

Citizens Bond Task Force

Meeting Date: May 8, 2017

Convened: 6:38 p.m. Adjourned: 8:36 p.m.

Committee Members Present:

Ryan Behring, District 1
Ben Leal, District 2
Greg Demus, District 3
James Birdsong, District 5
Eva Elvove, District 6
Marion Williams, District 7
Megan Airitam, District 9
Sam Merten, District 10
Phil Sahuc, District 11
Kristine Schwope, District 12
Claire Stanard, District 13
Philip Haigh, District 14

Committee Members Absent:

Michael Sorrell, Chair
Chad West, District 1
Phil Foster, District 4
Zaphey Williams, District 8

The meeting was held in Conference Room 4EN. Chairman Michael Sorrell was absent due to a prior engagement planned before the Citizens Bond Task Force (CBTF) meetings were scheduled. Kristine Schwope, Vice Chair, presided in his absence.

Ryan Behring, District 1, (representative for the Economic Development and Housing Subcommittee) filled in for Chad West who was not able to attend the meeting.

1. Reviewed Remaining Schedule
 - Thursday, May 11th – 6:30 p.m. to 8:30 p.m., Conference Room 4EN
 - Monday, May 15th – 5:30 p.m. to 7:30 p.m., Conference Room 4EN
 - Wednesday, May 17th – 6:30 p.m. to 8:30 p.m., Conference Room 4EN
 - Thursday, May 18th – 6:30 p.m. to 8:30 p.m., Conference Room 4EN

 - Two Town Hall Meetings were scheduled for:
 - Monday, May 22nd – 6:00 p.m. to 8:00 p.m., City Council Chambers
 - Thursday, May 25th – 6:00 p.m. to 8:00 p.m., City Council Chambers

The Citizens Bond Task Force (CBTF) moved to change the May 11th meeting to start at 7:30 p.m. to accommodate the Parks and Trails Field Trip.

The CBTF discussed postponing the Town Hall Meetings since more time would be needed to deliberate and make their recommendation. The CBTF moved not to postpone the Town Hall Meetings for now.

2. The CBTF reviewed the field trips that were conducted and what was remaining. The Parks and Trails Subcommittee has scheduled their field trip for Thursday, May 11th. The CBTF discussed if any additional field trips were needed. There was some discussion of having a field trip that showed potential bike lane projects. The CBTF instead decided to just have the staff send them the link to the City's Bike Plan. The CBTF decided to not hold any additional field trips.
3. Conflicts of Interest Guidelines/Form – the CBTF tabled this item to the Thursday May 11th meeting, since Chairman Sorrell was not present. Staff indicated that the City Attorney's Office was preparing a document for the meeting.
4. Streets Funding Distribution Formula – the CBTF tabled this item to the Thursday May 11th meeting, since Chairman Sorrell was not present.
5. Committee Chair Reports:
 - The Parks and Trails Chair (Bobby Abtahi) presented their recommended list for the \$120 million for Parks and Trails. A final revised version, that included additional funding options, would be presented on Monday, May 11th. The Parks and Trails Chair answered questions about the projects.
 - The Critical Facilities Chair (Miguel Solis) did not have a written presentation to present, but did inform the CBTF they planned to present their written recommendation on Thursday, May 11th.

Citizens Bond Task Force

Meeting Date: May 11, 2017

Convened: 7:48 p.m. Adjourned: 9:15 p.m.

Committee Members Present:

Michael Sorrell, Chair
Chad West, District 1
Ben Leal, District 2
David King, District 4
James Birdsong, District 5
Eva Elvove, District 6
Marion Williams, District 7
Zaphey Williams, District 8
Megan Airitam, District 9
Sam Merten, District 10
Phil Sahuc, District 11
Kristine Schwope, District 12
Claire Stanard, District 13
Philip Haigh, District 14

Committee Members Absent:

Greg Demus, District 3

The meeting was held in Conference Room 4EN. David King, District 4, (representative for the Streets Subcommittee) going forward will be filling in to represent District 4 in Phil Fosters absence.

1. Staff presented a one page document from the City Attorney's Office in regards to the request for conflict of interest guidelines. In summary, the Citizens Bond Task Force (CBTF) is not an official board or commission and serves in an advisory role only. They were created to assist the City Council and City Manager review and select projects for the proposed 2017 Capital Bond Program. The CBTF decisions are not binding to the City Council in any way. The CBTF is not subject to Ch. 8, which governs the City's Boards and Commissions. The City's Code of Ethics also is not applicable to the CBTF, but it could serve as a guide.

There were no questions from the CBTF on this item.

2. The CBTF discussed the field trip for the Parks and Trails. The CBTF requested a digital copy of the handouts given on the tour.
3. The CBTF tabled the Streets Funding Distribution discussion. This will be included in the Streets Subcommittee Presentation on Monday, May 15th.

