

# Memorandum

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CITY OF DALLAS

DATE September 13, 2013

2013 SEP 12 PM 3: 06

TO Members of the Economic Development Committee: SECRETARY  
Rick Callahan, (Vice-Chair), Jerry R. Allen, Scott Griggs, Adam Medrano, Lee Kleinman

SUBJECT **Economic Development Committee**  
**Monday, September 16, 2013, 9:00 – 10:30 a.m.**  
**1500 Marilla Street, City Hall, Room 6ES, Dallas, Texas 75201**

## AGENDA

1. Approval of September 3, 2013 Minutes of the Economic Development Committee
2. Belleview Browder District-wide Public Improvements - Cedars TIF District  
Karl Zavitkovsky, Director,  
Office of Economic Development  
**(Estimated time 15 minutes)**
3. Plaza Hotel Project - Cedars TIF District  
Karl Zavitkovsky, Director,  
Office of Economic Development  
**(Estimated time 15 minutes)**
4. Vickery Meadows Mixed-Use Library Project  
Karl Zavitkovsky, Director  
Office of Economic Development  
**(Estimated time 20 minutes)**
5. Upcoming Agenda Items
  - Business Assistance Center (BAC) Contract Renewal
  - World Affairs Contract Renewal
  - Adoption of 2012 International Construction Codes
  - Amendment to Development and Operating Agreement (Cypress Waters MMD)

  
Tennell Atkins, Chair  
Economic Development Committee

C: The Honorable Mayor and Members of the City Council  
A. C. Gonzalez, Interim City Manager  
Rosa Rios, City Secretary  
Warren M.S. Ernst, Interim City Attorney  
Judge Daniel Solis, Administrative Judge Municipal Court  
Craig Kinton, City Auditor  
Frank Libro, Public Information Officer  
Ryan S. Evans, Interim 1<sup>st</sup> Assistant City Manager  
Forest Turner, Assistant City Manager

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Theresa O'Donnell, Interim Assistant City Mgr.  
Jeanne Chipperfield, CFO, OFS  
Karl Zavitkovsky, Director, OED  
J. Hammond Perot, Assistant Director, OED  
Elsa Cantu, Assistant to the CMO

**Note: A quorum of the Dallas City Council may attend this Council Committee meeting.**

A closed session may be held if the discussion on any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested to the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The Purchase, exchange, lease or value of real property, if the deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving appointments, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment or specific occasions for implementation of security personnel or device. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meeting Act.

# Economic Development Committee **DRAFT**

## Meeting Record September 3, 2013

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

**Meeting Date:** September 3, 2013      **Meeting Start time:** 9:01 AM

**Committee Members Present:**

Tennell Atkins  
Rick Callahan  
Jerry R. Allen  
Adam Medrano  
Scott Griggs  
Lee Kleinman

**Other Council Members Present:**

**Staff Present:**

Ryan Evans, Interim First Assistant City Manager, City Managers Office  
Karl Zavitkovsky, Director, Office of Economic Development  
Hammond Perot, Director, Office of Economic Development  
Karl Stundins, Manager, Office of Economic Development  
Sue Hounsel, Sr. Coordinator, Office of Economic Development  
David Cossum, Interim Director, Sustainable Development and Construction  
Larry Holmes, Chief Building Official, Sustainable Development and Construction

**Other Presenters:**

Will Munding, Crow Holdings

**1. Approval of June 17, 2013 Minutes of the Economic Development Committee**

**Presenter(s):**

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes.

**Motion made by:** Mr. Allen

**Motion seconded by:** Mr. Medrano

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**2. Dallas Proton Treatment Center – Phase I of Apparel Mart Redevelopment Design District TIF**

**Presenter(s):** Karl Zavitkovsky, Director, Office of Economic Development

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Allen

**Motion seconded by:** Mr. Medrano

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**3. Liberty State Bank Preservation Project City Center TIF District**  
**Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Allen

**Motion seconded by:** Mr. Medrao

Item passed unanimously:  X

Item passed on a divided vote:       

Item failed unanimously:       

Item failed on a divided vote:       

**Follow-up (if necessary):**

**4. Dallas Public Improvement Districts (PIDs) Overview and Update**  
**Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Allen

**Motion seconded by:** Mr. Medrao

Item passed unanimously:  X

Item passed on a divided vote:       

Item failed unanimously:       

Item failed on a divided vote:       

**Follow-up (if necessary):**

**5. Adoption of 2012 International Construction Codes**  
**Presenter(s): Larry Holmes, Chief Building Official, Sustainable Development and Construction**

**Action Taken/Committee Recommendation(s):** No action taken

**Motion made by:**

**Motion seconded by:**

Item passed unanimously:       

Item passed on a divided vote:       

Item failed unanimously:       

Item failed on a divided vote:       

**Follow-up (if necessary):**

**6. Upcoming Agenda Item**  
• **Hillwood IIPOD Development**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Allen

**Motion seconded by:** Mr. Callahan

Item passed unanimously:  X

Item passed on a divided vote:       

Item failed unanimously:       

Item failed on a divided vote:       

**Follow-up (if necessary):**

**Meeting Adjourned: 10:31AM**

**Approved By: \_\_\_\_\_**

# Memorandum



DATE September 13, 2013

TO Members of the Economic Development Committee:  
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen,  
Scott Griggs, Lee Kleinman, Adam Medrano

SUBJECT **Bellevue Browder District-wide Public Improvements – Cedars TIF District**

On Monday, September 16, 2013, the Economic Development Committee will be briefed on the Bellevue Browder District-wide Public Improvements – Cedars TIF District.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
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Jeanne Chipperfield, Chief Financial Officer  
Karl Zavitkovsky, Director, Office of Economic Development  
J. Hammond Perot, Assistant Director, Office of Economic Development  
Elsa Cantu, Assistant to the City Manager-Council Office

# Bellevue Browder District-wide Public Improvements - Cedars TIF District

Economic Development Committee  
September 16, 2013

# Purpose

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- Review the TIF funding request for the Belleview-Browder District-wide Public Improvements proposal in the Cedars TIF District
- Economic Development Committee recommendation for approval of funding request by City Council on September 25, 2013



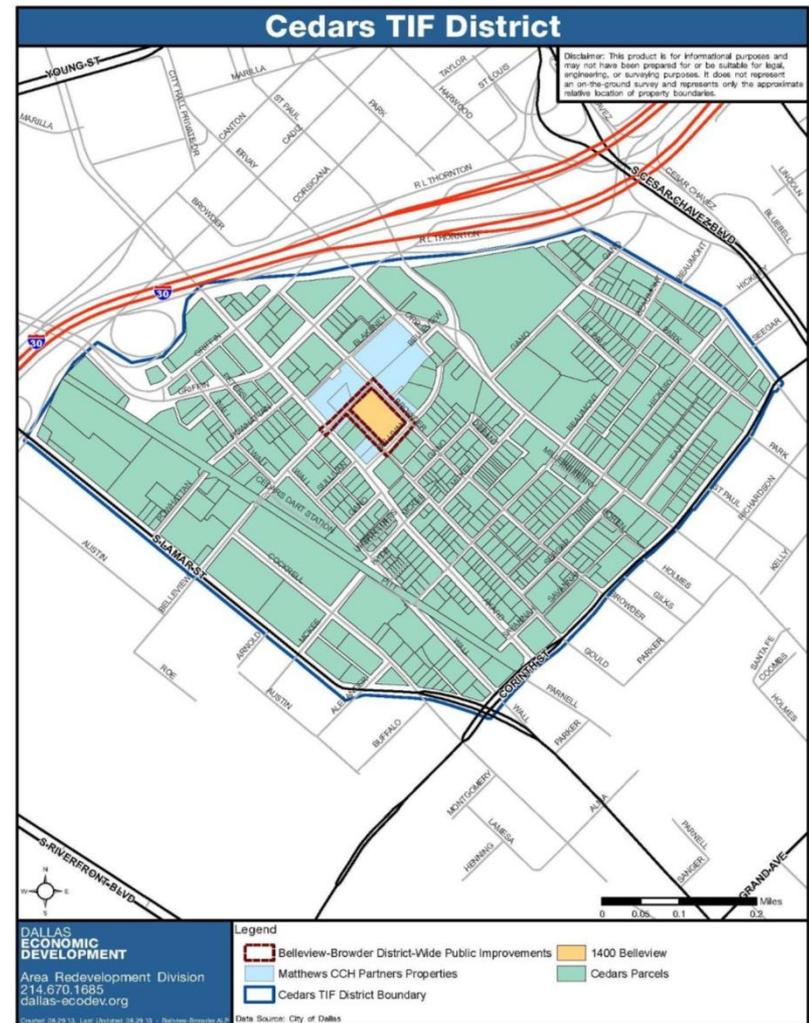
# Cedars TIF District: Background (continued)

