FEBRUARY 25, 2015 CITY COUNCIL ADDENDUM
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated February 25, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

A.C. Gonzalez
City Manager

2.20.15
Date

Jeanne Chipperfield
Chief Financial Officer

2/20/2015
Date

RECEIVED
2015 FEB 20 PM 5:09
CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	CLOSED SESSION	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 62
	CONSENT ADDENDUM	Items 1 - 10

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier than 9:15 a.m.		Items 63 - 82
	Addendum	Items 11 - 21

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.		Items 83 - 95
	Addendum	Items 22 - 31

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. An ordinance amending Chapter 12A of the Dallas City Code to: **(1)** clarify the duties of the Ethics Advisory Commission; **(2)** authorize other commission members to sit on preliminary panels if the member selected cannot serve; **(3)** authorize the Ethics Advisory Commission to determine if complaints are frivolous and sanction those who file frivolous complaints; **(4)** clarify that making a false statement in a hearing before a panel or the Ethics Advisory Commission subjects the person to prosecution for perjury; **(5)** require the rejection of incomplete or untimely ethics complaints; **(6)** specify what makes a complaint complete; **(7)** allow complaints to be brought based on information and belief; **(8)** increase the time for a panel and the Ethics Advisory Commission to make certain findings and decisions; **(9)** clarify that a city official or employee may file complaints; **(10)** require evidence to be provided in a format that can be duplicated or displayed; **(11)** allow notice to be given by facsimile, email, or first class mail if the person consents; **(12)** prohibiting retaliation for filing a complaint or for participating in an ethics proceeding; and **(13)** authorize city officials and employees charged in a complaint to retain outside counsel selected by the city attorney, to be at city expense if the Ethics Advisory Commission or a panel determines that no violation has occurred - Financing: This action has no cost consideration to the City (see Fiscal Information)

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

Sale of Elgin B. Robertson Park ("EBR") to the City of Rowlett

Note: Item Nos. 2 and 3 must be considered collectively.

2. * Authorize an Interlocal Agreement between the City of Dallas ("Dallas") and the City of Rowlett ("Rowlett") providing for: **(1)** the sale of Elgin B. Robertson Park ("EBR") to Rowlett conditioned upon a boundary adjustment of EBR into Rowlett municipal jurisdiction and the grant of two marina development sites; **(2)** the sharing of certain tax revenues from development of EBR; **(3)** the transfer of the existing EBR marina lease from Dallas to Rowlett; **(4)** the amendment of the existing 2001 Interlocal Agreement and Lease between Dallas and Rowlett ("Existing ILA") regarding leased areas in Rowlett and adjacent to Lake Ray Hubbard; **(5)** the relocation of Dallas EBR Lake Patrol facilities; and **(6)** transfer of first responder responsibilities on certain Lake Ray Hubbard bridges from Dallas to Rowlett - Financing: Revenue - $31,800,000; (Additional annual revenues received from shared tax revenues beginning on the 21st anniversary of the sale closing - Approximate annual amount: $2,000,000)

3. * Authorize approval of a resolution directing the City Manager to execute nine boundary adjustment agreements, releasing the majority of EBR into Rowlett municipal jurisdiction - Financing: No cost consideration to the City

Fire

4. Authorize **(1)** the acceptance of the Incident Management Equipment Purchase 2014 Call for Project Grant Award from the North Central Texas Council of Governments for traffic control equipment, fire responder radios, dynamic message boards, and accident investigation technology to enable the City to respond, investigate and clear the accidents quicker and guide the traffic to minimize congestion and improve air quality for the period February 25, 2015 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed $144,739 - Financing: North Central Texas Council of Governments Grant Funds

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services

5. Authorize **(1)** preliminary adoption of Substantial Amendment No. 2 for the construction of homes using $600,000 program income received as part of the Neighborhood Stabilization Program 3; and **(2)** a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2 - Financing: No cost consideration to the City

Office of Financial Services

6. Authorize an amendment to the 2015 City Calendar to **(1)** cancel the City Council Briefing Meeting that was scheduled for January 21, 2015; and **(2)** clarify that the January 15-16, 2015 council staff planning sessions were special meetings of the City Council - Financing: No cost consideration to the City

Office of Management Services

Dallas/Fort Worth International Airport Building Leases

Note: Item Nos. 7 and 8 must be considered collectively.

7. * Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 3200 East Airfield Drive, LLC, for approximately 15.205 acres of land and all improvements thereon consisting of an office building and related surface parking lots - Financing: No cost consideration to the City

8. * Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 2200 & 2222 South Service Road, LLC, for approximately 2.994 acres of land and all improvements thereon consisting of two office buildings and a five-story parking garage, the North Tower with 52,116 gross square feet and South Tower with approximately 72,691 square feet, on top of the parking garage for a total of approximately 124,805 gross square feet - Financing: No cost consideration to the City

Sustainable Development and Construction

9. An ordinance abandoning portions of Ralston and Waddell Avenues to Southwest Airlines Co., the abutting owner, containing a total of 34,168 square feet of land, located near the intersection of Ralston Avenue and Mockingbird Lane, and authorizing the quitclaim and providing for the dedication of approximately 14,040 square feet of land, for needed right-of-way - Revenue: $241,536, plus the $20 ordinance publication fee

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Trinity Watershed Management

10. Authorize **(1)** the sale by quitclaim deed of eight tax foreclosed properties acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas (list attached); and **(2)** the acquisition of eight tax foreclosed properties for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $111,852 ($97,852 plus closing costs and title expenses not to exceed $12,000 plus post judgment taxes not to exceed $2,000) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

11. An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 9, 2015, for the purpose of electing the Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 for the term beginning June 22, 2015 - Financing: No cost consideration to the City

12. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas, Collin and Denton Counties, for the conduct of a joint election to be held on Saturday, May 9, 2015 - Not to exceed $573,814 - Financing: Current Funds

Mayor and City Council

13. An ordinance amending Chapter 15A of the Dallas City Code to: **(1)** limit the amount of officeholder contributions that may be used for campaign expenses; **(2)** define terms; and **(3)** require that individuals required to file campaign finance reports also file supplemental reports that distinguish between campaign and officeholder contributions, distinguish between campaign and officeholder expenditures, and state the amount of officeholder contributions that were used for campaign expenditures - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management

14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bernardina Pedroza, of a subsurface easement under approximately 6,563 square feet of land located on Main Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $10,988 ($9,188 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Brent Anderson, of a subsurface easement under approximately 7,548 square feet of land located on South Haskell Avenue at its intersection with Willow Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $11,812 ($9,812 plus closing costs and title expenses not to exceed $2,000) - Financing: 2006 Bond Funds

16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David Crockett Building, LLC, of a subsurface easement under approximately 3,287 square feet of land located on Alcalde Street near its intersection with Worth Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $5,087 ($3,287 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Emmanuel Perez, of a subsurface easement under approximately 1,380 square feet of land located on Junius Street near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $2,666 ($966 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hector Ventura, of a subsurface easement under approximately 3,694 square feet of land located on Worth Street at its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $4,286 ($2,586 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph Anthony Suddath, of a subsurface easement under approximately 1,639 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $3,831 ($2,131 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

20. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard A. Seltzer and Barbara Brock Seltzer, of a subsurface easement under approximately 6,950 square feet of land located on Worth Street near its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $6,565 ($4,865 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Walker Duke and Melissa Murphy, of a subsurface easement under approximately 3,602 square feet of land located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $4,221 ($2,521 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - INDIVIDUAL

22. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District, animal production, community service center, farm and urban garden uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, south of Vesper Street, west of Bexar Street and east of Canaan Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z145-124(AF)

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL (Continued)

23. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan and conditions
Z145-149(WE)

DESIGNATED ZONING CASES - INDIVIDUAL

24. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, roof plan and conditions
Z134-333(RB)

MISCELLANEOUS HEARINGS

Sustainable Development and Construction

25. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue - AV145-002 - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Housing/Community Services

26. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Gateway on Clarendon, a 139-unit multifamily project, located at 1526 East Clarendon Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Gateway on Clarendon, located at 1526 East Clarendon Drive for the acquisition and new construction of the proposed 139-unit multifamily residential development for mixed income families; and (**2)** a conditional loan in the amount of $3,000,000 to Matthews Affordable Income Development, LLC conditioned upon 2015 4% LIHTC award - Not to exceed $3,000,000 - Financing: 2012-13 Home Investment Partnerships Program Grant Funds ($506,002), 2013-14 Home Investment Partnerships Program Grant Funds ($369,051), FY 2014-15 HOME Program Income #1 ($1,688,052) and 2012 Bond Funds ($436,895)

27. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Martha's Vineyard Place, a 100-unit multifamily project, located at approximately 3115 Crestview Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Martha's Vineyard Place, located at approximately 3115 Crestview Drive for the reconstruction of the proposed 100-unit multifamily residential supportive housing development for mixed income families; and **(2)** a conditional grant in the amount of $2,640,720 to Deaf Action Center (DAC) (Applicant) for the construction and related soft costs of Martha's Vineyard Place, conditioned upon 2015 4% LIHTC award - Not to exceed $2,640,720 - Financing: 2012 Bond Funds

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

28. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Echad Apartments, a 202-unit multifamily project, located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Echad Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential housing development for low income seniors - Financing: No cost consideration to the City

29. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Flora Lofts, a 48-unit multifamily project, located at 2121 Flora Street, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Flora Lofts, located at 2121 Flora Street for the acquisition and construction of the proposed 48-unit multifamily residential development for mixed income families; and **(2)** a loan in the amount of $2,000,000 to La Reunion TX, for the construction of Flora Lofts, conditioned upon 2015 9% LIHTC award - Not to exceed $2,000,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds ($22,922) and 2014-15 HOME Investment Partnership Program Grant Funds ($1,977,078)

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 25, 2015

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

30. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Royal Crest Apartments, a 168-unit multifamily project, located at 3540 Wilhurt Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Royal Crest Apartments, located at 3540 Wilhurt Avenue for the rehabilitation of the proposed 168-unit multifamily residential housing development for low income families; and **(2)** a conditional loan in the amount of $168,000 to Texas Royal Crest, L.P. conditioned upon 2015 9% LIHTC award - Not to exceed $168,000 - Financing: 2012 Bond Funds

31. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; and **(2)** an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive $425,000 of the current balance of the loan conditioned on the award of 2015 9% Low Income Housing Tax Credit - Financing: No cost consideration to the City

Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
Addendum Item # 10

Parcel Number	**Property Address**	**Offer Amount**
912	1501 Bank St.	$ 2,077
911	1503 Bank St.	$ 1,877
910	1515 Bank St.	$ 25,400
140	5209 Barber Ave.	$ 47,220
903	5223 Barber Ave.	$ 11,300
902	5301 Barber Ave.	$ 5,999
915	1414 McKenzie St.	$ 3,580
913	1428 McKenzie St.	$ 398
	Total Offer Amount	**$ 97,851**

ADDENDUM DATE February 25, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			N/A	C	ATT	NC	NA	NA	Commission; authorize other commission members to sit on preliminary panels if the member selected cannot serve; authorize the Ethics Advisory Commission to determine if complaints are frivolous and sanction those who file frivolous complaints; clarify that making a false statement in a hearing before a panel or the Ethics Advisory Commission subjects the person to prosecution for perjury; require the rejection of incomplete or untimely ethics complaints; specify what makes a complaint complete; allow complaints to be brought based on information and belief; increase the time for a panel and the Ethics Advisory Commission to make certain findings and decisions; clarify that a city official or employee may file complaints; require evidence to be provided in a format that can be duplicated or displayed; allow notice to be given by facsimile, email, or first class mail if the person consents; prohibiting retaliation for filing a complaint or for participating in an ethics proceeding; and authorize city officials and employees charged in a complaint to retain outside counsel selected by the city attorney, to be at city expense if the Ethics Advisory Commission or a panel determines that no violation has occurred
2			9	C	ECO, PKR, DEV, WTR, FIR	REV $31,800,000	NA	NA	Sale of Elgin B. Robertson Park ("EBR") to the City of Rowlett: Authorize an Interlocal Agreement between the City of Dallas ("Dallas") and the City of Rowlett ("Rowlett") providing for: the sale of Elgin B. Robertson Park ("EBR") to Rowlett conditioned upon a boundary adjustment of EBR into Rowlett municipal jurisdiction and the grant of two marina development sites; the sharing of certain tax revenues from development of EBR; the transfer of the existing EBR marina lease from Dallas to Rowlett; the amendment of the existing 2001 Interlocal Agreement and Lease between Dallas and Rowlett ("Existing ILA") regarding leased areas in Rowlett and adjacent to Lake Ray Hubbard; the relocation of Dallas EBR Lake Patrol facilities; and transfer of first responder responsibilities on certain Lake Ray Hubbard bridges from Dallas to Rowlett
3			9	C	ECO, PKR, DEV, WTR, FIR	NC	NA	NA	Sale of Elgin B. Robertson Park ("EBR") to the City of Rowlett: Authorize approval of a resolution directing the City Manager to execute nine boundary adjustment agreements, releasing the majority of EBR into Rowlett municipal jurisdiction
4			All	C	FIR, POL	GT	NA	NA	Authorize the acceptance of the Incident Management Equipment Purchase 2014 Call for Project Grant Award from the North Central Texas Council of Governments for traffic control equipment, fire responder radios, dynamic message boards, and accident investigation technology to enable the City to respond, investigate and clear the accidents quicker and guide the traffic to minimize congestion and improve air quality for the period February 25, 2015 through August 31, 2015; and execution of the grant agreement
5			All	C	HOU	NC	NA	NA	Authorize preliminary adoption of Substantial Amendment No. 2 for the construction of homes using $600,000 program income received as part of the Neighborhood Stabilization Program 3; and a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2
6			N/A	C	OFS	NC	NA	NA	Authorize an amendment to the 2015 City Calendar to cancel the City Council Briefing Meeting that was scheduled for January 21, 2015; and clarify that the January 15-16, 2015 council staff planning sessions were special meetings of the City Council
7			Outside	C	MGT, IGS	NC	NA	NA	Dallas/Fort Worth International Airport Building Leases: Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 3200 East Airfield Drive, LLC, for approximately 15.205 acres of land and all improvements thereon consisting of an office building and related surface parking lots
8			Outside	C	MGT, IGS	NC	NA	NA	Dallas/Fort Worth International Airport Building Leases: Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 2200 & 2222 South Service Road, LLC, for approximately 2.994 acres of land and all improvements thereon consisting of two office buildings and a five-story parking garage, the North Tower with 52,116 gross square feet and South Tower with approximately 72,691 square feet, on top of the parking garage for a total of approximately 124,805 gross square feet