4. Committee Chair Reports

- a. Each committee was given thirty minutes to present (including questions)
- b. Critical Facilities – The Critical Facilities Chair (Miguel Solis) presented their recommendation to the committee. The recommendation included a full list of facilities that totaled the \$120M that was allocated for the proposition. There were some questions about what was left out and what should still be possibly considered if additional funding was available. The CBTF and Chair thanked the Chair and the subcommittee for their service and hard work.
- c. Flood Protection and Storm Drainage – The Chair (Michael Lunsford) presented their recommendation.
 - i. Flood Protection - \$68.02M
 - ii. Storm Drainage - \$10.30M
 - iii. Voluntary Purchase of Repetitive Flood Loss Properties - \$1.68M
 - iv. There were questions about the projects. The Flood Protection Subcommittee also recommended not using bond funds to pay for erosion control projects. The City could consider incorporating that into their storm water fee structure. The CBTF Chair thanked the Chair and the subcommittee for their service and hard work.
- d. The Citizens Bond Task Force will hear the following subcommittee presentations on Monday:
 - i. Eco/Housing
 - ii. Streets
 - iii. Parks – Handout only
 1. The Committee discussed having Parks only hand out their presentation on May 15th, since they presented a list on Monday, May 8th. To ensure every subcommittee Chair receives an equal opportunity to present, they decided that each subcommittee will present their recommendations once.
 - iv. Each subcommittee chair will have 30 minutes to present. This will include questions and answers from the CBTF.
 - v. The meeting for Monday 5/15/2017 was moved up to 5:00 p.m. to accommodate the CBTF member schedules and allow time for each presentation (30 minutes each).

MEETING MINUTES
CITIZENS BOND TASK FORCE STREETS SUBCOMMITTEE
May 8, 2017

Meeting Date: Monday, May 8, 2017 **Convened:** 5:30 p.m. **Adjourned:** 8:00 p.m.

Committee Members Present:

Buzz Crutcher	Chair
Elva Friesenhahn	District 1
Mark Stephens	District 2
Dr. Tracey Brown	District 3
David King	District 4
Guadalupe Robles	District 6
Michael Davis, Sr.	District 7
Thomas Callahan	District 8
Ryan Boyd	District 9
Susan Morgan	District 10
Mert Jessen	District 11
Tom DuPree	District 12
Wade Vache	District 13

Committee Members Absent:

Joe Slepka	District 5
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The following City staff was present: Rick Galceran, Tim Starr, Aurobindo Majumdar, Tanya Brooks, Haytham Hassan

1. McKinney/Cole

The Subcommittee discussed the McKinney/Cole Two Way Conversion Project. The Chair suggested reaffirming the approval.

Motion to reaffirm the approval. The motion was passed with one against.

2. Ewing Ave

The Subcommittee discussed the traffic problems with the Zoo and Ewing Street. The Subcommittee discussed if the Southern Gateway Deck Park doesn't happen, should the Ewing improvements still move forward.

Staff provided an overview of the project and TX Dot's committed dollars to provide complete streets on Ewing.

The Subcommittee had a discussion on the traffic congestion, projected traffic congestion and the proposed improvements.

Motion was made to approve \$6M for Ewing to address traffic condition and recommend Parks to include \$6M for ramp. The motion was passed with one against.

3. Street Funds Allocation Strategy

The Subcommittee discussed the different strategies for distributing the funds by District. The Subcommittee agreed that the model presented by Tom Dupree would be the best option.

A Motion was made to reaffirm system-wide allocation stays as it is. The motion was passed unanimously.

A Motion to move forward with Tom Dupree's model and adjust the citywide % based on the discussions. Passed with 9 in favor.

Next Meeting Discussion on Thursday, May 11th:

- a. Outcome of Tom Dupree's model after adjusting the System-wide distribution.

MEETING MINUTES
CITIZENS BOND TASK FORCE STREETS SUBCOMMITTEE

Meeting Date: Thursday, May 11, 2017 **Convened:** 5:30 p.m. **Adjourned:** 7:45 p.m.

Committee Members Present:

Elva Friesenhahn	District 1
Mark Stephens	District 2
Dr. Tracey Brown	District 3
David King	District 4
Guadalupe Robles	District 6
Michael Davis	District 7
Thomas Callahan	District 8
Ryan Boyd	District 9
Susan Morgan	District 10
Mert Jessen	District 11
Tom DuPree	District 12
Wade Vache	District 13
Patrick Kennedy	District 14

Committee Members Absent:

Joe Slepka	District 5
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The following City staff was present: Rick Galceran, Tim Starr, and Haytham Hassan

1. The Chair stated the goal for today's meeting is to smooth out the differences, not to have negative impact to the Council Districts (CDs). They will discuss Tom Dupree's model for street fund allocations among CDs.