- Originally, Cedars TIF District set to expire on December 31, 2012
- City Council extended to term through December 31, 2022 (in June 2011) to encourage additional development

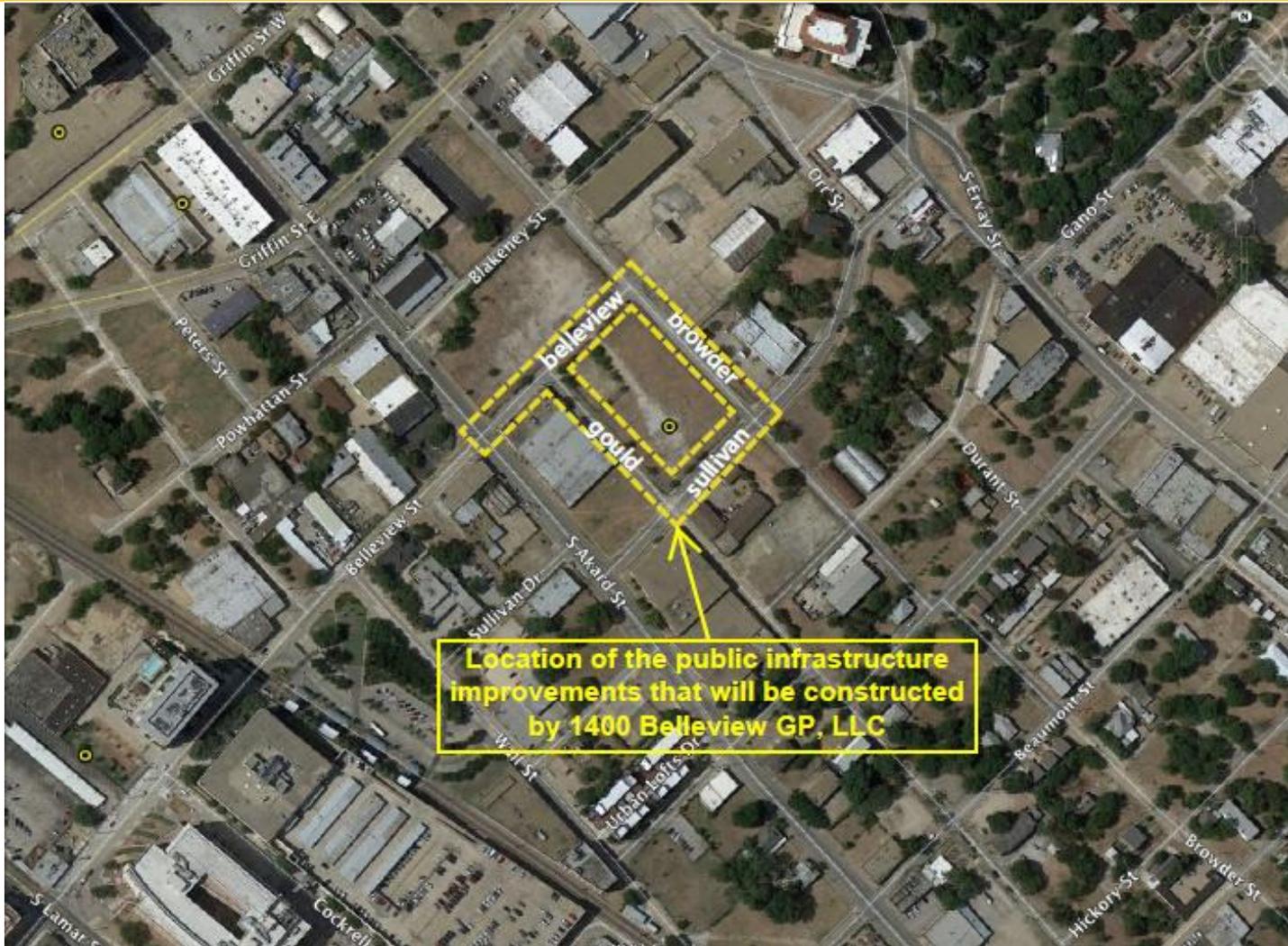


# Bellevue Browder District-wide Public Improvements Project

- **Location:**
  - **Bellevue Street** from Browder Street to South Akard Street,
  - **Gould Street** from Bellevue Street to Sullivan Drive,
  - **Browder Street** from Bellevue Street to Sullivan Drive
  - **Sullivan Drive** from Browder Street to Gould (see adjacent map)
- **Planned Improvements:**
  - Water / wastewater and
  - Limited streetscape work
- **Project Impact:** Allows 6.05 acres that is controlled by Matthews CCH Partners to be developed



# Bellevue Browder: Conceptual Site Plan



# Bellevue Browder: Detailed Description

- Public Improvements funded:
  - Franchise utility relocation
  - Limited amount of modified street lighting/streetscape improvements
  - Water-wastewater/drainage improvements
- Replaces sub-standard public infrastructure and enables the redevelopment of 6.05 acres of property adjacent to 1400 Bellevue Project
- Estimated cost of public improvements is \$848,746 (\$441,225 from Cedars TIF District)
- Estimated potential private investment in build out of adjacent sites is ± \$15,000,000

# Belleview Browder: TIF Subsidy

<b>Infrastructure Improvements</b>	
<b>(TIF Eligible Project Costs)</b>	
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	\$441,225
<b>Total TIF Eligible Project Costs</b>	<b>\$441,225</b>

# Belleview Browder: Project Summary

Total square footage required	N/A
A) Residential Units	N/A
B) Residential Rental Space	N/A
C) Commercial (office and/or retail) space	N/A
Required private investment – site acquisition, hard costs, and soft costs, etc.	N/A
Expected total project cost	\$15,848,746*
TIF Funding	\$441,225
% TIF funds to expected total project cost	2.8%
Return on Cost without TIF Funds	N/A
Return on Cost with TIF Funds	N/A
Developer's Fee	N/A
Deadline to complete and receive a certificate of acceptance for all public infrastructure improvements	December 31, 2015

\*includes anticipated private investment in adjacent sites

# Previous & Recommended Actions

- On June 22, 2011, City Council approved 1400 Belleview GP, LLC's request for \$1,657,916 in TIF reimbursement for costs related to public infrastructure improvements supporting the development of 1400 Belleview, a mixed use project, located at 1401 Browder Street
- On August 23, 2013, Peer Review Committee reviewed the Conceptual Site Plan and Renderings for Belleview Browder District-wide Public Improvements Project (Appendix 3)
- On September 5, 2013, Cedars TIF Board of Directors reviewed and approved recommendation for TIF funding for Belleview Browder District-wide Public Improvements Project in an amount not to exceed \$441,225
- **Recommended Action:** Approval of a development agreement with 1400 Belleview GP, LLC to dedicate future Cedars TIF District revenues in an amount not to exceed \$441,225 for Belleview Browder District-wide Public Improvements Project on September 25, 2013

- Appendices

# Appendix 1: Cedars TIF Budget

<b>Cedars TIF District                      Projected Increment Revenues to Retire TIF Fund Obligations</b>			
Category	TIF Budget (Total Dollars)	Allocated*	Balance
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/ Public Open Spaces/ Economic Development Grants	\$13,961,735	\$6,380,004	\$7,581,731
Environmental Remediation	\$3,205,102	\$0	\$3,205,102
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$4,807,653	\$0	\$4,807,653
Administration and Implementation*	\$1,153,837	\$705,001**	\$448,836
<b>Total Project Costs</b>	<b>\$23,128,327</b>	<b>\$7,085,005</b>	<b>\$16,043,322</b>
<p><i>The Cedars TIF term was extended by a ten-year period and is now set to terminate in 2022. Estimated TIF Collections show potential capacity in the district based on current projections, not actual current cash status. Actual capacity to be determined by new construction. Values adjusted as of September 30, 2012 to reflect current projections.</i></p> <p><i>*Includes allocations for the Bellevue Browder District-wide Public Improvements and Plaza Hotel Projects.</i></p> <p><i>**TIF administration costs shown are expensed through FY 2012.</i></p>			