ADDENDUM DATE February 25, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
9			2	C	DEV	REV $241,536	NA	NA	An ordinance abandoning portions of Ralston and Waddell Avenues to Southwest Airlines Co., the abutting owner, containing a total of 34,168 square feet of land, located near the intersection of Ralston Avenue and Mockingbird Lane, and authorizing the quitclaim and providing for the dedication of approximately 14,040 square feet of land, for needed right-of-way
10			7	C	TWM	$111,851.42	NA	NA	Authorize the sale by quitclaim deed of eight tax foreclosed properties acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas; and the acquisition of eight tax foreclosed properties for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
11			All	I	SEC	NC	NA	NA	An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 9, 2015, for the purpose of electing the Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 for the term beginning June 22, 2015
12			All	I	SEC	$573,813.56	NA	NA	A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas, Collin and Denton Counties, for the conduct of a joint election to be held on Saturday, May 9, 2015
13			All	I	MCC	NC	NA	NA	An ordinance amending Chapter 15A of the Dallas City Code to: limit the amount of officeholder contributions that may be used for campaign expenses; define terms; and require that individuals required to file campaign finance reports also file supplemental reports that distinguish between campaign and officeholder contributions, distinguish between campaign and officeholder expenditures, and state the amount of officeholder contributions that were used for campaign expenditures
14			2	I	TWM	$10,988.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bernardina Pedroza, of a subsurface easement under approximately 6,563 square feet of land located on Main Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
15			2	I	TWM	$11,812.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Brent Anderson, of a subsurface easement under approximately 7,548 square feet of land located on South Haskell Avenue at its intersection with Willow Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
16			2	I	TWM	$5,087.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David Crockett Building, LLC, of a subsurface easement under approximately 3,287 square feet of land located on Alcalde Street near its intersection with Worth Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
17			2	I	TWM	$2,666.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Emmanuel Perez, of a subsurface easement under approximately 1,380 square feet of land located on Junius Street near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
18			2	I	TWM	$4,286.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hector Ventura, of a subsurface easement under approximately 3,694 square feet of land located on Worth Street at its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
19			2	I	TWM	$3,831.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph Anthony Suddath, of a subsurface easement under approximately 1,639 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
20			2	I	TWM	$6,565.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard A. Seltzer and Barbara Brock Seltzer, of a subsurface easement under approximately 6,950 square feet of land located on Worth Street near its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

ADDENDUM DATE February 25, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
21			2	I	TWM	$4,221.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Walker Duke and Melissa Murphy, of a subsurface easement under approximately 3,602 square feet of land located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
22			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District, animal production, community service center, farm and urban garden uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, south of Vesper Street, west of Bexar Street and east of Canaan Street
23			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue
24			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue
25			2	PH	DEV	NC	NA	NA	A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue
26			4	PH	HOU	$436,895.37	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Gateway on Clarendon, a 139-unit multifamily project, located at 1526 East Clarendon Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Gateway on Clarendon, located at 1526 East Clarendon Drive for the acquisition and new construction of the proposed 139-unit multifamily residential development for mixed income families; and a conditional loan in the amount of $3,000,000 to Matthews Affordable Income Development, LLC conditioned upon 2015 4% LIHTC award
27			2	PH	HOU	$2,640,720.00	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Martha's Vineyard Place, a 100-unit multifamily project, located at approximately 3115 Crestview Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Martha's Vineyard Place, located at approximately 3115 Crestview Drive for the reconstruction of the proposed 100-unit multifamily residential supportive housing development for mixed income families; and a conditional grant in the amount of $2,640,720 to Deaf Action Center (DAC) (Applicant) for the construction and related soft costs of Martha's Vineyard Place, conditioned upon 2015 4% LIHTC award

ADDENDUM DATE February 25, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
28			9	PH	HOU	NC	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Echad Apartments, a 202-unit multifamily project, located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Echad Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential housing development for low income seniors
29			14	PH	HOU	GT	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Flora Lofts, a 48-unit multifamily project, located at 2121 Flora Street, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Flora Lofts, located at 2121 Flora Street for the acquisition and construction of the proposed 48-unit multifamily residential development for mixed income families; and a loan in the amount of $2,000,000 to La Reunion TX, for the construction of Flora Lofts, conditioned upon 2015 9% LIHTC award
30			4	PH	HOU	$168,000.00	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Royal Crest Apartments, a 168-unit multifamily project, located at 3540 Wilhurt Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Royal Crest Apartments, located at 3540 Wilhurt Avenue for the rehabilitation of the proposed 168-unit multifamily residential housing development for low income families; and a conditional loan in the amount of $168,000 to Texas Royal Crest, L.P. conditioned upon 2015 9% LIHTC award
31			1	PH	HOU	NC	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; and an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive $425,000 of the current balance of the loan conditioned on the award of 2015 9% Low Income Housing Tax Credit

TOTAL $3,980,736.35

ADDENDUM ITEM # 1

KEY FOCUS AREA: E-Gov

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

CMO: Warren M.S. Ernst, 670-3491

MAPSCO: N/A

SUBJECT

An ordinance amending Chapter 12A of the Dallas City Code to: **(1)** clarify the duties of the Ethics Advisory Commission; **(2)** authorize other commission members to sit on preliminary panels if the member selected cannot serve; **(3)** authorize the Ethics Advisory Commission to determine if complaints are frivolous and sanction those who file frivolous complaints; **(4)** clarify that making a false statement in a hearing before a panel or the Ethics Advisory Commission subjects the person to prosecution for perjury; **(5)** require the rejection of incomplete or untimely ethics complaints; **(6)** specify what makes a complaint complete; **(7)** allow complaints to be brought based on information and belief; **(8)** increase the time for a panel and the Ethics Advisory Commission to make certain findings and decisions; **(9)** clarify that a city official or employee may file complaints; **(10)** require evidence to be provided in a format that can be duplicated or displayed; **(11)** allow notice to be given by facsimile, email, or first class mail if the person consents; **(12)** prohibiting retaliation for filing a complaint or for participating in an ethics proceeding; and **(13)** authorize city officials and employees charged in a complaint to retain outside counsel selected by the city attorney, to be at city expense if the Ethics Advisory Commission or a panel determines that no violation has occurred - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

Chapter 12A of the Dallas City Code is the City's Code of Ethics. The Ethics Advisory Commission (EAC) proposed most of these changes to the code of ethics to expand the role of the EAC, encourage the filing of legitimate complaints, require complainants to provide more information, require the prompt dismissal of incomplete or untimely complaints, discourage the filing of frivolous complaints, and improve the procedures for handling complaints. The City Manager proposed prohibiting retaliation against persons who file a complaint. The City Council requested the City Attorney and the City Manager to look for cost-effective ways for attorneys to represent city officials and employees charged in a complaint.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Ethics Advisory Commission recommended that the City Council adopt many of these proposals on March 30, 2012.

The Council's Budget, Finance & Audit Committee revised the Ethics Advisory Commission's recommendation concerning the degree of knowledge required to file ethics complaints and recommended these proposals to the Council on April 16, 2012.

The Ethics Advisory Commission adopted the Budget, Finance & Audit Committee's recommendation on April 18, 2014.

The City Council was briefed on the proposed amendments on August 6, 2014.

FISCAL INFORMATION

This action has no cost consideration to the City.

Action on this ordinance has no cost consideration to the City. However, adoption of this amendment will have future costs associated with paying outside counsel to represent city officials and employees charged with ethics violations. The amount is unknown because it will depend on the number and content of such charges.

2/3/15

ORDINANCE NO. _____

An ordinance amending Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended; requiring the rejection of incomplete or untimely ethics complaints; clarifying the duties of the ethics advisory commission; clarifying that a city official or employee may file complaints; specifying what makes a complaint complete; allowing complaints to be brought based on information and belief; requiring evidence to be provided in a format that can be duplicated or displayed; authorizing other commission members to sit on panels if the member selected cannot serve; allowing notice to be given by facsimile, email, or first class mail with consent; increasing the time to make certain findings and decisions; clarifying that making a false statement before the commission or a panel subjects the person to prosecution for perjury; authorizing city officials and employees charged in a complaint to retain independent outside counsel at city expense; authorizing the commission to determine if complaints are frivolous and provide sanctions; prohibiting retaliation for filing a complaint or for participating in an ethics proceeding; making certain semantic, grammatical, and structural changes; providing a penalty not to exceed $500 for the prohibition against retaliation; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION l. That Section 12A-25, "Jurisdiction and Powers," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 12A-25. JURISDICTION AND POWERS.**

(a) Jurisdiction. The ethics advisory commission shall have jurisdiction to review and make findings concerning any alleged violation of this chapter by any person subject to those provisions, including but not limited to current city officials and employees, former city officials and employees, and persons doing business with the city, if a complaint is filed within one year after the date of the alleged violation. The commission may not consider any alleged violation that occurred ~~before January 1, 2001 or~~ more than one year before the date of the filing of a complaint. The city secretary shall not accept or process any complaint that is filed more than one year after the date of the violation alleged in the complaint.

(b) Termination of city official's or employee's duties. The termination of a city official's or employee's duties does not affect the jurisdiction of the ethics advisory commission with respect to alleged violations occurring prior to the termination of the official's or employee's official duties.

(c) Powers. The ethics advisory commission has the following powers only:

(1) To establish, amend, and rescind rules and procedures governing its own internal organization and operations in a manner and form consistent with this article.

(2) To meet as often as necessary to fulfill its responsibilities.

(3) To request from the city manager through the city council the appointment of such staff as is necessary to carry out the duties of the commission.

(4) To review, index, maintain on file, and dispose of sworn complaints.

(5) To make findings of fact as necessary for the disposition of a complaint.

(6) To make notifications, extend deadlines, and conduct investigations.

(7) To advise and make recommendations to the city council concerning the city's ethics code and ethics policies.

(8) To make determinations that complaints are frivolous, make findings of facts, and sanction persons who file frivolous complaints.

(9) Such other powers as are specifically granted in this chapter or by the city council."

SECTION 2. That Section 12A-26, "Complaints," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

“SEC. 12A-26. COMPLAINTS.

(a) Filing. Except for an ethics advisory commission member, a[~~A~~]ny resident of the city, [~~or~~] any person doing business or attempting to do business with the city, or any city official or employee at the time the alleged violation of this chapter occurred or the complaint is submitted [~~(other than an ethics advisory commission member)~~] who believes there has been a violation of this chapter may file a [~~sworn~~] complaint [~~, under the penalty of perjury,~~] with the city secretary on a form provided by the city secretary. The complaint must contain the following information and items:

(1) The name, address, email address, and telephone number of the complainant.

(2) The name, address (if known), email address (if known), and telephone number (if known) of each [~~identify the~~] person [~~or persons~~] who allegedly committed the violation.[~~;~~]

(3) A [~~(2) provide a~~] statement of the facts on which the complaint is based, including the exact date or dates of the alleged violation.[~~;~~]

(4) Identification of [~~(3) to the extent possible, identify~~] the ethics provision or provisions allegedly violated, using either a citation to the applicable section and paragraph of this chapter or a description containing substantially the same language as the ethics provision or provisions.[~~; and~~]

(5) Copies of the documents or other evidence, if any, referenced in the complaint or in the complainant’s possession that support the complaint attached to the complaint.

(6) The names, addresses, email addresses (if known), and telephone numbers of witnesses, if any, that can offer testimony in support of the complaint.

(7) Other [~~(4) identify~~] sources of evidence, if any, that the complainant recommends should be considered by the ethics advisory commission.

(8) An affidavit in which the complainant swears or affirms, under the penalty of perjury, that:

(A) all information submitted in and with the complaint is true and correct; or

(B) to the best of the complainant's knowledge, information, and belief, formed after an inquiry reasonable under the circumstances:

(i) the complaint states a violation of this chapter;

(ii) the factual contentions in the complaint are supported by evidence submitted in and with the complaint or, if specifically so identified, will likely be supported by evidence after a reasonable opportunity for further investigation; and

(iii) the complaint is not being presented for any improper purpose, such as to harass, cause unnecessary delays, or needlessly increase the cost of defense to the person charged in the complaint.