The Subcommittee discussed all the factors and asked questions. Staff also brought to the subcommittee's attention that the Riverfront Project (Segment B), needed an additional \$2.7M for the Project. This would affect the distribution of money for each district, based on the model presented by Tom Dupree. The Subcommittee discussed the project and asked questions of staff.

A Motion was made to apply 50% weighted factor for system-wide projects. The motion was passed unanimously.

A Motion was made to use total lane miles, total unsatisfactory lane miles/condition, 50% discount for system-wide. The motion was passed.

A Motion was made to remove density as a factor. The motion was passed.

A Motion was made to exclude driver density. The motion was passed.

A Motion was made to approve the additional \$2.7M for Riverfront. The funds will come out of each CD for CD 1, 2, and 6. The motion was passed unanimously.

A Motion was made to approve what was presented, which each CD has less \$100k related to the Riverfront project. The motion was passed (9 yea/ 3 nay).

Citizen Bond Task Force

Flood Protection and Storm Drainage Subcommittee

Meeting Date: May 8, 2017

Convened: 5:36 p.m. **Adjourned:** 7:35 p.m.

Opening remarks were made by Rose Rodriguez, Vice-Chair.

Committee Members Present:

Rose I. Rodriguez, District 1, Vice-Chair
Oscar Monsibais, Jr., District 2
Dr. Andrea Hilburn, District 3 (Replacing Dorothy Whaley)
Grant Galliford, District 5
Pat Stephens, District 6
Scott Henderson, District 7
Vita Choice, District 8
Ken Montgomery, District 9
Colin Hildinger, District 10
Ramon Miguez, District 11
Robert Murphy, District 12
Joseph Hollinshead, District 13
Julie Jones, District 14

Committee Members Absent:

Michael L. Lunceford, Chair
Ethel Smith, District 4

Prioritization of Projects

Julie Jones presented a “suggested list” of projects for each of the suggested tiers (\$80M, \$105M, \$120M). (Attached.)

The committee voted unanimously to propose the items in the \$80M (without erosion control) tier to Council for inclusion in the 2017 Bond Program.

Secondly, the committee voted unanimously to propose the items in the \$115M tier to Council for inclusion in the 2017 Bond Program.

The committee requested Julie Jones make a proposed list for \$150M in projects to be considered at the Thursday, May 11th, meeting.

A suggestion was made by Ramon Miguez to recommend Council increase stormwater fees to assist with residential erosion control projects throughout the City.

Ken Montgomery requested staff prepare a model for a stormwater fee increase.

The meeting was adjourned at 7:35 p.m.

Citizen Bond Task Force

Flood Protection and Storm Drainage Subcommittee

Meeting Date: May 11, 2017

Convened: 5:30 p.m. Adjourned: 7:45 p.m.

Opening remarks were made by Michael Lunceford, Chair.

Committee Members Present:

Michael L. Lunceford, Chair
Rose I. Rodriguez, District 1, Vice-Chair
Dr. Andrea Hilburn, District 3 (Replacing Dorothy Whaley)
Grant Galliford, District 5
Pat Stephens, District 6
Scott Henderson, District 7
Vita Choice, District 8
Ken Montgomery, District 9
Colin Hildinger, District 10
Ramon Miguez, District 11
Robert Murphy, District 12
Julie Jones, District 14

Committee Members Absent:

Oscar Monsibais, Jr., District 2
Ethel Smith, District 4
Joseph Hollinshead, District 13

The Draft Task Force Report was presented by Sarah Standifer.

A motion was made by Robert Murphy, District 12, to propose \$65M to pump station, \$750,000 distributed per district, \$4.5M to repetitive flood loss. The motion was seconded by Dr. Andrea Hilburn, District 3.

The motion failed – 8 Y / 3 N

District Numbers in Favor: 3, 7, 12

District Numbers Opposed: 1, 5, 6, 9, 10, 11, 14, Chair

Not in Attendance at time of vote: 2, 4, 8, 13

Scott Henderson, District 7, made a motion of submission of alternate funding (see attached) for erosion control through storm drainage fee increase, \$80M package to be submitted without erosion control. Ramon Miguez, District 11, seconded the motion.

Motion Carried - 7Y / 3N / 2A

District Numbers In Favor: 3,5,6,7,11,14, Chair

District Numbers Opposed: 1,9,10

District Abstained: 8, 12

Not in Attendance at time of vote: 2,4,13

Minor changes to the draft briefing were made based on input from the subcommittee. Copies of the final briefing were provided to the Chair to be presented to the Task Force Committee.

The meeting was adjourned at 7:45 p.m.

Citizen Bond Task Force Critical Facilities Subcommittee

Meeting Date: May 8, 2017

Convened: 5:30 p.m. **Adjourned:** 7:21 p.m.