# Appendix 2:

## Cedars TIF District Increment Chart

Tax Year	Property Value Estimate City	Property Value Growth \$	Anticipated Captured Value City	Tax Increment Revenue City	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue County	Tax Increment Revenue DCHD	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
1992	\$35,300,760									
1993	\$33,706,330		(\$1,594,430)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1994	\$31,406,528		(\$3,894,232)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1995	\$34,824,532		(\$476,228)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1996	\$32,499,522		(\$2,801,238)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1997	\$33,333,582		(\$1,967,178)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1998	\$39,631,442		\$4,330,682	\$28,110	\$0	\$0	\$0	\$0	\$28,109	\$20,976
1999	\$39,171,800		\$3,871,040	\$25,839	\$27,770	\$0	\$0	\$0	\$53,610	\$59,075
2000	\$39,634,388		\$4,333,628	\$28,927	\$33,105	\$0	\$5,521	\$7,155	\$74,708	\$109,641
2001	\$42,365,372		\$7,064,612	\$47,156	\$54,157	\$0	\$9,000	\$11,664	\$121,977	\$188,268
2002	\$42,569,912		\$7,269,152	\$50,870	\$57,180	\$0	\$9,261	\$12,001	\$129,312	\$267,655
2003	\$42,628,095		\$7,327,335	\$45,106	\$52,169	\$0	\$8,771	\$10,644	\$116,691	\$335,881
2004	\$42,745,457		\$7,444,697	\$51,430	\$60,083	\$0	\$9,545	\$11,889	\$132,947	\$409,911
2005	\$45,724,646		\$10,423,886	\$77,314	\$0	\$0	\$14,493	\$17,210	\$196,333	\$514,030
DISD	\$45,644,075		\$10,343,315	\$0	\$87,316	\$0	\$0	\$0	\$0	\$0
2006	\$48,923,596	\$3,198,950	\$13,622,836	\$87,924	\$89,407	\$0	\$17,393	\$19,907	\$214,630	\$622,433
2007	\$62,805,631	\$13,882,035	\$27,504,871	\$205,709	\$163,216	\$0	\$40,649	\$45,402	\$454,976	\$841,284
2008	\$82,965,625	\$20,159,994	\$47,664,865	\$356,486	\$282,033	\$0	\$70,670	\$78,695	\$787,884	\$1,202,223
2009	\$87,846,392	\$4,880,767	\$52,545,632	\$392,989	\$335,263	\$0	\$77,891	\$93,565	\$899,708	\$1,594,763
2010	\$81,952,804	(\$5,893,588)	\$46,652,044	\$371,817	\$290,103	\$0	\$73,700	\$82,159	\$817,779	\$1,934,567
2011	\$78,357,617	(\$3,595,187)	\$43,056,857	\$343,163	\$278,879	\$0	\$68,004	\$75,808	\$765,854	\$2,237,641
2012	\$76,404,425	(\$1,953,192)	\$41,103,665	\$327,596	\$265,190	\$0	\$64,950	\$72,404	\$730,140	\$2,512,823
2013	\$80,495,208	\$4,090,783	\$45,194,448	\$324,180	\$0	\$0	\$82,401	\$0	\$406,581	\$2,658,762
2014	\$82,910,064	\$2,414,856	\$47,609,304	\$341,502	\$0	\$0	\$86,804	\$0	\$428,305	\$2,805,178
2015	\$89,108,678	\$6,198,614	\$53,807,918	\$385,964	\$0	\$0	\$98,105	\$0	\$484,069	\$2,962,778
2016	\$184,261,518	\$95,152,840	\$148,960,758	\$1,068,496	\$0	\$0	\$271,593	\$0	\$1,340,088	\$3,378,296
2017	\$223,801,948	\$39,540,430	\$188,501,188	\$1,352,119	\$0	\$0	\$343,685	\$0	\$1,695,804	\$3,879,072
2018	\$241,861,120	\$18,059,172	\$206,560,360	\$1,481,657	\$0	\$0	\$376,611	\$0	\$1,858,269	\$4,401,692
2019	\$274,116,954	\$32,255,834	\$238,816,194	\$1,713,029	\$0	\$0	\$435,422	\$0	\$2,148,450	\$4,977,151
2020	\$332,340,462	\$58,223,509	\$297,039,702	\$2,130,666	\$0	\$0	\$541,578	\$0	\$2,672,243	\$5,658,823
2021	\$392,310,676	\$59,970,214	\$357,009,916	\$2,560,832	\$0	\$0	\$650,918	\$0	\$3,211,750	\$6,439,106
2022	\$408,579,557	\$16,268,880	\$373,278,797	\$2,677,529	\$0	\$0	\$680,581	\$0	\$3,358,109	\$7,216,097
				<b>\$16,476,409</b>	<b>\$2,075,871</b>	<b>\$0</b>	<b>\$4,037,545</b>	<b>\$538,503</b>	<b>\$23,128,327</b>	<b>\$7,216,097</b>
				<b>\$4,858,523</b>	<b>\$952,416</b>	<b>\$0</b>	<b>\$1,163,265</b>	<b>\$241,893</b>	<b>\$7,216,097</b>	

# Appendix 3: Bellevue Browder District-wide Public Improvements Project – Urban Design Comments

- The Urban Design Peer Review Panel’s advice for the Bellevue Browder District-wide Public Improvements Project is summarized below:
  - The panel supports the extension of Bellevue Street to Ervay Street as an Important connector within the overall Cedars neighborhood
  - Regarding the *future* implementation of the extension of Bellevue Street, the proposed design of streetscape seems overly conventional and not conducive of the flexibility necessary to relate to future adjacent development
  - Park and street design should be coordinated with the development of adjacent parcels to better understand and respond to the context
  - Design for the Bellevue Extension component should return to the panel when adjacent development comes forward and further contextual information is available

# Appendix 4: 1400 Bellevue GP, LLC

- Matthews Affordable Income Development (MAID), an affiliate of Matthews Southwest (MSW), and Casa Linda Development Corporation (CLDC) are the Members of 1400 Bellevue GP, LLC.
  - Jack Matthews, Kristian Teleki and Scott Galbraith are the principals and owners of MAID
  - Linda Brown and Sara Reidy are the principals and owners of CLDC

MSW's affiliate Matthews CCH Partners owns and manages numerous properties in the Cedars District, notably South Side on Lamar and The Beat Condos. MAID and CLDC are currently developing the 1400 Bellevue Project which will consist of 164 affordable housing units and 7,500 square feet of flex space.

# Memorandum



DATE September 13, 2013

TO Members of the Economic Development Committee:  
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen,  
Scott Griggs, Lee Kleinman, Adam Medrano

SUBJECT **Plaza Hotel Project – Cedars TIF District**

On Monday, September 16, 2013, the Economic Development Committee will be briefed on the Plaza Hotel Projects – Cedars TIF District.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



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Interim First Assistant City Manager

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# Plaza Hotel Project - Cedars TIF District

Economic Development Committee  
September 16, 2013

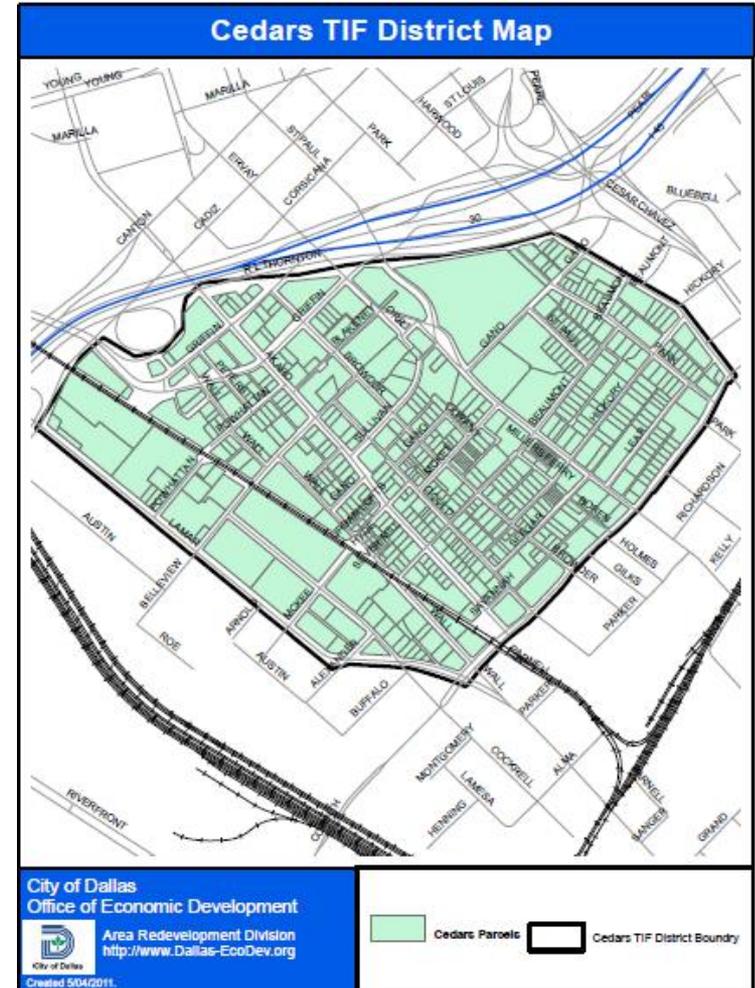
# Purpose

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- Review TIF funding request for Plaza Hotel proposal in the Cedars TIF District
- Economic Development Committee recommendation for approval of funding request by City Council on September 25, 2013