(b) Format of evidence. If a complainant or a person charged in a complaint submits evidence in an electronic, mechanical, or other format that the city secretary's office cannot duplicate or display, that office shall request that person to provide the evidence in a format that the office can duplicate or display. If that person fails to provide the evidence to the city secretary's office in a format that the office can duplicate or display within seven days after the office has made a request, then the evidence may not be presented to or considered by the ethics advisory commission or a panel of the commission.

(c) Acceptance of complaint. Upon receiving a complaint, the city secretary shall determine if it is complete. A complaint is complete if it contains the information described in (a)(1), (2), (3), (4), (5), and (8). If the complaint is complete, the city secretary shall proceed as described in this section. If the complaint is incomplete, the city secretary shall, in writing, notify the complainant that the complaint is incomplete and state which required information was not provided. The complainant shall have 20 days after the date the city secretary sends notice to the complainant to provide the required information to the city secretary, or the complaint is deemed abandoned and may not be processed in accordance with this chapter.

(d) Confidentiality. No city official or employee shall reveal information relating to the filing or processing of a complaint, except as required for the performance of official duties or as required by law. Ex parte communications by or to members of the ethics advisory commission are prohibited by Section 12A-27(c) of this chapter. All papers and communications relating to a complaint must be treated as confidential unless required to be made public under the Public Information Act (Chapter 552, Texas Government Code) or other applicable law.

(e)[~~(c)~~] Notification. The city secretary shall promptly forward a copy of a complete complaint to the chair of the ethics advisory commission and to the person charged in the complaint. The person charged in the complaint shall have the opportunity to submit a sworn statement, together with such other information he or she feels is relevant. Copies of all information provided to the ethics advisory commission by the complainant and the person charged in the complaint must be distributed to all parties to the complaint within 10 days after the ethics advisory commission receives the information.

(f)[~~(d)~~] False accusations and responses. The city secretary shall, in writing, advise the person filing the complaint that falsely accusing someone of a violation of this chapter may result in criminal prosecution of anyone who knowingly makes a false accusation. The city secretary shall, in writing, advise the person charged in the complaint that falsely responding to a complaint may result in criminal prosecution of anyone who knowingly makes a false response.

(g)[~~(e)~~]Summary dismissal.

(1) Within 30 [~~21~~] days after receipt of a complete complaint, either the chair or vice chair, selected on a rotational basis and subject to availability, and two commission members, selected by lot by the city secretary and subject to availability, shall make a preliminary finding as to whether or not the complaint states a claim under this chapter and is supported by just cause. "Just cause" means such cause as is found to exist upon a reasonable inquiry that would induce a reasonably intelligent and prudent person to believe that a person has committed an act or acts constituting an ethical violation under this chapter.

(2) If the preliminary finding is that the complaint does not state a claim under this chapter or does not have just cause, based upon the statements and evidence submitted, the complaint must be dismissed. A determination that a complaint be dismissed can only be made upon the affirmative vote of at least two of the three preliminary panel members. Written notice of the dismissal must be sent to both the person who made the complaint and the person about whom the complaint was made, identifying the reason or reasons for dismissal.

(3) The chair is recused from serving on a preliminary panel for any complaint filed against the mayor, except that the chair may participate in discussions and voting on a complaint against the mayor when it is being considered by the commission as a whole. If the chair, the vice chair, or both are unable to serve on a preliminary panel, the appropriate number of ethics commission members shall be selected by lot by the city secretary as substitutes on the panel. The preliminary panel must always have three members."

SECTION 3. That Subsection (a), "Evidentiary Hearing," of Section 12A-27, "Hearing Procedures," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"(a) Evidentiary hearing. If a complaint is not summarily dismissed under Section 12A-26(g) [~~(e)~~], it will be pursued further at a hearing before the ethics advisory commission. Not less than 10 days before the hearing, the city secretary [~~commission~~] shall, by certified mail or personal service, give written notice of the hearing to both the person who made the complaint and the person about whom the complaint was made. If a person entitled to notice under this subsection consents in writing, the city secretary may give written notice by facsimile, email, or first class U.S. mail. The notice must state the specific provision or provisions of this chapter alleged in the complaint to have been violated, as determined by the preliminary panel."

SECTION 4. That Subsection (a), "Hearings on Complaints," of Section 12A-28, "Hearing Rules," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"(a) Hearings on complaints. The rules contained in this section apply to all hearings of the ethics advisory commission on complaints not summarily dismissed under Section 12A-26(g) [~~(e)~~]."

SECTION 5. That Subsection (a), "Written Decision," of Section 12A-29, "Disposition of Complaint," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"(a) Written decision. The ethics advisory commission shall make all reasonable efforts to issue a written decision within 60 [~~45~~] days after receipt of a complete complaint. The commission shall state its findings in the written decision. The written decision must either:

(1) dismiss the complaint, with the grounds for dismissal set forth in the decision; or

(2) find that there has been a violation of this chapter and identify in the decision the particular provision or provisions violated."

SECTION 6. That Section 12A-32, "Legal Counsel," of Article VII, "Ethics Advisory Commission," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 12A-32. LEGAL COUNSEL.**

(a) City attorney's office.

(1) The city attorney's office shall act as the legal counsel to the ethics advisory commission.

(2) [~~Additionally,~~] T[~~t~~]he city attorney's office shall:

(A) [~~(1)~~] issue advisory opinions to city officials and employees about the requirements imposed by this chapter and other ethics laws; and

(B) [~~(2)~~] train and educate all city officials and employees with respect to their ethical responsibilities.

(b) Outside legal counsel.

(1) Ethics advisory commission. An independent outside attorney, who does not otherwise represent the city or a city official or an employee in his or her official capacity, may be appointed by the city council, at the recommendation of the city attorney, to serve as legal counsel to the ethics advisory commission for a particular case whenever:

(A) [~~(1)~~] a complaint is filed relating to:

(i) [~~(A)~~] an alleged violation of this chapter by a city council member; or

(ii) [~~(B)~~] an alleged violation of this chapter by a city employee who is a department director or of higher rank;

(B) [~~(2)~~] the ethics advisory commission requests such an appointment; or

(C) [~~(3)~~] the city attorney requests such an appointment for good cause shown.

(2) City official or employee charged in a complaint.

(A) A city official or employee charged in a complaint may retain an independent outside attorney, who does not otherwise represent the city or a city official or an employee in his or her official capacity, selected by the city attorney to serve as the person's legal counsel for a particular case.

(B) If a city official or employee charged in a complaint retains an independent outside attorney selected by the city attorney, the city will pay the reasonable and necessary fees and expenses of that attorney through the hearing before the preliminary panel.

(C) If the preliminary panel makes a finding that the complaint states a claim under this chapter and is supported by just cause, the city official or employee charged in the complaint may continue to be represented by the independent outside attorney and the city will continue to pay the reasonable and necessary fees of that attorney, but if the ethics advisory commission finds that the city official or employee committed a violation of this chapter, the city official or employee shall reimburse the city for the fees and expenses of that attorney incurred after the hearing before the preliminary panel."

SECTION 7. That Section 12A-38, "Prosecution for Perjury," of Article VIII, "Enforcement, Culpable Mental State, and Penalties," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 12A-38. PROSECUTION FOR PERJURY.**

Any person who knowingly files or makes a false sworn statement under this chapter is subject to criminal prosecution for perjury under the laws of the State of Texas."

SECTION 8. That Article VIII, "Enforcement, Culpable Mental State, and Penalties," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to add a new Section 12A-40.1, "Frivolous Complaints," to read as follows:

"**SEC. 12A-40.1. FRIVOLOUS COMPLAINT.**

(a) Definition. A frivolous complaint is a complaint that is groundless and brought either in bad faith or for the purpose of harassment. "Groundless" means no basis in law or fact.

(b) Order to show cause. If the ethics advisory commission or a preliminary panel has unanimously dismissed a complaint, the commission or panel may, by the affirmative vote of at least two-thirds of those present, order a complainant to show cause why the commission should not determine that the complaint is a frivolous complaint.

(c) Effect of order to show cause. Once the ethics advisory commission or a preliminary panel has issued an order to show cause to a complainant, the city secretary shall not accept or process another complaint from the complainant until the commission has determined whether the complaint is frivolous or the person charged in the complaint has notified the city secretary's office in writing that he or she does not want the commission to determine whether the complaint is frivolous.

(d) Confidentiality. No city official or employee shall reveal information relating to the processing of an order to show cause, except as required for the performance of official duties or as required by law. All papers and communications relating to an order to show cause must be treated as confidential unless required to be made public under the Public Information Act (Chapter 552, Texas Government Code) or other applicable law.

(e) Notification. The city secretary shall promptly forward a copy of an order to show cause to the complainant and the person charged in the complaint.

(f) Response. The complainant and the person charged in the complaint shall each have the opportunity to submit a sworn response, together with such other information he or she believes is relevant. The response must be submitted to the city secretary's office within 10 days after the date that the complainant was given written notice of the order to show cause. Copies of all information provided to the ethics advisory commission by the complainant or the person charged in the complaint must be distributed to all parties to the complaint within 10 days after the commission receives the information.

(g) Format of evidence. If a complainant or a person charged in a complaint submits evidence in an electronic, mechanical, or other format that the city secretary's office cannot duplicate or display, that office shall request that person to provide the evidence in a format that the office can duplicate or display. If that person fails to provide the evidence to the city secretary's office in a format that the office can duplicate or display within seven days after the office has made a request, then the evidence may not be presented to or considered by the ethics advisory commission or a panel of the commission when considering that complaint.

(h) Notice of termination of proceedings. Instead of submitting a sworn response, the person charged in the complaint may notify the city secretary's office in writing that he or she does not want the ethics advisory commission to determine whether the complaint is frivolous. The notice must be submitted to the city secretary's office within 10 days after the date that the complainant was given written notice of the order to show cause. A copy of the notice provided to the city secretary's office must be distributed to all parties to the complaint within 10 days after the commission receives the information. If the person charged in the complaint submits a timely notice to the city secretary's office, the commission shall take no further action to determine whether the complaint is frivolous.

(i) Evidentiary hearing. Unless notice of termination is provided under Subsection (h), the ethics advisory commission shall hold a hearing to determine whether the complaint is a frivolous complaint. Not less than 10 days before the hearing, the city secretary shall, by certified mail or personal service, give written notice to the complainant and the person charged in the complaint of the date, time, and place of the hearing. If a person entitled to notice under this subsection consents in writing, the city secretary may give written notice by facsimile, email, or first class U.S. mail.

(j) *Ex Parte* communications. It is a violation of this section for:

(1) the complainant, the person charged in the complaint, or any person acting on their behalf to engage or attempt to engage, directly or indirectly, in any *ex parte* communication about the subject matter of an order to show cause with any member of the ethics advisory commission; or

(2) a member of the ethics advisory commission to:

(A) knowingly entertain an *ex parte* communication prohibited by Subsection (j)(1); or

(B) knowingly communicate, directly or indirectly, with any person, other than a member of the commission, its staff, or its legal counsel, about any issue of fact or law relating to an order to show cause.

(k) Hearing rules. Unless otherwise provided in this section, the rules for hearings in Section 12A-28 apply to hearings conducted in accordance with this section.

(l) Rights of the complainant and person charged in the complaint. The complainant and the person charged in the complaint have the right to attend the hearing, the right to make a statement, the right to present and cross-examine witnesses, and the right to be represented by legal counsel or another advisor.

(m) In determining whether a complaint is frivolous, the ethics advisory commission may consider evidence of:

(1) the timing of the complaint with respect to when the facts supporting the alleged violation became known or should have become known to the complainant;

(2) the nature and type of any publicity surrounding the filing of the complaint;

(3) the existence and nature of any relationship between the person charged in the complaint and the complainant before the complaint was filed;

(4) whether the complainant knew or reasonably should have known that the allegations in the complaint were groundless; and

(5) the complainant's motives in filing the complaint.

(n) Determination. A determination that a complaint is a frivolous complaint may be made only upon an affirmative vote of three-fifths of all commission members present and voting. Otherwise, the complaint is not deemed frivolous. A finding that a complaint is frivolous must be supported by clear and convincing evidence. "Clear and convincing evidence" means that measure or degree of proof that produces in a person's mind a firm belief or conviction as to the truth of the allegations sought to be established. The commission's determination of whether a complaint is frivolous does not affect the prior decision of the commission or preliminary panel on the merits of the complaint.

(o) Sanction for filing a frivolous complaint.

(1) If the ethics advisory commission determines that a complaint is a frivolous complaint, it may prohibit the complainant from filing another complaint alleging one or more violations of this chapter for up to:

(A) two years after the date of the commission's determination that the complaint is frivolous, if the commission had not determined within the preceding five years that another complaint filed by the complainant was frivolous; or

(B) four years after the date of the commission's determination that the complaint is frivolous, if the commission had determined within the preceding five years that another complaint filed by the complainant was frivolous.

(2) When determining whether and for how long to prohibit a complainant who files a frivolous complaint from filing another complaint under this chapter, the ethics advisory commission shall consider the following factors:

(A) The seriousness of the violation, including the nature, circumstances, consequences, extent, and gravity of the violation.

(B) The sanction necessary to deter future violations, including whether the violation was an isolated incident or part of a pattern and whether there are any mitigating circumstances.

(C) Any other matters that justice may require.

