanne Chipperfield
Interim Director, Budget Services

081460

May 14, 2008
Addendum Item Number 6
Resolution—revised by Floor Amendment

May 14, 2008

WHEREAS, on the 27th day of February, 2008, the City Council of the City of Dallas (the "City") authorized and directed that a notice of its intention to issue Certificates of Obligation, to be issued in a maximum amount of \$42,000,000 for the purpose of acquiring land for municipal purposes, including specifically as a site for a proposed Convention Center Hotel, be published in a newspaper as required by Section 271.049 of the Texas Local Government Code; and

WHEREAS, said notice was published in *The Dallas Morning News* on March 18, 2008 and March 25, 2008; and

WHEREAS, at the City Council meeting held April 23, 2008, it was announced that the sale of the Certificates of Obligation would be held at the regular meeting of the City Council of the City to be held on May 14, 2008, at 9:00 a.m. in the City Council chambers; and

WHEREAS, the distribution of a preliminary official statement is necessary to enable the underwriters of the Certificates of Obligation to proceed with the sale of the Certificates of Obligation; and

WHEREAS, it is the intention of the City Council to take action with respect to awarding the sale of the Certificates of Obligation at the City Council meeting on May 28, 2008;

WHEREAS, a Dallas Convention Center hotel is critical for the economic health of the City; and

WHEREAS, a Dallas Convention Center hotel is critical for the economic health of the Convention Center; and

WHEREAS, a publicly-owned Dallas Convention Center hotel is viable; and

WHEREAS, it is the intention of the City Council to authorize purchase of the tract of land commonly known as "the Chavez site"; and

WHEREAS, the City Council wants the City Manager to pursue negotiations for development and operation of a publicly-owned convention center hotel on "the Chavez site";

081460

May 14, 2008

NOW, THEREFORE,

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

Section 1. That the City Manager and the Chief Financial Officer of the City are hereby authorized to proceed with the preparation and distribution of the preliminary official statement for the sale of the Certificates of Obligation in a maximum amount of \$42,000,000, to be considered no sooner than May 21st, 2008 and no later than May 28th, 2008 at the ~~May 28, 2008~~ meeting of the City Council.

Section 2. The City Council expresses its intention to authorize purchase of the tract of land commonly known as "the Chavez site" no sooner than May 21st, 2008 and no later than May 28th, 2008 ~~on May 28, 2008~~.

Section 3. The City Council directs the City Manager to pursue negotiations with hotel developers and operators for construction and operation of a publicly-owned convention center hotel to be built on the Chavez site.

Section 4. That this Resolution shall become effective immediately upon its adoption by the City Council.