# Cedars TIF District: Background

- Created December 9, 1992
- Located immediately south of Downtown
- Bounded by:
  - IH-30
  - South Harwood Street
  - Corinth Street
  - South Lamar Street
- Gateway to downtown
- Supports adjacent areas
  - Kay Bailey Hutchison Convention Center
  - South Lamar District
  - Dallas Heritage Village
  - Dallas Farmers Market



# Cedars TIF District: Background (continued)

- Originally, Cedars TIF District set to expire on December 31, 2012
- City Council extended to term through December 31, 2022 (in June 2011) to encourage additional development



# Plaza Hotel Project

- **Location:** 1011 South Akard Street
- **Site:** includes 1.97 acres occupied by vacant hotel (10+ years) and two level parking garage
- **Planned improvements:**
  - Streetscape and landscaping improvements on South Akard Street and West Griffin Street
  - New Cedars Gateway
  - Addition of bike lanes on South Akard Street
  - Neighborhood Plaza anchored with new retail space at corner of South Akard and West Griffin Streets



# Plaza Hotel Project: Plans/Images

- Convert vacant 12-story hotel into a 220 room full service hotel with outdoor pool and amenity area



Cedars Gateway Improvements & Entry Sign

- Create Gateway into Cedars Neighborhood on South Akard



Lane Reduction, Sidewalk Amenities, New Bicycle Lane, Median Improvements & Art

# Plaza Hotel Project: Plans/images (continued)

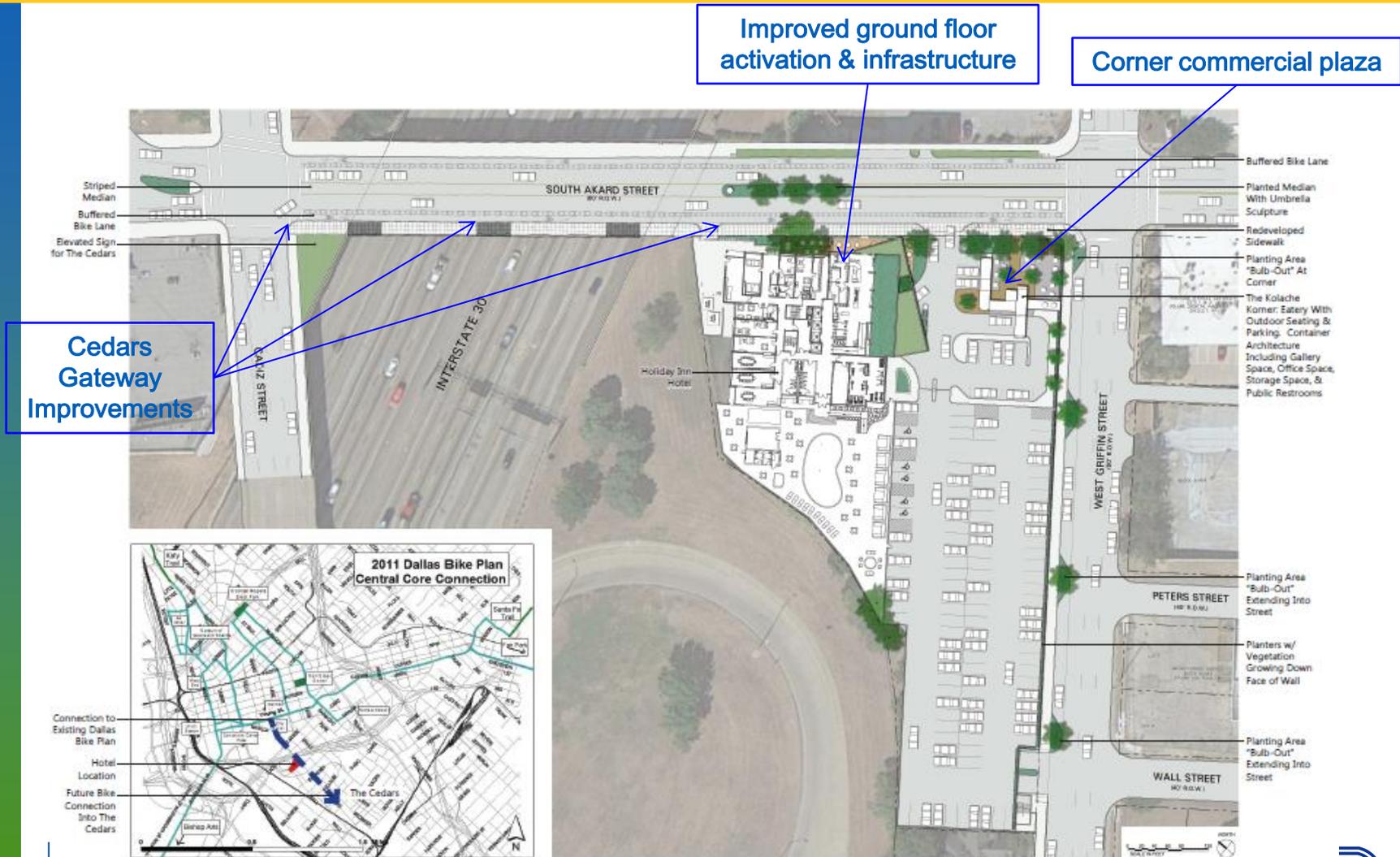


Ground Floor Activation on South Akard Street

Use repurposed shipping containers to construct approximately 1,800 square feet of commercial space on the southeast corner of the hotel's parking lot to create a corner plaza that links project with Cedars neighborhood



# Plaza Hotel Project: Conceptual Site Plan



# Plaza Hotel Project: TIF Subsidy

<b>Infrastructure Improvements</b>	
(TIF Eligible Project Costs)	
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	
Infrastructure Improvements related to the Akard Street bridge; along South Akard Street between West Griffin Avenue and Cadiz Street; and I-30 right-of-way (District-wide Improvements)	\$886,089
Site related Public Improvements at the corner of South Akard Street and West Griffin Avenue	\$398,982
TIF Grant	\$1,000,000
<b>Total TIF Eligible Project Costs</b>	<b>\$2,285,071</b>
<p><i>* Cost maybe reallocated among categories as long as the total TIF funding commitment does not exceed \$2,285,071. No interest shall accrue on any portion of the TIF subsidy.</i></p>	

# Plaza Hotel Project: Funding Sources and Uses

Funding Source	Amount	Use
Senior Debt	\$13,180,000	Mortgage Loan
Section 108 Loan	\$11,000,000	Loan Secured by LLC Lien
New Market Tax Credit Equity	\$3,120,000	Equity
Seller's Equity Loan	\$5,500,000	Equity Loan
Developer Loan	\$1,285,071	Bridge Loan for Public Improvements
	<b>\$34,085,071</b>	

# Plaza Hotel Project: Project Summary

Total square footage required A) Commercial/retail space	1,500 square feet
Required private investment – site acquisition, hard costs, soft costs, etc.	\$21,500,000
Expected total project cost	\$34,085,071
TIF Funding	\$2,285,071
% of TIF funds to expected total project cost	6.70%
Return on Cost without TIF Funds	6.57%
Return on Cost with TIF Funds	7.04%
Developer's Fee	\$1,312,000 (3.85%)
Deadline to complete and receive a Certificate of Occupancy for the commercial/retail structure(s)	July 31, 2015
Deadline to complete and receive a Certificate of Occupancy for the renovated hotel	July 31, 2015
Deadline to complete and receive a Certificate of Acceptance for all public infrastructure improvements	July 31, 2015

# Previous & Recommended Actions

- On August 23, 2013, Peer Review Committee reviewed and approved the Conceptual Site Plan and Renderings for the Plaza Hotel Project with some minor comments which were addressed by the developer (Appendix 4)
- On September 5, 2013, Cedars TIF Board of Directors reviewed and approved the TIF funding recommendation for Plaza Hotel Project in an amount not to exceed \$2,285,071
- Recommended Action: Approval of a development agreement with TEOF Hotel LLC to dedicate future Cedars TIF District revenues in an amount not to exceed \$2,285,071 for Plaza Hotel Project on September 25, 2013