(3) If the ethics advisory commission prohibits the complainant from filing another complaint for a specific amount of time under Subsection (o)(1), the city secretary shall not accept or process another complaint alleging one or more violations of this chapter from the complainant during the time that the complainant is prohibited from filing a complaint.

(4) The ethics advisory commission may notify the appropriate regulatory or supervisory agency of its findings and determination, including referring its findings and determination to a criminal investigation agency or prosecution entity for investigation of a violation of a state or federal law.

(p) Written decision. If the ethics advisory commission determines that a complaint is frivolous and imposes a sanction, it shall make all reasonable efforts to issue a written decision within 15 days after the hearing. The commission shall state its findings in the written decision.

(q) Notification. Within 10 days after issuing a written decision, the ethics advisory commission shall forward copies of the findings and decision to the complainant, the person charged in the complaint, the city attorney, the city secretary, the city council, and any member of the commission who did not participate in the disposition of the matter. The city secretary shall make copies of the findings and decision available to the public as authorized by law."

SECTION 9. That Article IX, "Administrative Provisions," of Chapter 12A, "Code of Ethics," of the Dallas City Code, as amended, is amended to add a new Section 12A-43, "Retaliation Prohibited," to read as follows:

"**SEC. 12A-43. RETALIATION PROHIBITED.** A person commits an offense if he discriminates against, harasses, threatens, harms, damages, penalizes, or otherwise retaliates against any person for filing a complaint, or for testifying, assisting, or participating in any manner in a proceeding or hearing under this chapter."

SECTION 10. That a person violating Section 12A-43, upon conviction, is punishable by a fine not to exceed $500.

SECTION 11. That Chapter 12A of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance.

SECTION 12. That the terms and provisions of this ordinance are severable and are governed by section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 13. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M. S. ERNST, City Attorney

By: _____
Assistant City Attorney

Passed _____

Bowers/DCC/0001

ADDENDUM ITEM # 2,3

KEY FOCUS AREA: Economic Vibrancy
Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Office of Economic Development
Park & Recreation
Sustainable Development and Construction
Water Utilities
Fire

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
Joey Zapata, 670-1204
Eric Campbell, 670-3255
Willis Winters, 670-4071

MAPSCO: 30A-L M Q R V 30B-N S

SUBJECT

Sale of Elgin B. Robertson Park ("EBR") to the City of Rowlett

* Authorize an Interlocal Agreement between the City of Dallas ("Dallas") and the City of Rowlett ("Rowlett") providing for: **(1)** the sale of Elgin B. Robertson Park ("EBR") to Rowlett conditioned upon a boundary adjustment of EBR into Rowlett municipal jurisdiction and the grant of two marina development sites; **(2)** the sharing of certain tax revenues from development of EBR; **(3)** the transfer of the existing EBR marina lease from Dallas to Rowlett; **(4)** the amendment of the existing 2001 Interlocal Agreement and Lease between Dallas and Rowlett ("Existing ILA") regarding leased areas in Rowlett and adjacent to Lake Ray Hubbard; **(5)** the relocation of Dallas EBR Lake Patrol facilities; and **(6)** transfer of first responder responsibilities on certain Lake Ray Hubbard bridges from Dallas to Rowlett - Financing: Revenue - $31,800,000; (Additional annual revenues received from shared tax revenues beginning on the 21st anniversary of the sale closing - Approximate annual amount: $2,000,000)

* Authorize approval of a resolution directing the City Manager to execute nine boundary adjustment agreements, releasing the majority of EBR into Rowlett municipal jurisdiction - Financing: No cost consideration to the City

BACKGROUND

This item was added to the addendum to allow for an executive session briefing on February 18, 2015. EBR consists of approximately 257 acres of land owned by the Dallas Park and Recreation Department and is located at the intersection of Interstate Highway 30 and Dalrock Road within both Dallas and Rockwall Counties. This park is located approximately 10 miles east of Dallas' primary boundary and has been determined to be utilized primarily by the surrounding communities of Rowlett, Garland, and Rockwall. Investment in development, operation and maintenance of this property is difficult to justify as part of the core function of the Dallas Park and Recreation Department.

In May of 2013, a referendum was passed that authorized the City Council to convey by sale or exchange up to all of the City park land contained in EBR and use the proceeds of the conveyance for enhancement of the Dallas' park and recreation system.

EBR will require substantial up-front public infrastructure improvements to be "de velopment-ready." These costs are estimated to total approximately $63,000,000.

Under the proposed sale terms, Rowlett seeks to purchase EBR for full appraised value of $31,800,000; provided Dallas boundary adjusts EBR into Rowlett municipal jurisdiction and Dallas grants two marina sites on EBR. Proceeds from the sale are to be utilized for Park System projects overseen by the Park and Recreation Board.

In exchange for the boundary adjustment, Rowlett has agreed to revenue sharing terms where Dallas, upon the 21st anniversary of the sale closing and thereafter in perpetuity, will receive 25% of future tax revenues, including ad valorem tax on real and personal property, hotel occupancy taxes, mixed beverage taxes and future taxes not yet Texas law. The delay in commencement of revenue sharing will enable Rowlett to partially recover the aforementioned $63,000,000 of infrastructure costs. At full build-out, it is estimated Dallas' revenue share will be approximately $2 million per year.

Additionally, effective as of the sale closing date, Rowlett will assume Dallas' obligations and liabilities under the Bayview Marina lease, assume first-responder responsibilities on certain Lake Ray Hubbard bridges, allow Dallas to maintain its current lake patrol operations facility rent-free until Dallas relocates the lake patrol operations to the south tract of EBR, and amend the Existing ILA. Amendment of the Existing ILA will expand the areas of Dallas property Rowlett leases along Rowlett shoreline and will make Rowlett primarily responsible for trash removal and maintenance obligations along its shoreline, and make Rowlett primary point of contact for citizen response, both of which are currently being performed by Dallas Water Utilities. In securing these additional agreements from Rowlett as part of the sale negotiations, Dallas will have total annual savings of an estimated $57,000 per year.

BACKGROUND (Continued)

Benefits include a faster timeline than a sale via a public bidding process, freeing up of capital for Dallas Park and Recreation to re-deploy to current priorities, relief from the burdens of servicing a remote location, and the avoidance of a sizable up-front infrastructure investment to make EBR "development-ready." The sale of EBR to Rowlett is anticipated to close between April 1, 2015 and September 30, 2015.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2015, a briefing was presented to the Dallas Park and Recreation Board during Executive Session.

On February 5, 2015, the Dallas Park and Recreation Board voted to recommend staff present the proposed terms of the sale to City Council.

On February 18, 2015, a briefing was presented to the City Council during Executive Session.

FISCAL INFORMATION

$31,800,000 - Revenue

Beginning in Year 2036, additional revenues from certain tax revenues estimated to be $2,000,000 per year in perpetuity.

MAP

Attached.

0 430 860 1,720 2,580 Feet

N

Elgin B. Robertson Park (I-30 at Dalrock Rd)

Mapsco
30A L M Q R V
30B N S

District
9

February 5, 2015

WHEREAS, the Interlocal Cooperation Act, Chapter 791, V.T.C.A., Texas Government Code ("Act") permits two local governmental agencies to contract to perform governmental functions and services which the agencies are mutually interested in, including but not limited to the sale of property, tax revenue sharing, first responder responsibilities; and

WHEREAS, City of Rowlett ("Rowlett") desires to purchase the property known as Elgin B. Robertson Park located in Dallas, Texas, ("Property") and City of Dallas ("Dallas") is willing to sell the Property to Rowlett; and

WHEREAS, the sale of the Property by Dallas to Rowlett is a legally permissible sale of park land under Local Government Code Chapters 253 and Chapter 272, is exempt from Local Government Code Chapter 272 notice and bidding requirements for the sale of land owned by a municipality in that it is a sale to a governmental entity that has the power of eminent domain, and complies with Local Government Code Chapter 272 fair market value requirements for the sale of land owned by a municipality in that the Purchase Price is based on an independent appraisal; and

WHEREAS, the parties agree that the sale of the Property shall include sale and other terms which they desire to memorialize in an interlocal agreement which shall not only function as the purchase and sale agreement but also survive the closing of the sale of the Property as necessitated to perform the governmental functions and services agreed to therein.

NOW, THEREFORE,

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

Section 1. That the City of Dallas hereby authorizes the City Manager, upon approval as to form by the City Attorney, to execute an Interlocal Agreement ("ILA") between the City of Dallas and City of Rowlett providing for the sale of Property to Rowlett for the appraised value of $31,800,000 conditioned on the following terms:

(i) execution of ordinance to provide for boundary adjustment of the majority of the Property from Dallas to Rowlett municipal jurisdiction;

(ii) the grant of two marina development sites on the Property to Rowlett;

(iii) tax revenue sharing between Dallas and Rowlett, commencing on the 21st anniversary of the Closing of the sale of the Property;

(iv) the transfer of the existing month-to-month marina lease located on the Property from Dallas to Rowlett;

Section 1. (Continued)

(v) the amendment of the existing 2001 Interlocal Agreement and Lease between Dallas and Rowlett regarding Dallas lake front property adjacent to Lake Ray Hubbard located in Rowlett and currently leased to Rowlett;

(vi) the relocation of existing Dallas Lake Patrol facilities from the north to southern tract of the Property; and

(vii) transfer of first responder responsibilities on certain Lake Ray Hubbard bridges from Dallas to Rowlett.

Section 2. That in accordance with state law, sale proceeds, including any interest earned on the sales proceeds, are to be utilized for Park System projects overseen by the Park and Recreation Board.

Section 3. That the Chief Financial Officer is hereby authorized to establish the necessary fund and receive and deposit revenues from performance of the sale terms of the ILA in an amount not to exceed $31,800,000 in Fund: 0467 Department: PKR Unit: P945 RSRC: 8416.

Section 4. That the Chief Financial Officer is hereby authorized to receive and deposit revenues from performance of the tax revenue sharing terms of the ILA in a fund to be determined at the time revenue sharing begins.

Section 5. That the City of Dallas hereby authorizes the City Manager, upon approval as to form by the City Attorney, to execute a resolution directing the City Manager to execute a boundary adjustment agreement by ordinance to release the majority of the Property into Rowlett municipal jurisdiction.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

February 25, 2015

WHEREAS, it is the desire of the cities of Dallas and Rowlett to adjust their common city limit boundaries in connection with the sale by the City of Dallas of Elgin B. Robertson Park to the City of Rowlett; and

WHEREAS, it is the desire of the cities of Dallas and Rowlett to adjust their common city limit boundaries in order to establish clear demarcation lines for the efficient development and delivery of city services to their citizens; and

WHEREAS, it is the desire of the City of Dallas to enter into 9 written agreements with the City of Rowlett wherein both parties agree to adjust their common boundaries;

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized and directed to execute 9 boundary adjustment agreements with the City of Rowlett on behalf of the City.

Section 2. That the city agrees to the release of 9 tracts of land, along with all extraterritorial jurisdiction pertaining thereto, located at the northwest quadrant of Interstate 30 and Dalrock Road and south of Interstate 30 at the terminus of Dalrock Road, Elgin B. Robertson Park **(Exhibit A)**, in the City of Dallas into the city limits of the City of Rowlett.

Section 3. That the agreements authorized by this resolution shall be ratified by future ordinances, thus effecting the release of these tracts of land from the City of Dallas and into the City of Rowlett.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

LEGAL DESCRIPTION

BEING an approximate 3.7 acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 478, Page 1123 of the Deed Records of Dallas County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 733.83 feet to the intersection of said west right-of-way line of Dalrock Road and the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the right having a central angle of 37°26'49", a radius of 4633.66 feet, a chord bearing and distance of North 64°11'01" West, 2974.81 feet;

THENCE in a northwesterly direction, departing said west right-of-way line of Dalrock Road, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the right, an arc distance of 3028.42 feet to the southeast corner of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE with the south line of said Lakecrest Estates and said city limit line, South 88°40'50" West, a distance of 1777.57 feet to the **POINT OF BEGINNING**;

THENCE departing the south line of said Lakecrest Estates and said city limit line, South 59°50'44" West, a distance of 866.21 feet to a point for corner in the east right-of-way line of Fuqua Road (a variable width right-of-way) and in said city limit line; said point also being the beginning of a non-tangent curve to the right having a central angle of 9°00'18", a radius of 500.00 feet, a chord bearing and distance of North 7°22'45" West, 78.50 feet;

THENCE in a northwesterly direction, with said city limit line, the east right-of-way line of Fuqua Road and with said curve to the right, an arc distance of 78.58 feet to a point at the end of said curve;

THENCE continuing with the east right-of-way line of Fuqua Road and said city limit line, North 2°34'23" West, a distance of 339.78 feet to the southwest corner of Block A, Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

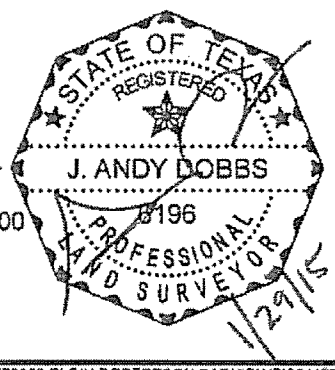
THENCE departing said east right-of-way line of Fuqua Road, with the south line of said Lakecrest Estates Addition and said city limit line, North 88°40'50" East, a distance of 774.53 feet to the **POINT OF BEGINNING** and containing 3.7 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED



J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

3.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

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NOTES

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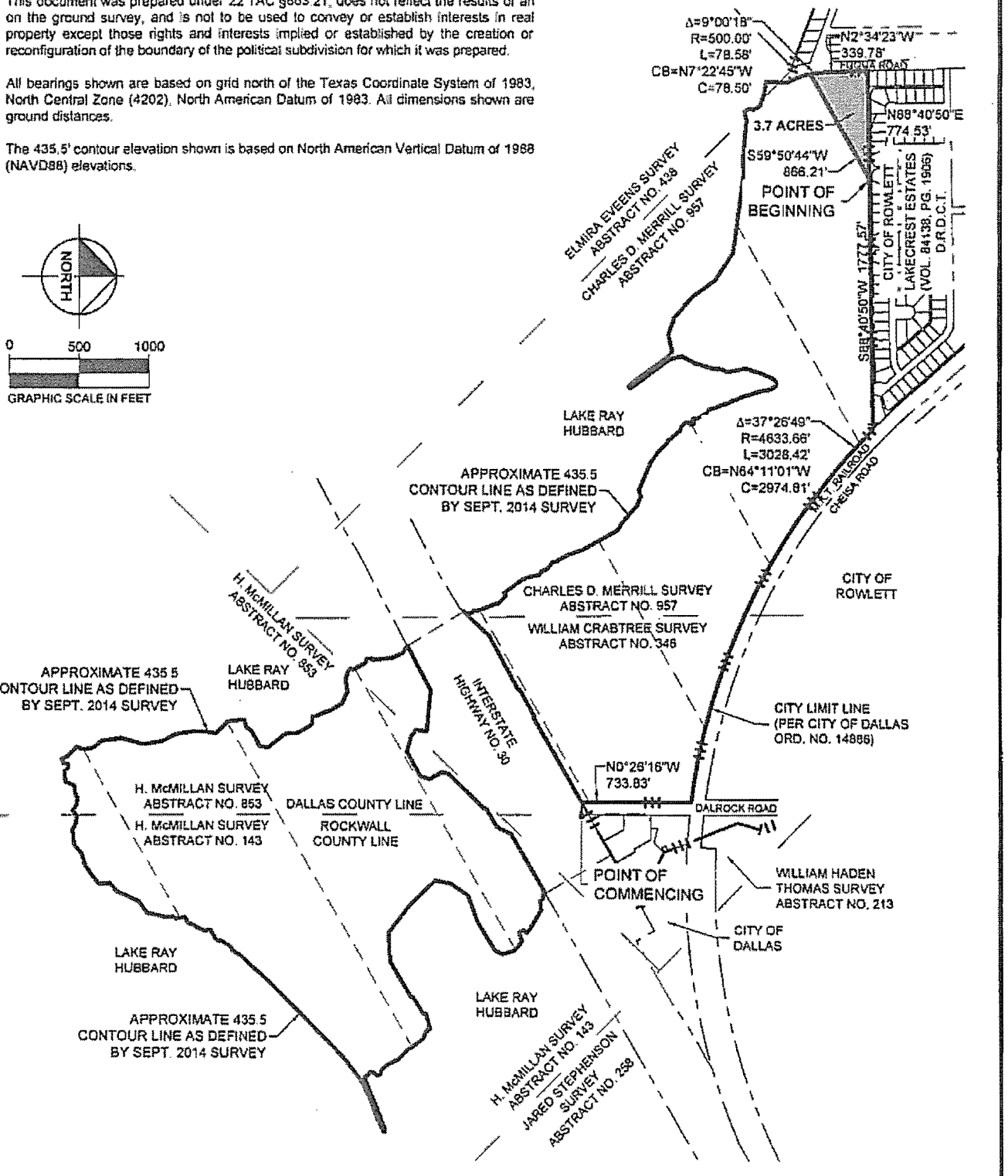

3.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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LEGAL DESCRIPTION

BEING an approximate 36.5 acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1736 (Tracts A & B), Volume 473, Page 648, Volume 478, Page 1123, Volume 481, Page 587, Volume 555, Page 205, Volume 815, Page 817, Volume 69117, Page 1954 and Volume 70185, Page 1219 of the Deed Records of Dallas County, Texas and Volume 73, Page 176 of the Deed Records of Rockwall County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 733.83 feet to the intersection of said west right-of-way line of Dalrock Road and the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the right having a central angle of 35°44'18", a radius of 4633.66 feet, a chord bearing and distance of North 65°02'16" West, 2843.63 feet;

THENCE in a northwesterly direction, departing said west right-of-way line of Dalrock Road, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the right, an arc distance of 2890.26 feet to the **POINT OF BEGINNING**;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and said city limit line, South 59°50'44" West, a distance of 1789.50 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE in a northwesterly direction, with said 435.5 foot contour line, approximately 1111 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 0°00'00" East, a distance of 159.01 feet to the southeast corner of the terminus of Fuqua Road (a variable width right-of-way) and being beginning of a non-tangent curve to the right having a central angle of 19°25'04", a radius of 500.00 feet, a chord bearing and distance of North 21°35'26" West, 168.64 feet;

THENCE in a northwesterly direction, with the east right-of-way line of Fuqua Road and with said curve to the right, an arc distance of 169.45 feet to a point at the end of said curve;

THENCE departing said east right-of-way line of Fuqua Road, North 59°50'44" East, a distance of 866.21 feet to a point for corner in the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records and said city limit line;

THENCE with said south line of Lakecrest Estates and said city limit line, North 88°40'50" East, a distance of 1777.57 feet to the southeast corner of said Lakecrest Estates Addition and in said south line of the Missouri Kansas-Texas Railroad Company tract; said point also being the beginning of a non-tangent curve to the left having a central angle of 1°42'30", a radius of 4633.66 feet, a chord bearing and distance of South 46°18'52" East, 138.16 feet;

THENCE in a southeasterly direction, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the left, an arc distance of 138.16 feet to the **POINT OF BEGINNING** and containing 36.5 acres of land.

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All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED: 1/29/15

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

36.5 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

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NOTES

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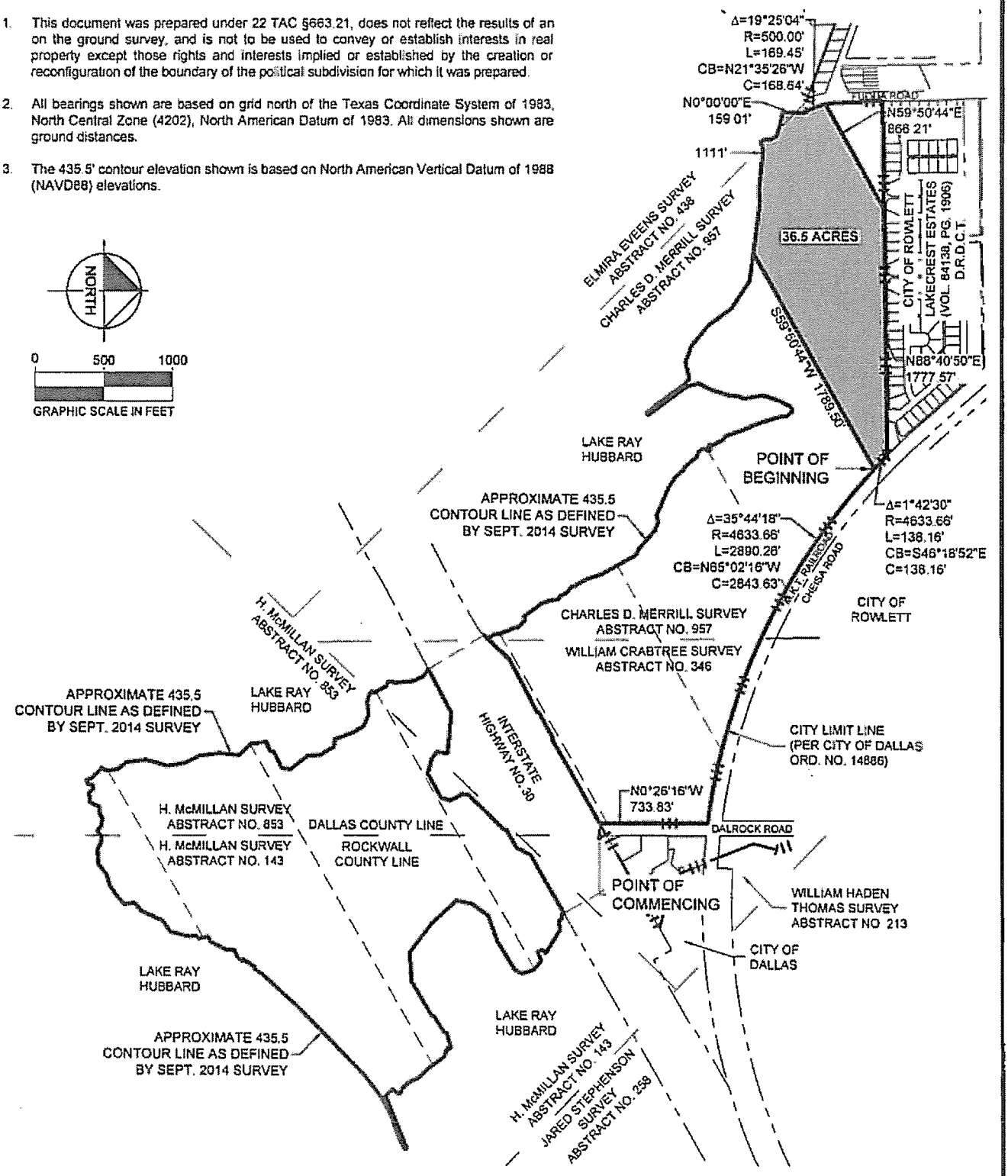

36.5 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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LEGAL DESCRIPTION

BEING an approximate 33.6 acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1736 (Tract B), Volume 473, Page 648 and Volume 478, Page 1123 (Tract 4) of the Deed Records of Dallas County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 733.83 feet to the intersection of said west right-of-way line of Dalrock Road and the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the right having a central angle of 22°20'15", a radius of 4633.66 feet, a chord bearing and distance of North 71°44'18" West, 1795.06 feet;

THENCE in a northwesterly direction, departing said west right-of-way line of Dalrock Road, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the right, an arc distance of 1806.48 feet to the **POINT OF BEGINNING;**

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and city limit line, South 59°50'44" West, a distance of 1152.89 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE in a northeasterly and northwesterly direction, with said 435.5 foot contour line, approximately 1661 feet to a point for corner;

THENCE departing said 435.5 foot contour line, South 59°50'44" West, a distance of 23.62 feet to a point for corner in said 435.5 foot contour line;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 1228 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 1789.50 feet to a point for corner in said south line of the Missouri Kansas-Texas Railroad Company tract and said city limit line; said point also being the beginning of a non-tangent curve to the left having a central angle of 13°24'04", a radius of 4633.66 feet, a chord bearing and distance of South 53°52'09" East, 1081.31 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract, said city limit line and said curve to the left, an arc distance of 1083.78 feet to the **POINT OF BEGINNING** and containing 33.6 acres of land.

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The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED:
1/30/15

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

33.6 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

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NOTES

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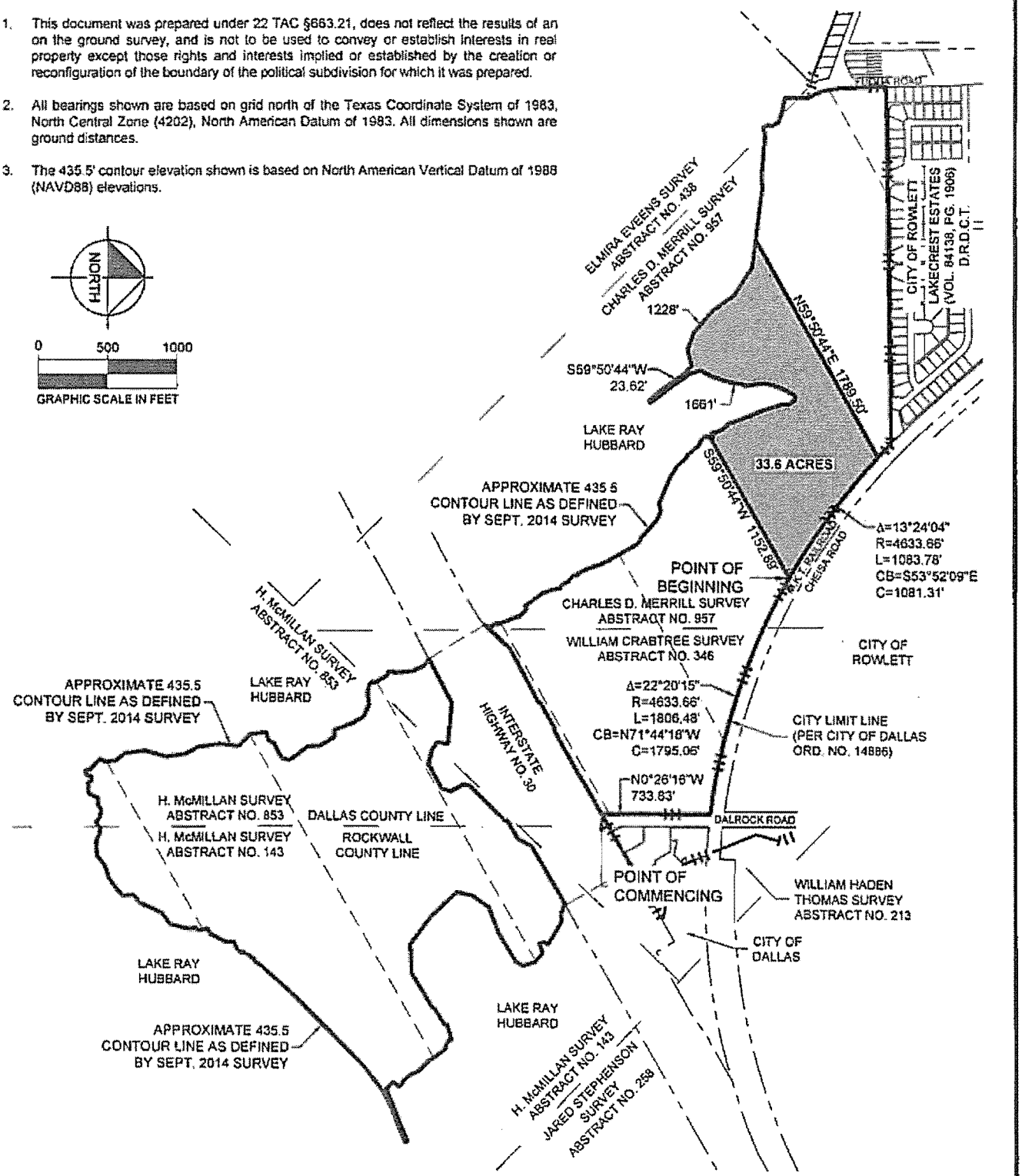
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