Committee Members Present: Miguel Solis, Chair; Alendra Lyons, Vice-Chair, Doug Taylor, District 1; Sarah McCraw, District 2; Roger Sashington, District 3; Rachel Hardaway, District 4; Joe Carreon, District 6; Lasonya D. Moore, District 8; Kevin Taylor, District 9; Karen Blumenthal, District 10; Jill Louis, District 11; Daniel Powell, District 12; Jeremy Stephens, District 14

Committee Members Absent: Ron Points, District 5; Gay Donnell, District 13

Staff Present: Errick Thompson, EBS Director and Staff Liaison; David Trevino, Sr. Program Manager; Robert Van Buren, Sr. Architect; Mahbuba Khan, Sr. Architect; Melissa De La Cruz, Assistant to EBS Director; Jennifer Scripps, Office of Cultural Affairs (OCA) Director; David Fisher, OCA Assistant Director; Clifton Gillespie, OCA Manager III; Trent Williams, Park and Recreation (PKR) Sr. Architect

OCA Director Jennifer Scripps gave the subcommittee a presentation on the facility priority requests of OCA. The meeting was then opened to discussion and the subcommittee asked several questions of staff to gain a better understanding of OCA's facility priority needs, the use of facilities, private funding and grant possibilities, projected increase of use with improvements, and facility fees and their use.

PKR Sr. Architect Trent Williams addressed questions from the subcommittee members on PKR facility projects. Mr. Williams clarified that the Eloise Lundy and Willie B. Johnson Recreation Center expansion projects are currently being considered by the Park and Trails Subcommittee. Mr. Solis suggested creating a secondary list for projects to fund in the event the two major recreation center projects are not included in the final Critical Facilities Subcommittee recommendations.

Given the discussion last meeting, Mr. Solis moved to reschedule the Thursday, May 11th Critical Facilities Subcommittee meeting start time from 5:30pm to 5pm. The motion passed unanimously. Mr. Solis reminded the subcommittee that on May 9th by 7am he will send out a call for amendments and will request amendments be submitted to staff no later than 5pm on May 10th. Any amendments received after this deadline will be void. Mr. Solis asked that subcommittee members send their amendments via the amendment tracker tool to Mr. Thompson (errick.thompson@dallascityhall.com) and to copy Mr. Solis (msolis6924@msn.com) on the email. On May 11th, the subcommittee meeting will focus on discussing and voting on amendments and on coming to a consensus on the final list of projects to report back to the Citizens Bond Task Force (CBTF) later that evening.

Erick Thompson provided a summary of the field trip on Saturday, May 6th; six members of the Critical Facilities subcommittee and six members from the CBTF attended the field trip. The site visits included the Oak Cliff Municipal Center, the Vickery Meadow Library site, the Forest Green Branch Library alternative replacement sites, and the current Forest Green Branch Library. Several subcommittee members also shared their observations from the field trip.

Mr. Solis requested staff give an update on outstanding requests for information. Mr. Thompson provided an update on the R-22 refrigerant phase out schedule (2020); the DCAD appraised value of the Central Service Center is \$10.2m; the penalties for ADA violations changed in April 2014 – an initial violation carries a maximum penalty of \$75k, subsequent violations are up to \$150k per violation; the revised preliminary list with project numbers and other revisions and clarifications will be provided Tuesday, May 9th by 10am along with the updated Needs Inventory and Tier II List; a draft copy of the amendment tracker tool was provided to review changes from the previously provided feedback on the initial draft; the cost to get rid of all Federal Pacific panels will be provided on May 9th as well.

The following new requests for information were made:

- Provide proposed increase in usage for the two large PKR projects and what the citizens will get for these projects
- Provide information on the need to submit a conflict of interest questionnaire
- Provide clarification of ~\$100k major maintenance for PKR facilities

Mr. Solis' closing comments included thanking the members for questions, thoughtful discussion, and civility in doing their work on the subcommittee and thanking staff for all of the hours and work. Mr. Solis also reminded the members the tracker will be sent by 7am on May 9th, amendments are due no later than 5pm on May 10th, and that the next meeting will be on May 11th beginning at 5pm rather than 5:30pm.

The meeting was adjourned at approximately 7:21 p.m. by the Chair.

Citizen Bond Task Force Critical Facilities Subcommittee

Meeting Date: May 11, 2017

Convened: 5:04 p.m. Adjourned: 7:48 p.m.