- Appendices

# Appendix 1: Cedars TIF Budget

<b>Cedars TIF District Projected Increment Revenues to Retire TIF Fund Obligations</b>			
<b>Category</b>	<b>TIF Budget (Total Dollars)</b>	<b>Allocated*</b>	<b>Balance</b>
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/ Public Open Spaces/ Economic Development Grants	\$13,961,735	\$6,380,004	\$7,581,731
Environmental Remediation	\$3,205,102	\$0	\$3,205,102
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$4,807,653	\$0	\$4,807,653
Administration and Implementation*	\$1,153,837	\$705,001**	\$448,836
<b>Total Project Costs</b>	<b>\$23,128,327</b>	<b>\$7,085,005</b>	<b>\$16,043,322</b>
<p><i>The Cedars TIF term was extended by a ten-year period and is now set to terminate in 2022. Estimated TIF Collections show potential capacity in the district based on current projections, not actual current cash status. Actual capacity to be determined by new construction. Values adjusted as of September 30, 2012 to reflect current projections.</i></p> <p><i>*Includes allocations for the Bellevue Browder District-wide Public Improvements and Plaza Hotel Projects.</i></p> <p><i>**TIF administration costs shown are expensed through FY 2012.</i></p>			

# Appendix 2: Cedars TIF District Increment Chart

Tax Year	Property Value Estimate City	Property Value Growth \$	Anticipated Captured Value City	Tax Increment Revenue City	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue County	Tax Increment Revenue DCHD	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
1992	\$35,300,760									
1993	\$33,706,330		(\$1,594,430)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1994	\$31,406,528		(\$3,894,232)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1995	\$34,824,532		(\$476,228)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1996	\$32,499,522		(\$2,801,238)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1997	\$33,333,582		(\$1,967,178)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1998	\$39,631,442		\$4,330,682	\$28,110	\$0	\$0	\$0	\$0	\$28,109	\$20,976
1999	\$39,171,800		\$3,871,040	\$25,839	\$27,770	\$0	\$0	\$0	\$53,610	\$59,075
2000	\$39,634,388		\$4,333,628	\$28,927	\$33,105	\$0	\$5,521	\$7,155	\$74,708	\$109,641
2001	\$42,365,372		\$7,064,612	\$47,156	\$54,157	\$0	\$9,000	\$11,664	\$121,977	\$188,268
2002	\$42,569,912		\$7,269,152	\$50,870	\$57,180	\$0	\$9,261	\$12,001	\$129,312	\$267,655
2003	\$42,628,095		\$7,327,335	\$45,106	\$52,169	\$0	\$8,771	\$10,644	\$116,691	\$335,881
2004	\$42,745,457		\$7,444,697	\$51,430	\$60,083	\$0	\$9,545	\$11,889	\$132,947	\$409,911
2005	\$45,724,646		\$10,423,886	\$77,314	\$0	\$0	\$14,493	\$17,210	\$196,333	\$514,030
DISD	\$45,644,075		\$10,343,315	\$0	\$87,316	\$0	\$0	\$0	\$0	\$0
2006	\$48,923,596	\$3,198,950	\$13,622,836	\$87,924	\$89,407	\$0	\$17,393	\$19,907	\$214,630	\$622,433
2007	\$62,805,631	\$13,882,035	\$27,504,871	\$205,709	\$163,216	\$0	\$40,649	\$45,402	\$454,976	\$841,284
2008	\$82,965,625	\$20,159,994	\$47,664,865	\$356,486	\$282,033	\$0	\$70,670	\$78,695	\$787,884	\$1,202,223
2009	\$87,846,392	\$4,880,767	\$52,545,632	\$392,989	\$335,263	\$0	\$77,891	\$93,565	\$899,708	\$1,594,763
2010	\$81,952,804	(\$5,893,588)	\$46,652,044	\$371,817	\$290,103	\$0	\$73,700	\$82,159	\$817,779	\$1,934,567
2011	\$78,357,617	(\$3,595,187)	\$43,056,857	\$343,163	\$278,879	\$0	\$68,004	\$75,808	\$765,854	\$2,237,641
2012	\$76,404,425	(\$1,953,192)	\$41,103,665	\$327,596	\$265,190	\$0	\$64,950	\$72,404	\$730,140	\$2,512,823
2013	\$80,495,208	\$4,090,783	\$45,194,448	\$324,180	\$0	\$0	\$82,401	\$0	\$406,581	\$2,658,762
2014	\$82,910,064	\$2,414,856	\$47,609,304	\$341,502	\$0	\$0	\$86,804	\$0	\$428,305	\$2,805,178
2015	\$89,108,678	\$6,198,614	\$53,807,918	\$385,964	\$0	\$0	\$98,105	\$0	\$484,069	\$2,962,778
2016	\$184,261,518	\$95,152,840	\$148,960,758	\$1,068,496	\$0	\$0	\$271,593	\$0	\$1,340,088	\$3,378,296
2017	\$223,801,948	\$39,540,430	\$188,501,188	\$1,352,119	\$0	\$0	\$343,685	\$0	\$1,695,804	\$3,879,072
2018	\$241,861,120	\$18,059,172	\$206,560,360	\$1,481,657	\$0	\$0	\$376,611	\$0	\$1,858,269	\$4,401,692
2019	\$274,116,954	\$32,255,834	\$238,816,194	\$1,713,029	\$0	\$0	\$435,422	\$0	\$2,148,450	\$4,977,151
2020	\$332,340,462	\$58,223,509	\$297,039,702	\$2,130,666	\$0	\$0	\$541,578	\$0	\$2,672,243	\$5,658,823
2021	\$392,310,676	\$59,970,214	\$357,009,916	\$2,560,832	\$0	\$0	\$650,918	\$0	\$3,211,750	\$6,439,106
2022	\$408,579,557	\$16,268,880	\$373,278,797	\$2,677,529	\$0	\$0	\$680,581	\$0	\$3,358,109	\$7,216,097
				<b>\$16,476,409</b>	<b>\$2,075,871</b>	<b>\$0</b>	<b>\$4,037,545</b>	<b>\$538,503</b>	<b>\$23,128,327</b>	<b>\$7,216,097</b>
				<b>\$4,858,523</b>	<b>\$952,416</b>	<b>\$0</b>	<b>\$1,163,265</b>	<b>\$241,893</b>	<b>\$7,216,097</b>	

# Appendix 3: Plaza Hotel Project Pro Forma and Budget

PROJECT DESCRIPTION:		Plaza Hotel		
SITE AREA:		2		
NUMBER OF FLOORS/STORIES:		12		
BUILDING AREA (g.s.f.):		162,733		
CONSTRUCTION PERIOD:		13 mo		
ANTICIPATED CONSTR START DATE:		12/1/2013		
<b>Project Component</b>				
	<b>SF</b>	<b>Rooms</b>	<b>Total SF</b>	<b>\$ per SF</b>
Plaza Hotel	160,933	220	160,933	-
Additional Comercial/retail	1,800	-	1,800	-
<b>Total</b>	<b>162,733</b>	<b>220</b>	<b>162,733</b>	<b>\$4.04</b>
<b>Income (Annual)</b>				
Revenue year 5	\$6,551,348			
plus misc income	\$1,340,680			
plus commercial space	\$0			
less vacancy	33%			
less expenses	(\$5,653,773)			
<b>NOI (w/o TIF)</b>	<b>\$2,238,255</b>			
<b>Project Costs</b>				
Acquisition Costs	\$6,500,000			
Hard Costs	\$16,767,733			
Soft Costs	\$6,781,267			
FFE Costs	\$2,751,000			
Public Improvement costs	\$1,285,071			
<b>Total Project Cost (incl. public)</b>	<b>\$34,085,071</b>			
		<b>Total Project Cost (incl. public costs)</b>	<b>\$34,085,071</b>	
		<b>CITY ASSISTANCE (current \$)</b>	<b>\$2,285,071</b>	
		<b>Total Project Cost (with City \$)</b>	<b>\$31,800,000</b>	
		<b>Return on Cost Analysis</b>		
		<b>NOI/Total Project Costs</b>		
		Return on Cost (no City \$)	6.57%	
		Return on Cost (with City \$)	7.04%	

# Appendix 4: Plaza Hotel Project – Urban Design Comments

- The Urban Design Peer Review Panel’s advice for the Plaza Hotel Project is summarized below:
  - The panel generally applauds the overall direction of the proposed enhancements and the impulse to transform an important link between downtown Dallas and the Cedars.
  - The panel encourages better integration of the “Kolache Corner” component with the site entrance, hotel offerings, retail and parking to create a more unified experience at that corner of the site.
  - The South Akard Street median is discouraged as the space could be better used to introduce wider sidewalks, especially in front of the hotel.
  - The sidewalk approach to the hotel should be enhanced with street trees and other amenities.
  - The design for the South Akard Street Bridge should focus on a more continuous pedestrian experience from Cadiz to Griffin Streets, especially as it relates to a continuous provision for shade.
  - The panel encourages cooperation by all City of Dallas departments to facilitate a stronger link to downtown along this block of South Akard Street.