33.6 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

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LEGAL DESCRIPTION
TRACT 1

BEING an approximate 29.9 acre tract of land situated in the William Crabtree Survey, Abstract No. 346 and the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1736 (Tract B), Volume 473, Page 648, Vol. 478, Page 1123 (Tract 2) and Volume 593, Page 449 of the Deed Records of Dallas County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 733.83 feet to the intersection of said west right-of-way line of Dalrock Road and the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the right having a central angle of 6°42'18", a radius of 4633.66 feet, a chord bearing and distance of North 79°33'16" West, 541.94 feet;

THENCE in a northwesterly direction, departing said west right-of-way line of Dalrock Road, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the right, an arc distance of 542.25 feet to a point for corner;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract, South 59°50'44" West, a distance of 1540.96 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 1150 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 1152.89 feet to a point for corner in said south line of the Missouri Kansas-Texas Railroad Company tract and and said city limit line; said point also being the beginning of a non-tangent curve to the left having a central angle of 15°37'57", a radius of 4633.66 feet, a chord bearing and distance of South 68°23'09" East, 1260.32 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract, said city limit line and said curve to the left, an arc distance of 1264.24 feet to the **POINT OF BEGINNING** and containing 29.9 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED:
1/29/15

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

29.9 ACRES & 0.1 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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LEGAL DESCRIPTION
TRACT 2

BEING an approximate 0.1 acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deed to the City of Dallas recorded in Volume 2, Page 1736 of the Deed Records of Dallas County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 733.83 feet to the intersection of said west right-of-way line of Dalrock Road and the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the right having a central angle of 22°16'21", a radius of 4633.66 feet, a chord bearing and distance of North 71°44'18" West, 1795.06 feet;

THENCE in a northwesterly direction, departing said west right-of-way line of Dalrock Road, with said city limit line, said south line of the Missouri Kansas-Texas Railroad Company tract and said curve to the right, an arc distance of 1806.42 feet to a point for corner;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and said city limit line, South 59°50'44" West, a distance of 1622.47 feet to the **POINT OF BEGINNING**; said point being in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE in a southerly direction, with said 435.5 foot contour line, approximately 532 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 23.62 feet to the **POINT OF BEGINNING** and containing 0.1 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

29.9 ACRES & 0.1 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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NOTES

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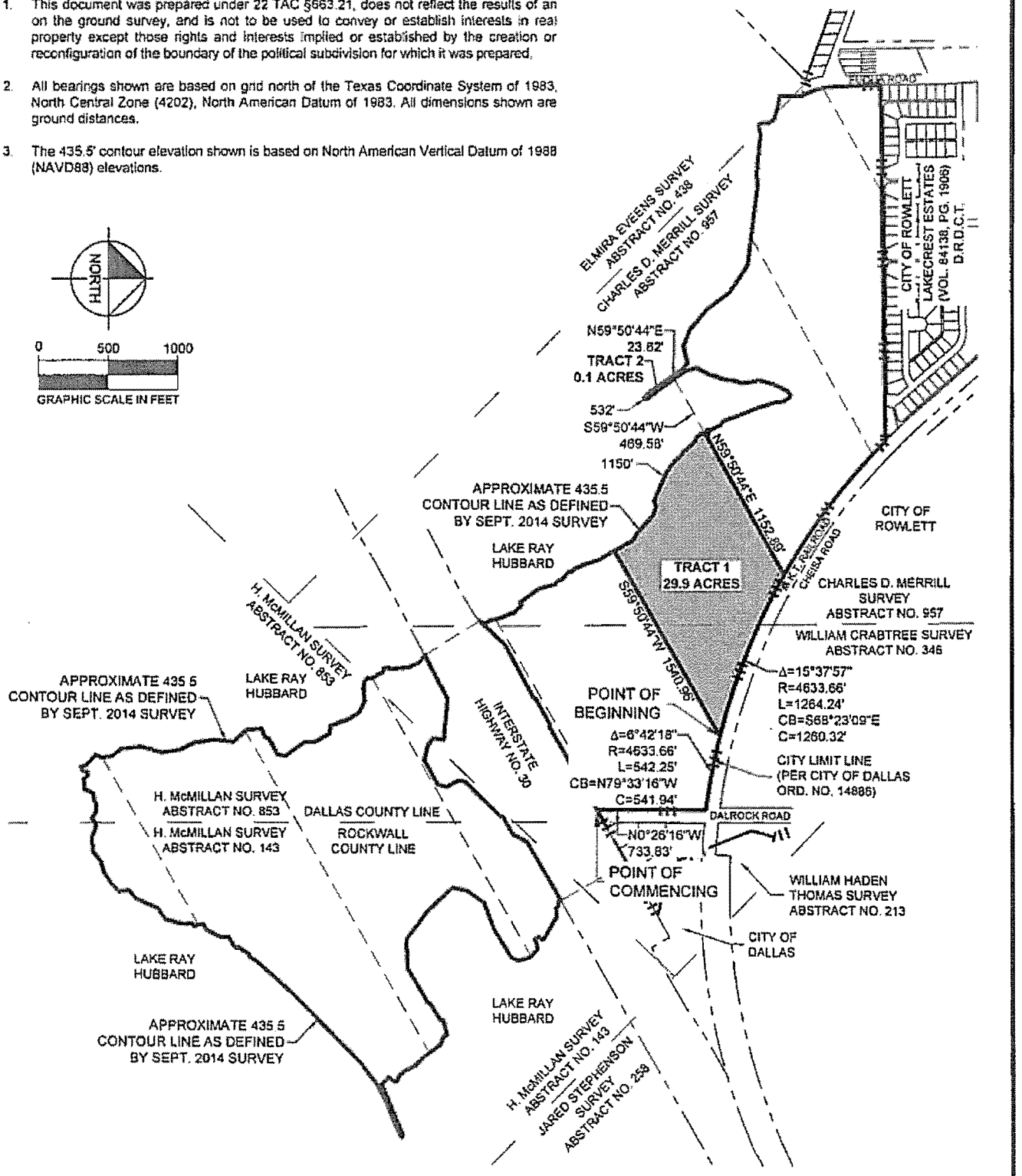

29.9 ACRES & 0.1 ACRES BOUNDARY LINE ADJUSTMENT CITY OF DALLAS DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	3 OF 3

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LEGAL DESCRIPTION

BEING an approximate 40.2 acre tract of land situated in the William Crabtree Survey, Abstract No. 346 and the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1736, Volume 473, Page 648, Volume 478, Page 1123 (Tracts 2 & 3) and Volume 593, Page 449 of the Deed Records of Dallas County, Texas; and being and being more particularly described as follows:

COMMENCING at the Intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, North 0°26'16" West, a distance of 57.57 feet to the **POINT OF BEGINNING**;

THENCE departing said west right-of-way line of Dalrock Road and said city limit line, South 59°50'44" West, a distance of 1583.92 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 1037 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 1540.96 feet to a point for corner in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records and in said city limit line; said point also being the beginning of a non-tangent curve to the left having a central angle of 6°42'18", a radius of 4633.66 feet, a chord bearing and distance of South 79°33'16" East, 541.94 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract, said city limit line and said curve to the left, an arc distance of 542.25 feet to the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and said west right-of-way line of Dalrock Road (a variable width right-of-way);

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract, with said city limit line and said west right-of-way line of Dalrock Road, South 0°26'16" East, a distance of 733.83 feet to the **POINT OF BEGINNING** and containing 40.2 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED: 1/29/15

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

40.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	JAN. 2015	064478300	1 OF 2

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NOTES

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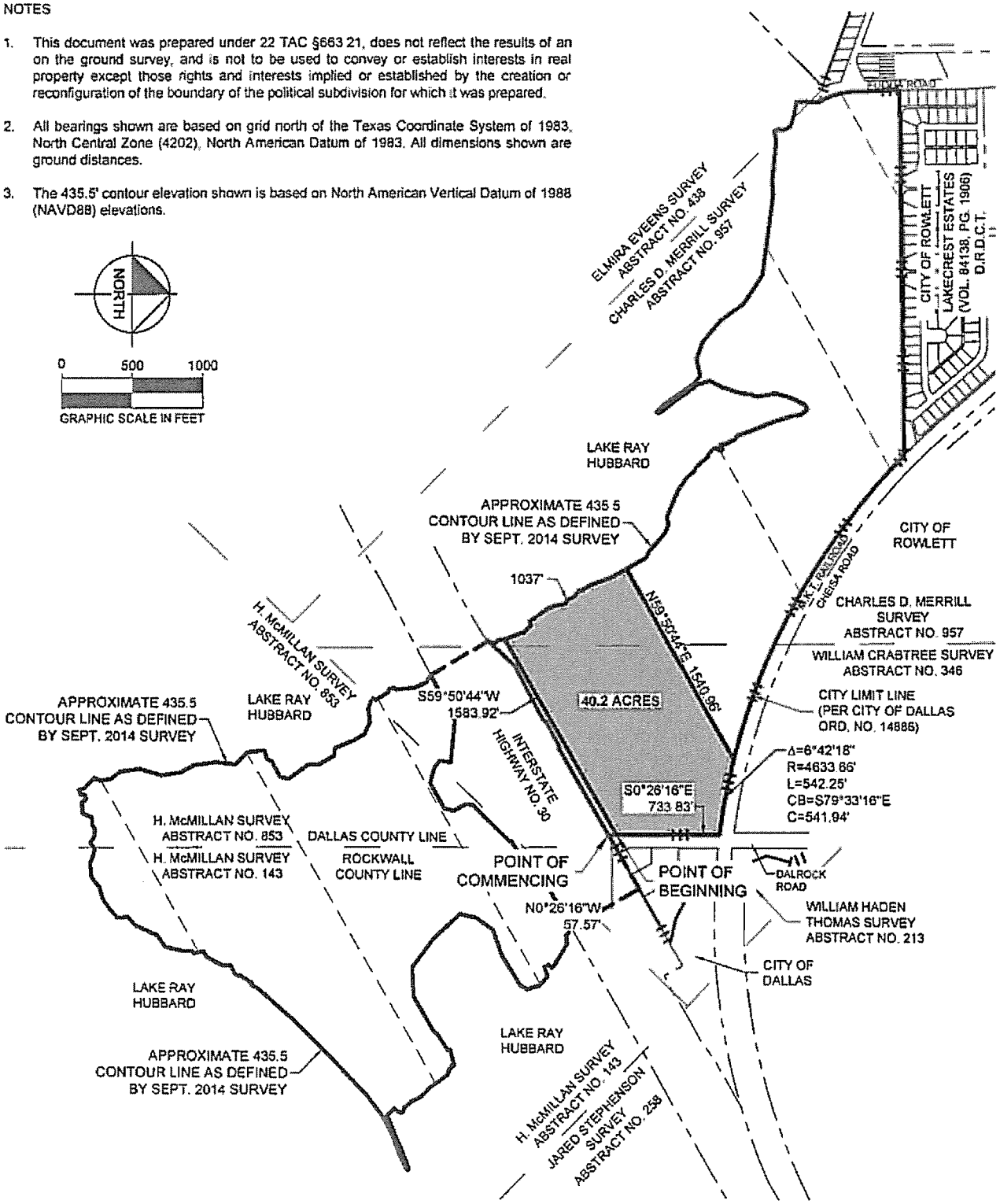