Committee Members Present: Miguel Solis, Chair; Alendra Lyons, Vice-Chair, Doug Taylor, Dist. 1; Sarah McCraw, Dist. 2; Roger Sashington, Dist. 3; Rachel Hardaway, Dist. 4; Joe Carreon, Dist. 6; Lasonya D. Moore, Dist. 8; Kevin Taylor, Dist. 9; Karen Blumenthal, Dist. 10; Jill Louis, Dist. 11; Daniel Powell, Dist. 12; Gay Donnell, Dist. 13; Jeremy Stephens, Dist. 14

Committee Members Absent: Ron Points, Dist. 5

Staff Present: Errick Thompson, EBS Director and Staff Liaison; David Trevino, Sr. Program Manager; Robert Van Buren, Sr. Architect; Mahbuba Khan, Sr. Architect; Melissa De La Cruz, Assistant to EBS Director

Errick Thompson provided an overview of amendments submitted by members and clarified several amendments from members that were either unclear or submitted in an alternate format to verify the member's intent. He then suggested a process for efficiently addressing the amendments in order to finalize the subcommittee's recommended project list. The suggested process was to:

1. vote to recommend all projects that did not receive any amendment requests to reduce or delete funding
2. vote on projects to have funding reduced or deleted to determine the amount of funding within the \$120m allocation for adding projects or increasing funding to projects
3. vote on projects to be added / have funding increased with the funds identified in the previous step
4. confirm the final recommended project list

Mr. Solis then explained to the subcommittee a handout provided by staff that listed projects on the base \$120m project list indicating the number of amendments to delete or reduce funding for each project. After discussion on the threshold number of amendments a project needed to receive in order to be considered for discussion, the subcommittee voted to set the threshold of at least three amendment requests with the exception of two specific projects – the Southeast Service Center at the request of Daniel Powell and the Forest Green Library at the request of Jeremy Stephens.

Amendments to Delete

The subcommittee discussed the single amendment received to delete the \$14,000,000 Southeast Service Center Phase 2 project. A vote on the motion to delete this project **failed**.

The subcommittee then discussed the single amendment to delete the \$7,700,000 Forest Green Library Branch replacement project. The vote on this motion **failed**.

The next amendment discussed was to delete the \$900,000 Bath House Cultural Center project. After discussion on the project amount and clarification of the project cost estimate, the subcommittee voted on a motion to delete this project and the motion **failed**.

The next amendment discussed was to delete \$3,000,000 from the total \$6,000,000 Hall of State project. Members discussed their views on the importance of funding the project and others discussed their concerns for not funding the project. The subcommittee voted on a motion to delete this project and the motion **failed**.

The next amendment discussed was to delete the \$3,575,000 Willie B. Johnson Recreation Center expansion project. Members discussed why they believe this project should be deleted and the possibility of it being funded through the Park and Trails Subcommittee, and the possibility that the Senior Center could be included in development of the alternate site on Greenville Avenue discussed for the Forest Green Branch Library. The subcommittee voted on a motion to delete this project and the motion **passed**.

The next amendment discussed was to delete the \$7,800,000 Eloise Lundy Recreation Center expansion project. Members discussed that the City has other higher priority needs that could be funded with this money, and that the Park and Trail

Subcommittee is considering funding recreation center expansions on their list. The subcommittee voted on a motion to delete this project and the motion **passed**.

The subcommittee then voted for a bulk deletion of staff recommended projects that were being funded by other means, totaling \$814,855. The subcommittee voted on a motion to delete these projects and the motion **passed**.

This resulted in a total of **\$12,189,855** in deletions from the preliminary project list.

Amendments to Add

The subcommittee discussed the amendment to add the \$6,990,450 Fire Station #36 replacement project. Members discussed the need for replacement and the vast growth in this area, and others discussed the concern with the large amount for this project that could address other existing Fire Station major maintenance needs. The subcommittee voted on a motion to add this project and the motion **passed**. After this addition, \$5,199,405 remained for additions by the subcommittee.

Daniel Powell requested the subcommittee review two of his amendments to add, which included addressing all fire station major maintenance and all Park and Recreation major maintenance projects. After discussion, the majority consensus of the subcommittee was to review projects based on the number of amendment requests to add.

The subcommittee discussed the amendment to add the \$2,000,000 Dallas Museum of Art (DMA) Fire Alarm Control System. Members discussed the importance and need for funding this project, and the priority between this project and the DMA sprinkler system project. The subcommittee voted on a motion to add this project and the motion **passed**. After this addition, \$3,199,405 remained for additions by the subcommittee.

The subcommittee then discussed whether to consider the \$2,000,000 Fire Burn Building project or the \$5,000,000 DMA Sprinkler System project funded at \$3,199,405 with the remaining funds. The by majority vote, the subcommittee voted to consider the DMA Sprinkler System project next. The subcommittee then voted on a motion to amend the funding amount for the DMA Sprinkler System from \$5,000,000 to the remaining amount available (\$3,199,405) and the motion **passed**. Members discussed their views on funding this project or other projects considering this is the last of the funds available to add projects to the recommended list. The subcommittee voted on an amendment to add this project at the reduced amount and the motion **passed**. After this addition, the subcommittee reached its \$120,000,000 limit for projects to include on the final recommended preliminary project list.