# Appendix 5: TEOF Hotel LLC

- The Texas Educational Opportunity Fund is the sole member of TEOF Hotel LLC.
  - The Texas Educational Opportunity Fund (“TEOF”) is a Texas nonprofit corporation whose purpose is to raise funds to support the development of affordable housing.
  - In the last three years TEOF has raised and distributed over \$900,000 to be used to support affordable housing in Dallas.
  - TEOF is governed by a three-person Board of Directors including
    - **John P. Greenan**, the executive director of Central Dallas Community Development Corporation and the developer of CityWalk@Akard (511 N. Akard),
    - **Andrew Foster**, an employee of the rating agency Standard & Poor’s in New York, New York, and
    - **Eliot D. Shavin, Esq.**, a law professor at Southern Methodist University.

# Memorandum



CITY OF DALLAS

DATE September 13, 2013

TO Tennell Atkins (Chair), Rick Callahan (Vice Chair), Scott Griggs, Adam Medrano, Jerry R. Allen, Lee Kleinman

SUBJECT **Vickery Meadow Mixed-Use Library Project**

On Monday, September 16, 2013 the Economic Development Committee will be briefed on the Vickery Meadow Mixed-Use Library Project. The City Council will be asked to consider approval of the item on September 25, 2013.

A copy of the briefing material is attached. Staff will be available at the meeting to answer questions.

Should you have any questions or concerns, please contact me at (214) 670-3296.

A handwritten signature in blue ink that reads "Ryan S. Evans".

Ryan S. Evans  
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council

A.C. Gonzalez, Interim City Manager

Warren M. S. Ernst, Interim City Attorney

Judge Daniel F. Solis, Administrative Judge

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Frank Libro, Public Information Officer

Karl Zavitkovsky, Director, Office of Economic Development

J. Hammond Perot, Assistant Director, Office of Economic Development

Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Vickery Meadow Mixed-Use Library Project

Economic Development Committee  
September 16, 2013



# Overview

- Background on the grant and planning process
- Summary of RFP Process
- Project Summary
- Recommendation



# Background: HUD Grant

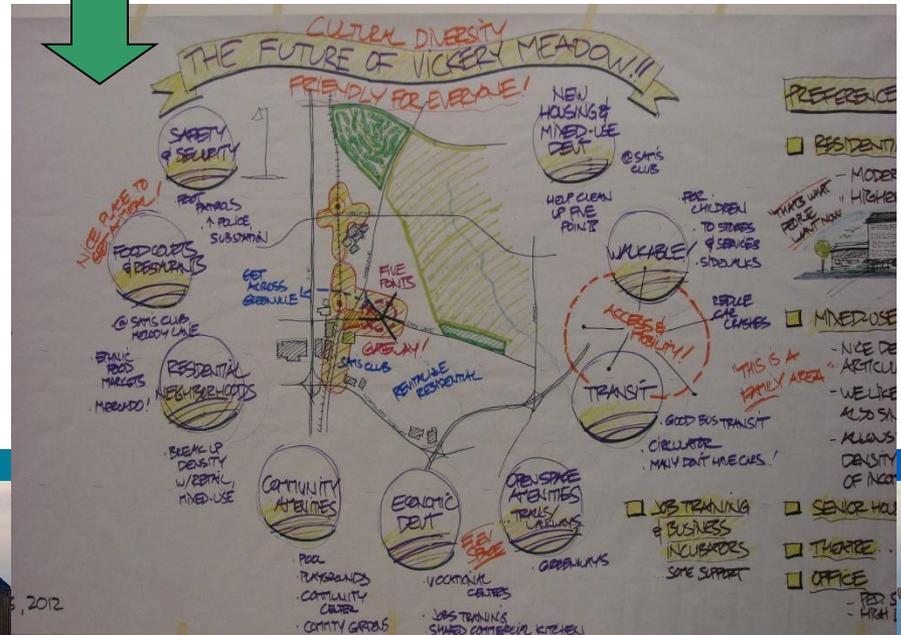
- Dallas awarded a \$2.225 million Community Challenge Planning Grant on October 22, 2010 through a competitive grant process.
- One of the largest planning grants awarded; average grant size was \$1.09 M
- Grant activities split into two categories: planning and preconstruction (see appendix A, Summary of other preconstruction projects)

# Background: HUD Grant

- Planning activities focus on DART's Red, Green and Blue light rail lines anchored by transit stations at:
  - Park Lane and Walnut Hill Stations (Red)
  - VA Medical Center and Kiest Stations (Blue)
  - MLK, Hatcher, and Buckner Stations (Green)
- Five planning areas (Vickery Meadow, Lancaster Corridor, Buckner, MLK and Hatcher) selected for preliminary planning analysis
- Planning process was initiated in 2012, after selection of consulting team through a RFP process

# HUD Grant: Planning Activities

- Consultant conducted market studies for each selected station area
- In May 2012, four **Community Visioning** sessions were held to get community feedback
- Results from workshops and stakeholder meetings helped shape the specific area plans
- Detailed implementation plans were also prepared for key sites (including the proposed Vickery Meadow Library site)
- Area plans were adopted by Council April 10, 2013



# HUD Grant: Catalyst Project Vickery Meadow Library Site

- Mixed-use development on vacant site owned by the City of Dallas (concept generated by area plan)
- Proposed as ground floor library, accompanied by a health clinic and mixed income apartments
- Form: Four-story development with tuck-under parking (covered by elevated building, surface parking).
- Station Proximity: Less than 1,000 feet from Park Lane Station.
- Parking: 208 surface and tuck-under spaces



# RFP Process

- On April 18, 2013, City of Dallas issued an RFP to identify a qualified developer for a mixed-use library development at 8255 Park Lane
  - ~4 acres, city owned
- Requested a vertical mixed-use development which may include residential, retail, office, medical, or a mixture of uses, in addition to the library
- Design of ground floor space was requested to accommodate a variety of uses
- Original response period was 6 weeks; held open for an additional 2 weeks for additional responses (revised closing date June 12)
- One submission received
- City review panel made recommendation to proceed in July
  - Scope of work for preconstruction activities defined
- Review package with Council agenda item went to auditor's office on August 6, 2013
- Auditor made determination that Procurement followed AD 4-05 provisions for processing this single bid on September 10, 2013

# Recommended Consultant/Developer Group

- City Staff recommends proceeding with DMA Development Company, LLC (DMA) a co-developer with Carleton Residential Properties (Carleton)
- DMA was formed in 1999 by Diana McIver
  - Austin-based company
  - Completed 25 developments (1,855 units) in Texas (Dallas, Austin and San Antonio, among other cities), Georgia and Washington DC.
- Carleton was founded in 1991
  - Dallas-based company
  - Partners in firm have experience developing more than 20,000 multifamily units throughout Southwest
- Oglesby | Greene identified as project architect
  - Designed Grauwylar Park Branch library (constructed) and North Oak Cliff Branch (design stage)
- See Appendix B for senior leadership of each entity

# Mixed-use Library Proposal

- DMA's response proposed approximately 300 affordable apartment units (primarily 1-2BR), a 20,000 sq ft library, additional retail/flex space and structured parking
- After meeting between the Developer Team and the City, DMA indicated they would work with City to re-scope project, including by increasing number of market rate apartments (up to 15%), decreasing the number of 1 BR apartments and including 3 BR units
  - Will conduct a market study to get a better understanding of local area and revise unit mix
  - Once project is re-scoped and redesigned, DMA/Carleton and City will work through financing package
  - Current estimated total project cost is approximately \$41 million

# Next Steps

- \$750,000 in grant funds are proposed to be used for the preconstruction activities related to this project
  - \$445,000 previously approved from Vickery Meadow TIF as local match for the grant (February 27, 2013)
  - \$305,000 in federal funds
- While planning work is on-going, Development Team will work with City to negotiate a development agreement
- Committee approval sought for \$750,000 for preconstruction expenses

# Recommendations

- Recommend approval of a \$750,000 consultant contract with DMA Development Company, LLC to proceed with preconstruction work for a mixed-use library at 8255 Park Lane.
- Council consideration on September 25, 2013

Appendix A

# PRECONSTRUCTION PROJECTS



# Approved Preconstruction Projects

- Hall family project (MLK Station)
  - \$200,000
- Urban League Expansion (Lancaster Corridor)
  - \$200,000
- Lancaster Opal (Lancaster Corridor)
  - \$135,000
- Hatcher Station Village (Hatcher Station)
  - \$200,000
- Hatcher Gardens (Hatcher Station)
  - \$100,000



Appendix B

# COMPANY OFFICERS



# Company Officers

## DMA Development Company

- Diana McIver, President
- Joellen Smith, Executive Vice President
- Janine Sisak, Sr. Vice President, General Counsel

## Carleton Residential Properties

- Printice Gary, Founder, Managing Partner
- Neal Hildebrandt, Partner, COO of Carleton Construction
- Jeff Fulenchek, Partner, Director of Development

## Oglesby | Greene

- Joe McCall, Principal Architect
- Graham Greene, Principal Architect



# Memorandum



DATE September 13, 2013

TO Members of the Economic Development Committee:  
Tennell Atkins, (Chair), Rick Callahan, (Vice-Chair), Jerry R. Allen, Scott Griggs,  
Adam Medrano, Lee Kleinman

SUBJECT **Business Assistance Centers - September 25, 2013 Council Agenda**

At the September 25<sup>th</sup> City Council meeting, you will be asked to consider an item related to the Business Assistance Center (BAC) program that is funded by Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The item takes three actions: 1.) to authorize the second twelve month renewal option with organizations that currently manage and operate seven of the eight operating BACs, 2.) to authorize the cancellation of the contract and second renewal option with Greater Dallas Indo American Chamber of Commerce (GDIACC) (BAC #8) located at 2750 West Northwest Highway and 3.) replace the GDIACC with another organization to provide Business Assistance Center services.