40.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

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LEGAL DESCRIPTION

BEING an approximate 45.9 acre tract of land situated in the H. McMillan Survey, Abstract No. 143 and the William Haden Thomas Survey, Abstract No. 213, City of Dallas, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853, William Crabtree Survey, Abstract No. 346 and the Charles D. Merrill Survey, Abstract No. 957, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1736 (Tracts B & C), Volume 2, Page 1768 (Tract 2), Volume 478, Page 1123 (Tracts 1 & 2), Volume 593, Page 449, Volume 830, Page 897 and Volume 68071, Page 1125 of the Deed Records of Dallas County, Texas and Volume 76, Page 192 of the Deed Records of Rockwall County, Texas; and being part of Interstate Highway No. 30 right-of-way described in Deeds to the State of Texas recorded in Volume 2874, Page 538, Volume 2874, Page 541, Volume 2874, Page 544, Volume 3354, Page 126, Volume 5120, Page 74 and Volume 70207, Page 1082 of the Deed Records of Dallas County, Texas and Volume 43, Page 501, Volume 50, Page 97 and Volume 69, Page 422 of the Deed Records of Rockwall County, Texas; and being part of possible county right-of-way formally known as Dalrock Road; and being and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE with said north right-of-way line of Interstate Highway No. 30 and said city limit line, North 59°58'26" East, a distance of 152.37 feet to the intersection of said north right-of-way line of Interstate Highway No. 30 and the east right-of-way line of Dalrock Road;

THENCE with said north right-of-way line of Interstate Highway No. 30 and said city limit line, North 59°51'04" East, a distance of 284.84 feet to a point for corner;

THENCE departing said north right-of-way line of Interstate Highway No. 30 and said city limit line, South 30°07'42" East, a distance of 552.62 feet to a point for corner at the intersection of the south right-of-way line of Interstate Highway No. 30 and the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 59°38'48" West, a distance of 59.74 feet to a point for corner;

THENCE departing said south right-of-way line of Interstate Highway No. 30, South 30°21'12" East, a distance of 267.13 feet to a point for corner;

THENCE North 59°38'48" East, a distance of 210.39 feet to a point for corner in said 435.5 foot contour line;

THENCE in a southerly direction, with said 435.5 foot contour line, approximately 181 feet to a point for corner;

THENCE departing said 435.5 foot contour line, South 59°50'44" West, a distance of 2315.18 feet to a point for corner in said 435.5 foot contour line;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 448 feet to a point for corner at the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5 foot contour line;

CONTINUED ON SHEET 2

FIELD NOTES APPROVED 1/29/15

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

45.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	JAN. 2015	064476300	1 OF 3

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LEGAL DESCRIPTION

THENCE departing said 435.5 foot contour line, North 31°40'26" West, a distance of 474.80 feet to a point for corner at the intersection of said north right-of-way line of Interstate Highway No. 30 and said 435.5 foot contour line;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 117 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 1583.92 feet to a point for corner in said west right-of-way line of Dalrock Road and said city limit line;

THENCE with said west right-of-way line of Dalrock Road and said city limit line, South 0°26'16" East, a distance of 57.57 feet to the **POINT OF BEGINNING** and containing approximately 45.9 acres of land.

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All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

45.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	JAN. 2015	064478300	2 OF 3

DOBBS, ANDY 1/29/2015 2:44 PM K:\DAL_SURVEY\064478300 ELGIN ROBERTSON PARK\DWG\064478300 ELGIN ROBERTSON_ANNEX_S.DWG

NOTES

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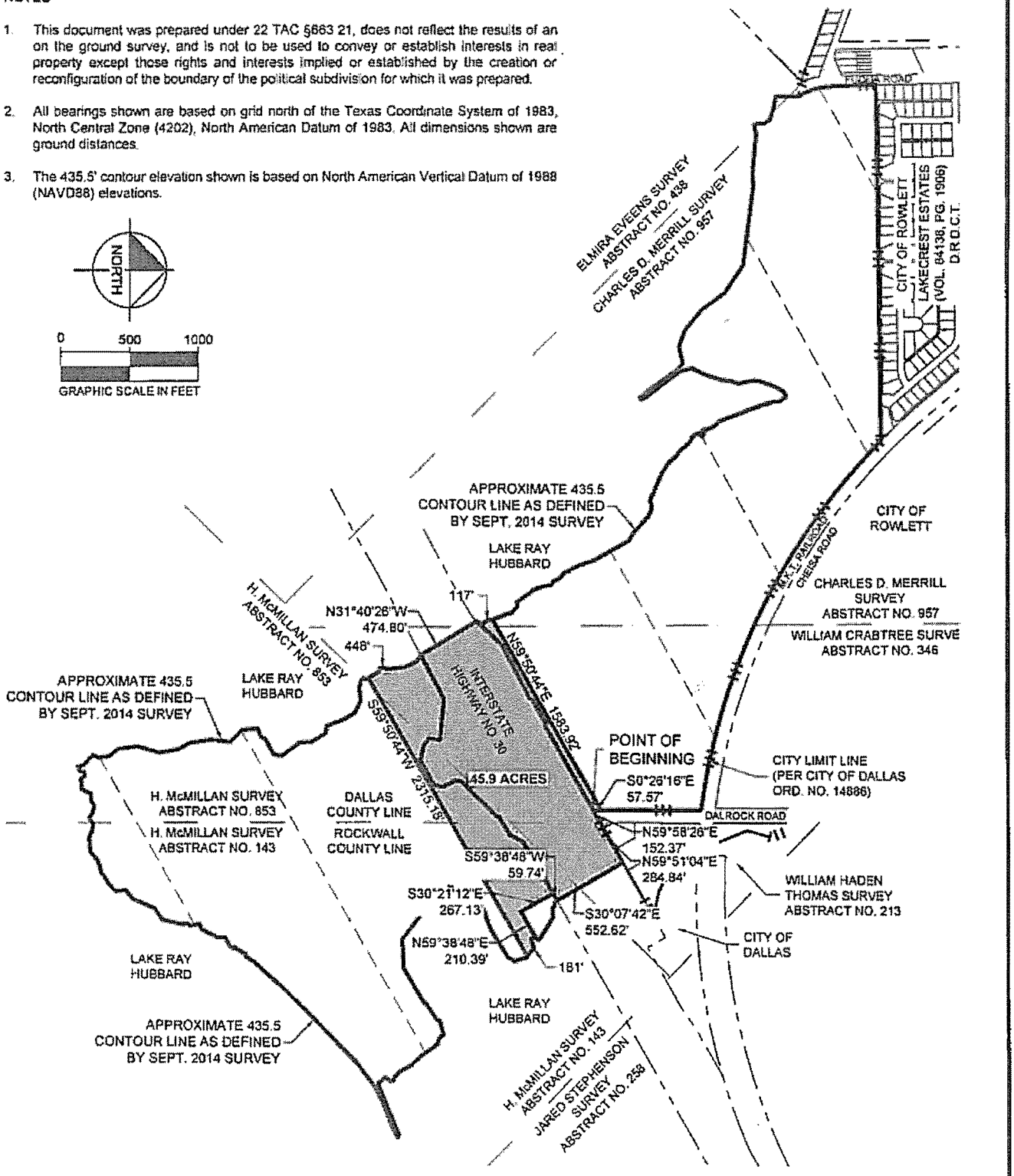

45.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
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FIRM # 10115500
Tel. No. (972) 770-1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	3 OF 3

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LEGAL DESCRIPTION

BEING an approximate 40.9 acre tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Dallas, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853 and the William Crabtree Survey, Abstract No. 346, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1768 (Tract 2), Volume 491, Page 664, Volume 503, Page 718, Volume 830, Page 897, and Volume 68071, Page 1125 (Tracts A & B) of the Deed Records of Dallas County, Texas and Volume 76, Page 192 (Tracts 1 & 2) of the Deed Records of Rockwall County, Texas; and being part of possible county right-of-way formally known as Dalrock Road; and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE South 66°01'00" East, a distance of 1159.88 feet to the 435.5 foot contour line as defined by a survey performed in September, 2014 and being the **POINT OF BEGINNING**;

THENCE in a southerly direction, with said 435.5 foot contour line, approximately 2353 feet to a point for corner;

THENCE departing said 435.5 foot contour line, South 59°50'44" West, a distance of 2675.20 feet to a point for corner in said 435.5 foot contour line;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 1370 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 2315.18 feet to the **POINT OF BEGINNING** and containing approximately 40.9 acres of land.

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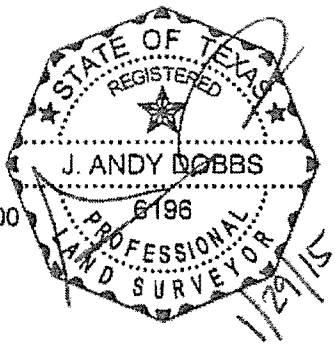
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED:



J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

40.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
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Dallas, Texas 75251
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	JAN 2015	064478300	1 OF 2

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NOTES

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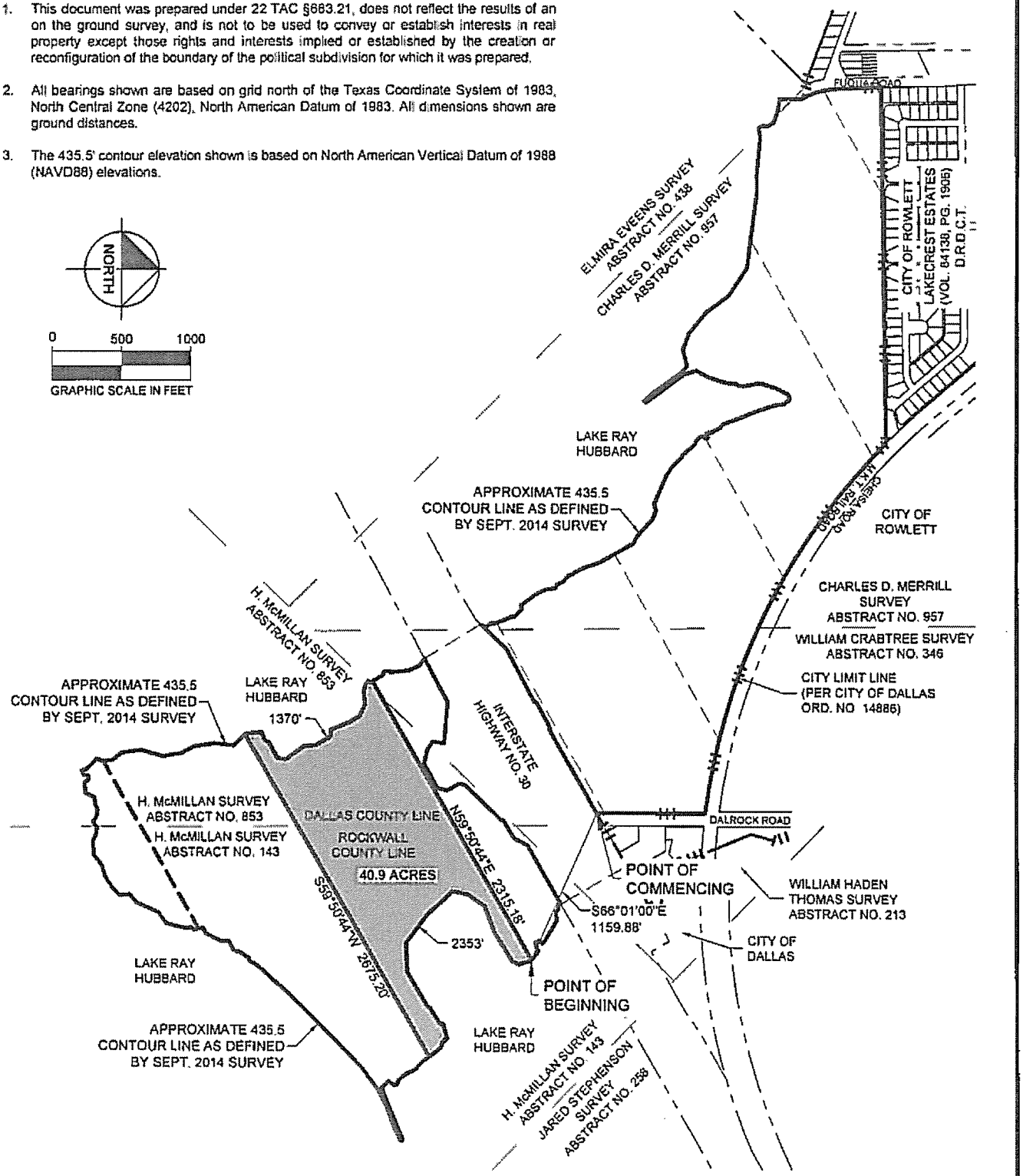
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
3. The 435.5' contour elevation shown is based on North American Vertical Datum of 1988 (NAVD88) elevations.



40.9 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

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LEGAL DESCRIPTION

BEING an approximate 52.2 acre tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Dallas, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 2, Page 1768 (Tract 1), Volume 481, Page 587, Volume 555, Page 205 and Volume 68071, Page 1125 of the Deed Records of Dallas County, Texas and Volume 73, Page 176 and Volume 76, Page 192 of the Deed Records of Rockwall County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE South 55°32'37" East, a distance of 2136.34 feet to the 435.5 foot contour line as defined by a survey performed in September, 2014 and being the **POINT OF BEGINNING**;

THENCE in a southeasterly and southwesterly direction, with said 435.5 foot contour line, approximately 3086 feet to a point for corner;

THENCE departing said 435.5 foot contour line, South 59°50'44" West, a distance of 1394.39 feet to a point for corner in said 435.5 foot contour line;

THENCE in a northerly direction, with said 435.5 foot contour line, approximately 1105 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 2675.20 feet to the **POINT OF BEGINNING** and containing approximately 52.2 acres of land.