The subcommittee was given a recap of the final list of amendments – deletions included the Eloise Lundy Recreation Center expansion, the Willie B. Johnson Recreation Center expansion, and the staff recommended bulk deletions, which resulted in a total of \$12,189,855 in deletions from the preliminary project list. Projects added include Fire Station #36 replacement, the Dallas Museum of Art Fire Alarm Control System, and \$3,199,405 towards the Dallas Museum of Art Sprinkler System, which resulted in a total of \$12,189,855 additions. The subcommittee voted on a motion to confirm the amended project list and the motion **passed unanimously**.

The subcommittee discussed creating a secondary list of suggested additions should the Citizens Bond Task Force recommend increasing the program beyond \$800,000,000. The secondary list would include all other projects on the "Additions for Discussion" list. The Park and Recreation major maintenance projects would be at the top of the list followed by Dallas Fire-Rescue major maintenance projects, followed by the remaining "Additions for Discussion" projects that were not included in the final recommended preliminary project list. The subcommittee voted on a motion to approve this secondary list and the motion **passed unanimously**.

Mr. Solis' closed the meeting by again thanking the subcommittee members and staff for all of the work put forth to complete this challenging process. The meeting adjourned at 7:48 p.m.

Citizens Bond Task Force

Economic Development and Housing Subcommittee

Meeting Date: May 8, 2017 **Convened:** 5:46 p.m. **Adjourned:** 7:33 p.m.

Opening

The fourth meeting of the Citizens Bond Task Force Economic Development and Housing Subcommittee was called to order by Chairman Albert Black.

Subcommittee Members Present:	Subcommittee Members Absent:
Chairman - Albert Black	Jorge Garza – District 2
Vice-Chairman James Garner - District 13	Tony Shidid - District 5
Ryan Behring – District 1	Xavier Allen Henderson - District 8
Sandra Aldridge – District 3	Barbara Arrendondo – District 9
Jasmond Anderson – District 4	Cara Mendelsohn – District 12
James Armstrong – District 6	
Diane Ragsdale – District 7	
Ben Brewer – District 10	
Edward Okpa – District 11	
Ross Williams - District 14	
Hammond Perot – Economic Development	
Bernadette Mitchell - Housing	
Cynthia Rogers-Ellickson - Housing	
Della Lowe – Economic Development	
Catrena Cain – Economic Development	

Chairman Black began the meeting by asking everyone to look over the agenda for today's meeting. He then asked Vice Chairman James Garner to give a re-cap of the calendar

- a. A correction was made to the calendar there is no May 15th meeting
- b. Chairman Black asked what to expect as a sub-committee in a town hall setting? Bernadette Mitchell, Director of Housing, explained the procedures of a town hall meeting
- c. Chairman Black recommended that the sub-committee draft a set of recommendations to consider a need to revise the recommendations based on the points raised during the town hall meeting

-Chairman Black asked who will be present at the town hall meetings?

Bernadette Mitchell, Director of Housing responded that the sub-committee members will be the ones who attend the town hall meetings.

-Chairman Black asked will all sub-committees be present and will someone from the Economic Development and Housing sub-committee need to be there to defend their

recommendations? And will City staff be there to record the input from the citizens and incorporate them into the records

Bernadette Mitchell, Director of Housings responded that there will be a question and answer session and yes city staff will be present.

Chairman Black opened the floor for questions from the Task Force Committee

Question A - What are mixed housing opportunities? Can we get examples of successful projects?

Bernadette Mitchell, Director of Housing, presented a list of the 2012 bond uses and explained what mixed income opportunities mean.

-Chairman Black asked what are we defining as middle income?

Bernadette Mitchell, Director of Housing, replied 80% level to about 150%

-James Armstrong, III asked is there any data from the housing department generated regarding the pre-imposed use of bond funds and how it generates tax base?

Bernadette Mitchell, Director of Housing, stated that they are gathering the data

-Chairman Black asked the committee if they had any thoughts to the mixed housing opportunities.

-Edward Opka asked what is the demand trending and how many housing units are demanded for low income in the City of Dallas and where is the concentration for that particular type of housing?

Bernadette Mitchell, Director of Housing, recommended that the committee look at page 14 of the original presentation that they were given on the first meeting and it would explain this information

-Chairman Black asked at what point does the bond money historically began to shy away from or fall short and doesn't reach, what value of home area would you began to say that's not where our bond money has historically gone?

Bernadette Mitchell, Director of Housing, responded that the list on page 14 of the presentation gives examples of the information.

-Jasmond Anderson stated would not the purpose of this committee, and creating opportunities for Economic Development and Housing point to amenities that would attract various professionals.

Question B – Can we use Bonds for Housing Trust Fund?