On July 10, 2013, the Greater Dallas Indo-American Chamber of Commerce (GDIACC) notified the City that it was not going to continue with the BAC program thereby, based on the procurement process of 2011 for "microenterprise development technical assistance via a Business Assistance Center programs," the next qualified agency to replace GDIACC, is CEN-TEX Certified Development Corporation dba Business Community Lenders of Texas (BCL of Texas). It should be noted that BCL of Texas was previously qualified; however, due to funding constraints, only 8 centers were eligible. With funding for FY13-14 only being available to 8 BAC centers, the departure of GDIACC now makes funding possible for BCL of Texas.

BCL maintains a twenty-three year working history with the SBA and has received designation by the SBA as a Small Business Technical Assistance Provider and Microenterprise Lender, and has had experience in providing business technical assistance and coaching since 2006. Their team is trained in business development technical assistance through the Kaufman Foundation, Association for Enterprise Opportunity (AEO). They are also specialized in business financial credit analysis and business loan underwriting through the Independent Bankers Association of Texas (IBAT), National Association of Development Companies (NADCO), Neighbor Works America (NW) and the National Development Council (NDC). BCL of Texas has had a presence in Dallas since 2008 and has been looking for an opportunity to expand their business development technical assistance operations in Dallas.

We recommend approval of this item at the September 25<sup>th</sup>, 2013 City Council Meeting.

## **FISCAL INFORMATION**

\$640,000 - 2013-14 Community Development Block Grant Funds

**OWNER(S)**

**Greater Dallas Hispanic Chamber of Commerce (GDHCC) - Maple**  
Ricardo Ortiz, President

**South Dallas Fair Park Innercity Community Development Corporation (ICDC)**  
Diane Ragsdale, President

**Greater Dallas Hispanic Chamber of Commerce (GDHCC) - West Dallas**  
Ricardo Ortiz, President

**Greater Dallas Hispanic Chamber of Commerce (GDHCC) - Oak Cliff**  
Ricardo Ortiz, President

**Business Assistance Center, Inc.**  
Van Howard, President

**Greater Dallas Asian American Chamber of Commerce /  
Multi-Ethnic Education and Economic Development Center (MEED)**  
Galileo Jumaoas, President

**Organization of Hispanic Contractors Association  
dba Regional Hispanic Contractors Association**  
John H. Martinez-D, President

**CENT-TEX Certified Development Corporation doing business as Business &  
Community Lenders (BCL) of Texas**  
Rosa Valdez, General Manager/Executive Director

**MAP**  
Attached.

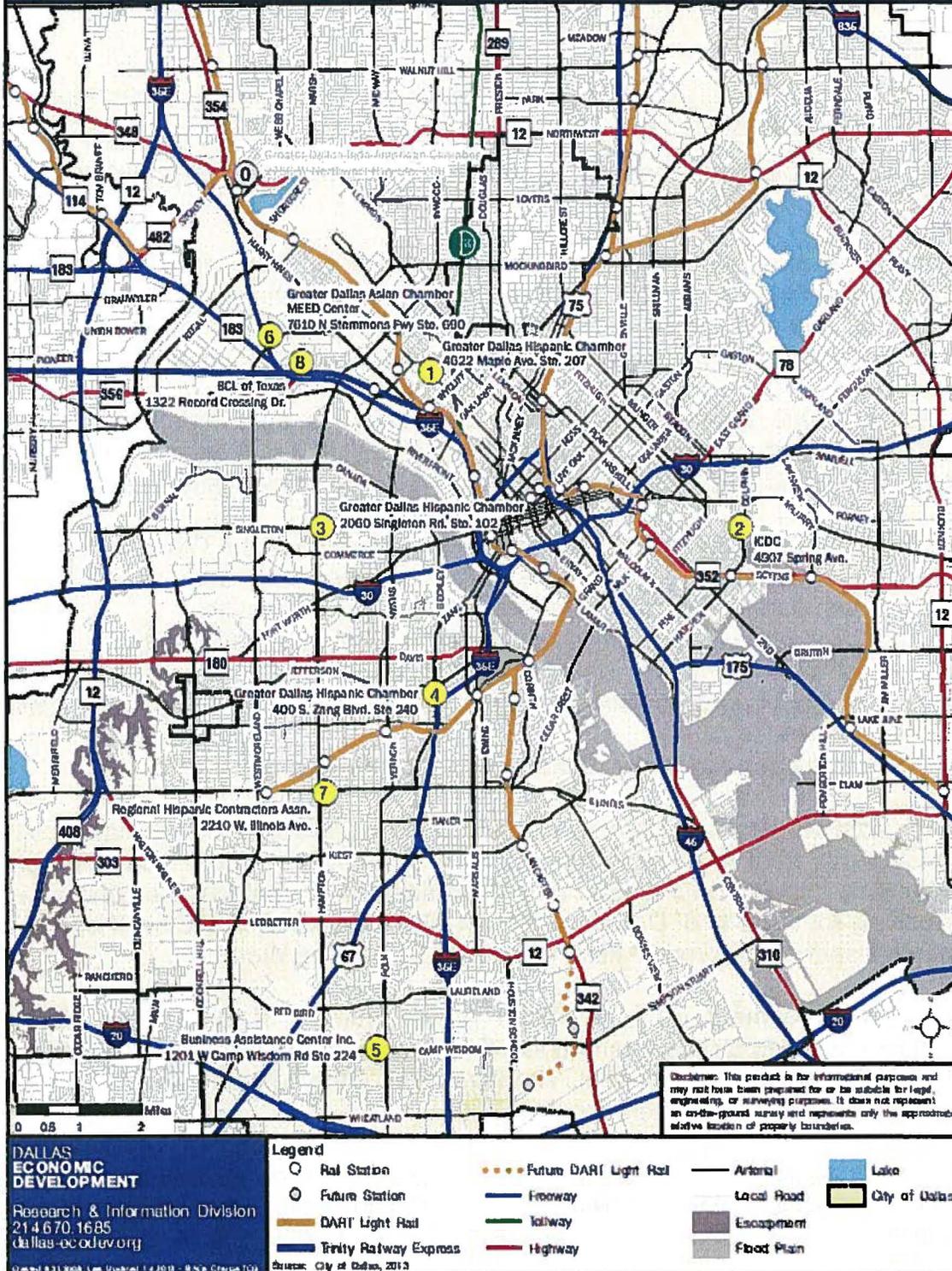
Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council    Jeanne Chipperfield, Chief Financial Officer  
A.C. Gonzalez, Interim City Manager    Frank Libro, Public Information Officer  
Warren M. S. Ernst, Interim City Attorney    Karl Zavitkovsky, Director, OED  
Judge Daniel F. Solis, Administrative Judge    J Hammond Perot, Asst. Director, OED  
Rosa A. Rios, City Secretary    Elsa Cantu, Assistant to the CMO  
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Joey Zapata, Assistant City Manager  
Charles M. Cato, Interim Assistant City Manager  
Theresa O'Donnell, Interim Assistant City Manager

# Dallas Business Assistance Centers (Proposed 2013-14)



# Memorandum



DATE September 13, 2013

TO Tennell Atkins (Chair), Rick Callahan (Vice Chair), Scott Griggs, Adam Medrano, Jerry R. Allen, Lee Kleinman

SUBJECT **World Affairs Contract renewal Upcoming Agenda Item for September 25, 2013**

At the September 25th Council meeting, you will consider an agenda item to authorize the third of four 12-month renewal options to the grant agreement with the World Affairs Council of Dallas / Fort Worth (WAC/DFW) for economic development and protocol services for FY 2013-14 in the amount of \$250,000.