Bernadette Mitchell, Director of Housing, stated that the legal question was submitted to the external Bond Council and they had not responded yet, Bernadette stated that she looked up the information to the Austin Trust Fund and their trust fund is not generated off of bonds it is generated off of tax and the taxes are off of city owned property that get built out.

-Chairman Black asked staff to see if they could follow up with the attorneys on the Trust Fund issues.

-Chairman Black asked Ross Williams does he think the Trust Fund could be used for neighborhood development

-Ross Williams responded that the Trust Fund can be used for making up a gap for rental assistance and he does not know any reason why they can't set up a trust that is for allowed capital improvements that the bond funds could be used for and not used as a loan but as a grant based on the interest that comes off of it from the initial amount that goes in plus whatever comes into the cap, they could make the recommendation and then there could be a whole legislature to come into certain areas or target high opportunity areas like what Mr. Koprowski was talking about in his presentation, what area of needs those details can be included as a recommendation with the housing trust fund recommendations.

-Chairman Black asked at how is the City's Landbank acting on this matter?

Bernadette Mitchell, Director of Housing, stated that the Landbank is a program that was piloted by the State Legislature and it allows cities to set up a local government corporation and it's an arm of the city and a legal 501c3 with a board of directors which is made up of representatives of the tax jurisdiction, it expedited the foreclosure of property that can be built on, because it's a 501c3 it can operate as a master developer and a holding for land donations, it can also act as a land trust.

Committee Discussion

-Chairman Black asked Bernadette Mitchell to give 3 of the priorities needs for Economic Development and Housing.

Bernadette Mitchell, Director of Housing, noted that pages 14 and 15 of staff's initial Subcommittee presentation provide a list of suggested Housing and Economic Development funding priorities.

-Chairman Black asked do you think that the committee has made the kind of recommendations that the staff can sort and prioritize them? Mr. Black also stated that at the Thursday meeting the committee would refine a set of recommendations for staff to compile for the CBTF meeting

-Edward Opka passed out an article regarding Dallas and Detroit.

Adjournment

Meeting was adjourned at 7:33 p.m. by Chairman Albert Black. The next general meeting will be at 5:30 p.m. on May 11, 2017.

Minutes submitted by: Della Lowe

Approved by:

Citizens Bond Task Force

Economic Development and Housing Subcommittee

Meeting Date: May 11, 2017

Convened: 5:47 p.m. **Adjourned:** 6:59 p.m.

Opening

The sixth meeting of the Citizens Bond Task Force Economic Development and Housing Subcommittee was conducted.

Subcommittee Members Present:	Subcommittee Members Absent:
Chairman - Albert Black	Jorge Garza – District 2
Vice Chairman James Garner – District 13	Ben Brewer – District 10
Ryan Behring - District 1	Jasmond Anderson – District 4
Sandra Alridge – District 3	Tony Shidid - District 5
Barbara Arrendondo – District 9	James Armstrong III – District 6
Ross Williams - District 14	Xavier Allen Henderson - District 8
Cara Mendelsohn – District 12	
Diane Ragsdale – District 7	
Edward Okpa – District 11	
Bernadette Mitchell - Housing	
Cynthia Rogers- Ellickson – Housing	
Hammond Perot – Economic Development	
Della Lowe – Economic Development	
Catrena Cain – Economic Development	

Chairman Albert Black began the meeting by reviewing the agenda. Mr. Black asked Jim Garner to review the recommendation to be presented to the CBTF on Monday, May 15, 2017. Jim Garner asked Ross Williams to explain the Trust Fund scenario to the subcommittee.

Cara Mendelsohn asked if the subcommittee wanted a Trust Fund.

Bernadette Mitchell answered several questions regarding housing in Dallas.

The committee responded with questions for Ross about the provided information.

Diane Ragsdale provided the subcommittee with a handout titled “North Texas Community Development Association (NTCDA) Proposal – General Obligation Bond Allocation for Affordable Housing”. The subcommittee asked questions about the information provided.

Ryan Behring ask for clarification of the wording. Sandra Alridge mentioned a “1-car garage” issue.

Adjournment

The meeting ended at 6:59 p.m.

Minutes submitted by: Catrena Cain Approved by:

Citizen Bond Task Force Parks and Trails Subcommittee

Meeting Date: May 8, 2017

Convened: 5:38 p.m. **Adjourned:** 6:34 p.m.

Committee Members Present:

Fred Pena, Council District 1
Jesse Moreno, Council District 2
A.J. Johnson, Council District 3
Brian Spencer, Council District 5
Linda Neel, Council District 6
Sean D. Johnson, Council District 7
Jesse Smith, Council District 9
Robb Stewart, Council District 10
Amy Monier, Vice Chair, Council District 11
Robert T. Richard, Council District 12
Paul Sims, Council District 14
Robert Abtahi, Place 15

Committee Members Absent:

Joseph Deans, Council District 4
LaShanté Williams, Council District 8

Staff Present:

Willis Winters, Director, Park and Recreation Department
John Jenkins, Deputy Director, Park and Recreation Department
Louise Elam, Assistant Director of Planning and Design, Park and Recreation Department
Leong Lim, Senior Park Manager - Design, Engineering and Site Development, Park and Recreation Department
Jared White, Manager II – Mobility Planning, Mobility and Streets Services
Peter Bratt, Manager II, Park and Recreation Department

Robert Abtahi, Chair, opened the meeting at 5:38pm.