In February 2003, the City entered into a series of grant agreements for economic development and protocol services with the World Affairs Council of Dallas/Fort Worth. The World Affairs Council of Dallas/Fort Worth's responsibilities include:

- Supporting the International Business Division of the Office of Economic Development to promote foreign investment and attract foreign companies to Dallas, particularly in the southern sector
- Working with the office of the Mayor, City Council Members and City officials to market Dallas to the international community and provide protocol and logistical support for international delegations visiting Dallas
- Managing the Sister Cities International Program

For the past ten years, the World Affairs Council of Dallas/Fort Worth has received annual grants from the City to fund the City of Dallas Protocol office. The grant agreements stipulated funding to pay for salaries of two full time persons to work exclusively for the City of Dallas, plus a portion of the salaries and overhead of the executive staff of the World Affairs Council of Dallas/Fort Worth.

The grant agreement with the World Affairs Council of Dallas/Fort Worth is currently managed by the International Business Development Division within the Office of Economic Development. The third term of the contract, with four renewal options, will expire on September 30, 2013.

The grant agreement also measures economic development criteria such as promoting business referrals from targeted trading partners; providing logistical and technical assistance to business-related inbound delegations and supporting partnership events such as trade workshops. Furthermore, the World Affairs Council of Dallas/Fort Worth committed approximately \$137,000 in Fiscal Year 2013 in private sector funding and in-kind support for City of Dallas economic development and protocol activities. The goal is to leverage this agreement to

create more synergy with economic development programs and priorities, with the ultimate objective to encourage more international companies to move to Dallas, thereby creating a higher tax base and more jobs.

A restricted fund, the "Mayor's International Relations Fund", was established in 2009 under the World Affairs Council's (WAC) 501(c)3 charter. WAC will seek to capitalize the "Mayor's International Relations Fund" by membership contributions with an annual fund raising goal of \$35,000, to support international initiatives, protocol activities, hospitality, and business development. This amount was raised in FY13.

The renewal amount for FY 2013-14 is \$250,000 which is appropriated in the Capital Budget, Economic Development, Public/Private Partnership Fund (\$200,000) and in General Fund (\$50,000).

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
Interim First Assistant City Manager

**C: The Honorable Mayor and Members of the City Council**

A.C. Gonzalez, Interim City Manager  
Warren M. S. Ernst, Interim City Attorney  
Judge Daniel F. Solis, Administrative Judge  
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Karl Zavitkovsky, Director, Office of Economic Development  
J. Hammond Perot, Assistant Director, Office of Economic Development  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

# Memorandum



DATE September 13, 2013

TO Members of the Economic Development Committee:  
Tennell Atkins (Chair), Rick Callahan (Vice Chair), Scott Griggs, Adam Medrano,  
Jerry R. Allen, Lee Kleinman

SUBJECT **Adoption of 2012 International Construction Codes**

## **Background**

Staff briefed the City Council Economic Development Committee on the proposed adoption of the 2012 construction codes on September 3, 2013. At that briefing the Committee directed staff to check with individual councilmembers to see if they had any follow up questions on the adoption of the codes.

Adoption of the 2012 International Construction Codes includes the following codes with regional and local amendments:

- 2012 International Plumbing Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Residential Code
- 2012 International Building Code

The adoption of the codes also include amendments to Chapter 52, "Administrative Procedures for the Construction Codes," to implement the codes. When considering the International Construction Codes, the City of Dallas Building Inspection Advisory, Examining and Appeals Board also considered local regulations on the reflectivity of exterior building materials. The Economic Development Committee concurred with city staff that any regulations on reflectivity should be considered independently of adoption of the 2012 construction codes. Staff is working with interested stakeholders to establish a working group to consider the reflectivity issue separately.

## **Staff**

David Cossum, Interim Director, Sustainable Development and Construction  
Larry Holmes, Chief Building Official

Adoption of the 2012 International Construction Codes  
September 13, 2013  
Page 2 of 2

**Recommendation**

Staff recommends approval of adopting the International Construction Codes as presented to the Economic Development Committee at their September 3, 2013 meeting. Please contact me if you have any questions at 214-670-3309.



Theresa O'Donnell  
Interim Assistant City Manager

- C: The Honorable Mayor and Members of the City Council
- A. C. Gonzalez, Interim City Manager
- Rosa Rios, City Secretary
- Warren M.S. Ernst, Interim City Attorney
- Judge Daniel Solis, Administrative Judge Municipal Court
- Craig Kinton, City Auditor
- Frank Libro, Public Information Officer
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- Jill A. Jordan, P.E., Assistant City Manager
- Joey Zapata, Assistant City Manager
- Charles M. Cato, Interim Assistant City Manager
- Jeanne Chipperfield, CFO, OFS
- Karl Zavitkovsky, Director, OED
- J. Hammond Perot, Assistant Director, OED
- Elsa Cantu, Assistant to the CMO

# Memorandum



DATE September 13, 2013

TO Members of the Economic Development Committee: Tennell Atkins (Chair), Rick Callahan (Vice Chair) Jerry R. Allen, Scott Griggs, Adam Medrano, Lee Kleinman

SUBJECT **Amendment to Development and Operating Agreement (Cypress Waters MMD), September 25, 2013 Council Agenda**

This item represents the next steps in the establishment and operation of the Cypress Waters Municipal Management District (CWMMD), which was created to support the Cypress Waters TIF District, near LBJ Freeway (I-635) and Belt Line Road, within City of Dallas boundaries. In 2011, the developer, Billingsley Development Corporation (Billingsley Company) began to develop 948 acres around North Lake, a 362 acre lake. Leasing has begun on the first phase of the multi-family portion of the development, and several units are occupied. The first phase of multi-family construction is due to be completed in 2014. In addition, the next phase of infrastructure construction has begun. Cypress Waters Boulevard and Saintsbury Street are estimated to be completed in December 2013.

On September 3, 2013, the Cypress Waters MMD board called a hearing to be held on October 10, 2013 to consider the following additions, exclusions, and boundary redefinitions, all of which require Council approval:

#### Additions to the CWMMD:

- Include several sites previously intended to be drilling sites. These sites were owned by Luminant Generation Co LLC and as such were specifically excluded from the CWMMD. They have recently been purchased by Trammell Crow Company No. 43, Ltd. (a company related to Billingsley Company).

#### Exclusions from the CWMMD:

- Exclude several parcels on the northeast and southeast sides of the district that are planned for single family development.
- Exclude several properties that are intended to continue to be under the future water line of the lake.
- Exclude one site to be owned by Coppell ISD that is planned as the potential location of a future middle school.

#### Boundary redefinitions:

- The metes and bounds legal description of the proposed boundary of the entire CWMMD will reflect small corrections to the survey work previously submitted. The changes are necessary to improve accuracy.

These actions require an amendment to the partial development and operating agreement between the City and the Cypress Waters MMD previously authorized on April 24, 2013.

These modifications do not authorize the MMD to expend or raise money. Any other potential Cypress Waters MMD activity requiring City approval, including building public improvements, levying taxes, and issuing bonds will require an amendment to the development and operating agreement and future specific Council action.

At its meeting on August 23, 2013, the board of directors of the CWMMMD adopted an order calling an election to be held November 5, 2013 to submit propositions to the voters within the boundaries of the CWMMMD authorizing the future issuance of road and utility bonds. If the CWMMMD board wishes to issue such bonds, such issuance would require specific future Council approval of both the general terms and the final terms of the issuance. The CWMMMD board is not requesting this approval from the Council at this time.

The CWMMMD was created by a special act of state legislature codified as Special District Local Laws Code, Chapter 3874 on June 19, 2009, to promote development and redevelopment in the CWMMMD. The operating and maintenance agreement was authorized by Council on April 24, 2013.

The final build out of Cypress Waters includes 10,000 residential units, 4 million square feet of commercial space, and an estimated 150,000 square feet of pedestrian-oriented retail space.

### **Staff**

Karl Stundins, Manager, Area Redevelopment  
Pam Thompson, Economic Development Analyst

### **Recommendation**

Staff recommends City Council approval of the item. Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans  
Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, Interim City Manager  
Warren M. S. Ernst, Interim City Attorney  
Judge Daniel F. Solis, Administrative Judge  
Rosa A. Rios, City Secretary  
Craig D. Kinton, City Auditor  
Jill A. Jordan, P. E., Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Charles M. Cato, Interim Assistant City Manager  
Theresa O'Donnell, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Frank Libro, Public Information Officer  
Karl Zavitskovsky, Director, OED  
J Hammond Perot, Asst. Director, OED  
Elsa Cantu, Assistant to the CMO and Mayor/Council