At 5:40 p.m. Louise Elam, Assistant Director of Planning and Design, presented an updated inventory of projects approved by the Parks and Trails Subcommittee for inclusion in a potential \$120M Bond Program, and also provided a list of Fair Park Capital Projects that were a priority for available funding.

At 5:41 p.m. Louise Elam, Assistant Director of Planning and Design, presented the subcommittee with a recommended list of projects for funding should a \$120M Bond Program for Parks and Trails be expanded to fund \$153.5M in projects with match funding. \$48.64M in potential project funding of the original \$120M would be available for other projects. Discussion from 5:47 p.m. to 6:19 p.m. by subcommittee members. Subcommittee members unanimously recommended to approve funding for the following projects

- Additional \$500,000 per Council District (\$7M)
- Partnership Match Funding (\$1M)
- Citywide Code/ADA Allowance (\$1M)

- Citywide Environmental - Dam Safety, Erosion Control (\$1M)
- Recreation Center Assessment / Master Plan (\$750,000)
- Increase Land Acquisition Allowance (\$11.29M)
- Aquatics Phase 2 (\$14.9M) – includes funding for Neighborhood Aquatics Center at Exline Park (\$6.2M), Neighborhood Aquatics Center at Harry Stone Park (\$6.2M), and improvements at Bahama Beach (\$2.5M)
- Bachman Recreation Center Renovation (\$3.9M)
- Willie B. Johnson Recreation Center - Senior Addition (\$3.8M)
- White Rock Lake Trail – reconstruction from Bath House Cultural Center to Sunset Bay (\$4M)

At 6:23 p.m. Robert Abtahi, Chair, discussed the tour with the Citizens Bond Task Force scheduled for Thursday, May 11, 2017.

At 6:26 p.m. Assistant Director Louise Elam led a discussion regarding the next steps of the subcommittee, and requested that all members provide their Council District projects (\$1.6M per district in a \$120M Bond Program, and an additional \$500,000 for possible program expansion) to her no later than Tuesday, May 9, 2017 at 2 p.m., so that the projects could be included in the final subcommittee report.

At 6:33 p.m. Robert Abtahi, Chair, led a discussion regarding the May 15, 2017 presentation to the Citizen Bond Task Force, and invited all members to attend.

The meeting was adjourned by Robert Abtahi, Chair, at 6:34 p.m.

Citizen Bond Task Force Parks and Trails Subcommittee

Meeting Date: May 11, 2017

Convened: 5:39 p.m. **Adjourned:** 6:09 p.m.

Committee Members Present:

Jesse Moreno, Council District 2
A.J. Johnson, Council District 3
Brian Spencer, Council District 5
Linda Neel, Council District 6
Robb Stewart, Council District 10
Amy Monier, Vice Chair, Council District 11
Robert T. Richard, Council District 12
Paul Sims, Council District 14
Robert Abtahi, Place 15

Committee Members Absent:

Fred Pena, Council District 1
Joseph Deans, Council District 4
Sean D. Johnson, Council District 7
LaShanté Williams, Council District 8
Jesse Smith, Council District 9

Staff Present:

Willis Winters, Director, Park and Recreation Department
Louise Elam, Assistant Director of Planning and Design, Park and Recreation Department
Leong Lim, Senior Park Manager - Design, Engineering and Site Development, Park and Recreation Department
David Mills, Senior Architect, Park and Recreation Department
John Reynolds, Senior Project Manager, Park and Recreation Department
Jason Ney, Manager II, Park and Recreation Department
Peter Bratt, Manager II, Park and Recreation Department

Robert Abtahi, Chair, opened the meeting at 5:39pm.

At 5:40 p.m. Louise Elam, Assistant Director of Planning and Design, introduced David Mills, Senior Architect, who presented on the Crawford Park Master Plan. Discussion followed.

At 5:54 p.m. Louise Elam, Assistant Director of Planning and Design, introduced John Reynolds, Senior Project Manager, who presented on the Southern Gateway Deck Park. Discussion followed.

At 6:02 p.m. Louise Elam, Assistant Director of Planning and Design, presented on the Midtown Commons Project. Discussion followed.

The meeting was adjourned by Robert Abtahi, Chair, at 6:09 p.m. The Parks and Trails Subcommittee and the Citizens Bond Task Force members left on a tour of potential bond project sites.