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The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED:

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

52.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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NOTES

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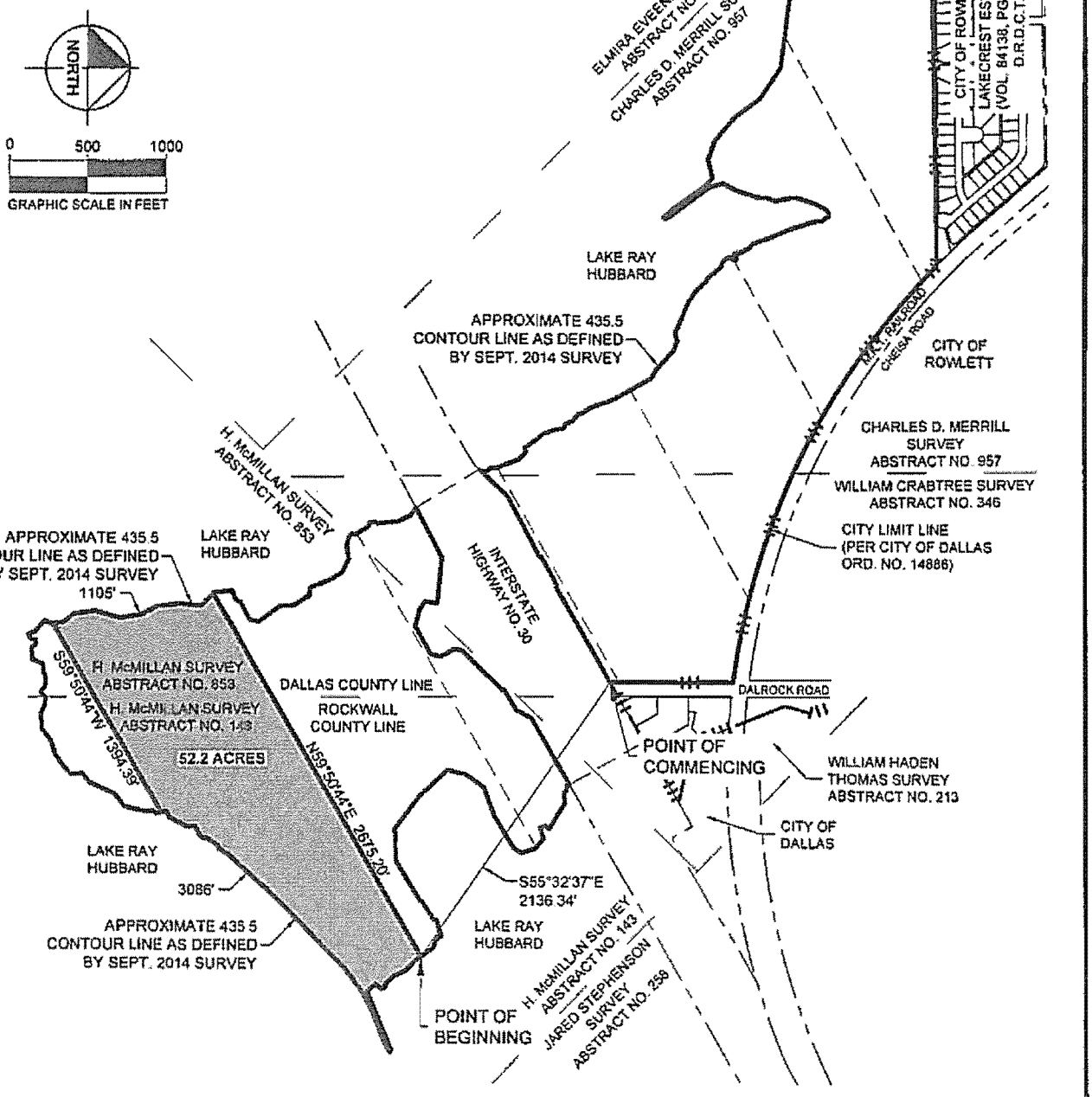

52.2 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

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12750 Merit Drive, Suite 1000
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FIRM # 10115500
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	JAD	DAB	JAN. 2015	064478300	2 OF 2

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LEGAL DESCRIPTION

BEING an approximate 8.7 acre tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Dallas, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853, City of Dallas, Dallas County, Texas; and being part of a tract known as "Elgin B. Robertson Park" and described in deeds to the City of Dallas recorded in Volume 481, Page 587 and Volume 555, Page 205 of the Deed Records of Dallas County, Texas and Volume 73, Page 176 of the Deed Records of Rockwall County, Texas; and being and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Dalrock Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) and being in the city limit line between the City of Dallas and City of Rowlett described in City of Dallas Ordinance No. 14886;

THENCE South 16°30'01" East, a distance of 3004.92 feet to the 435.5 foot contour line as defined by a survey performed in September, 2014 and being the **POINT OF BEGINNING;**

THENCE in a southwesterly direction, with said 435.5 foot contour line, approximately 1935 feet to a point for corner;

THENCE departing said 435.5 foot contour line, North 59°50'44" East, a distance of 1394.39 feet to the **POINT OF BEGINNING** and containing approximately 8.7 acres of land.

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The above described 435.5' contour elevation is based on North American Vertical Datum of 1988 (NAVD88) elevations.

FIELD NOTES APPROVED:

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
1/29/15

8.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

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FIRM # 10115500
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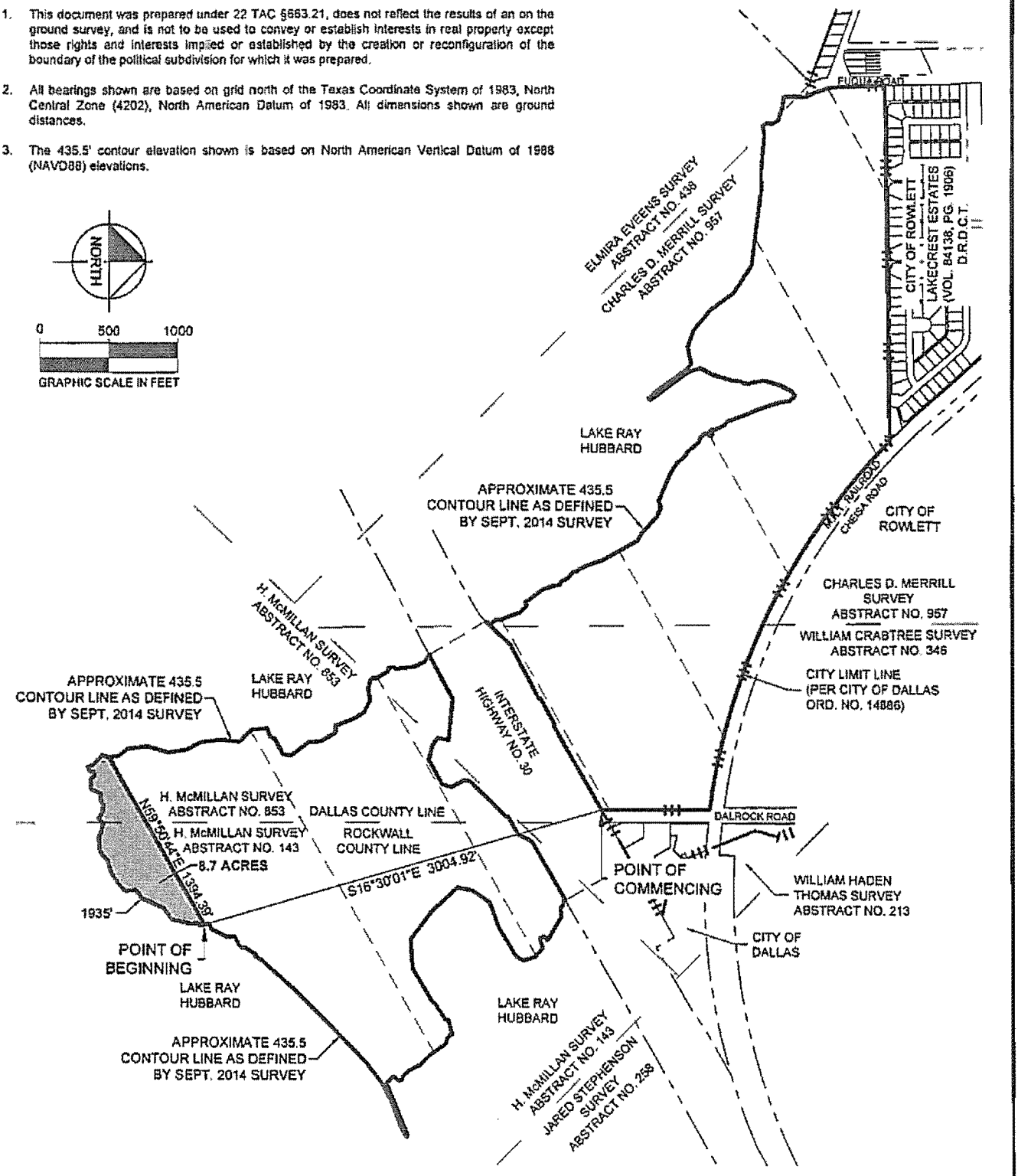

8.7 ACRES
BOUNDARY LINE ADJUSTMENT
CITY OF DALLAS
DALLAS & ROCKWALL COUNTY, TEXAS

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ADDENDUM ITEM # 4

KEY FOCUS AREA: Public Safety

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire
Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of the Incident Management Equipment Purchase 2014 Call for Project Grant Award from the North Central Texas Council of Governments for traffic control equipment, fire responder radios, dynamic message boards, and accident investigation technology to enable the City to respond, investigate and clear the accidents quicker and guide the traffic to minimize congestion and improve air quality for the period February 25, 2015 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed $144,739 - Financing: North Central Texas Council of Governments Grant Funds

BACKGROUND

This item is on the addendum because the City just received the grant award notification and the funding will be based partially on a quickly executed grant agreement. Waiting an additional two weeks may actually have an impact on how much funding that is ultimately received.

The North Central Texas Council of Governments (NCTCOG) is the designated Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth metropolitan area by the Governor of the State of Texas in accordance with federal law. Through the funding for Unified Planning Work program, the Freeway Incident management Training is provided as part of the Congestion Management Operations Program. The program is designed to initiate a common coordinated response to traffic incidents that will build partnerships, enhance safety for emergency personnel, reduce secondary traffic crashes, improve the efficiency of the transportation system, and improve air quality in the Dallas-Fort Worth region. Under this program, funds are approved to assist governments in obtaining equipment and technology designed to facilitate quick incident clearance.

BACKGROUND (Continued)

The NCTCOG Incident Management Grant Award will allow Dallas Fire-Rescue to purchase portable radios to enhance effective communication for the first responders in managing accident scenes. Also included in the purchase will be the reflective collar cones and emergency traffic flares to guide the traffic around accident scenes while keeping the fire responders safe.

The Dallas Police Department will purchase additional robotic mapping equipment and software that will enhance our Accident Investigator's ability to quickly map major accident scenes via a Bluetooth wireless system and clear the freeways quicker. In addition, the Dallas Police Department will be able to purchase programmable message boards to aid in reducing roadway congestion during severe freeway accidents or major planned events that impact traffic flow.

Listed below are the funding for each department's equipment purchase:

Fire-Rescue:		
Portable Radios with battery, ban and desk chargers		$ 64,489
Flares		$ 6,394
Traffic Cones		$ 1,076
	Subtotal	$ 71,959
Police:		
Message Boards with protective Traffic Barrels		$ 36,780
Robotic Mapping System with Software		$ 36,000
	Subtotal	$ 72,780
North Central Texas Council of Governments Grant		$144,739

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety Committee is scheduled to be briefed by memorandum regarding this matter on February 23, 2015.

FISCAL INFORMATION

$144,739 - North Central Texas Council of Governments Grant Funds

February 25, 2015

WHEREAS, the North Central Texas Council of Governments has made funding available to the City of Dallas under the Freeway Incident Management Program for the purchase of equipment to assist in safely and quickly responding, investigating and clearing accidents and directing traffic flow; and

WHEREAS, grant funds have been awarded to the City of Dallas to procure equipment to enhance the safety of the first responders and quickly investigate and clear the accidents and minimize traffic congestion; and

WHEREAS, the City of Dallas will benefit from increased fire responders safety and improved traffic flow, and cleaner air-quality throughout the city.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept the Incident Management Equipment Purchase 2014 Call for Projects Grant Award from North Central Texas Council of Governments (NCTCOG) functioning as an agent for the Texas Department of Transportation (TxDOT) through a grant from the U.S. Department of Transportation (CFDA# 20.205, Grant# 0782014/CSJ0918-00-230) to fund equipment purchases to assist in traffic incident management along the City's freeways for the period February 25, 2015 through August 31, 2015 in an amount not to exceed $144,739, and execution of the grant agreement.

Section 2. That the City Manager is authorized to establish appropriations in an amount not to exceed $71,959 in Fund F450, Department DFD, Unit 9290.

Section 3. That the City Manager is authorized to establish appropriations in an amount not to exceed $72,780 in Fund F450, Department DPD, Unit 9291.

Section 4. That the Chief Financial Officer is authorized to deposit North Central Texas Council of Governments Grant Funds in Fund F450, Department DFD, Unit 9290, Revenue Source 6506, not to exceed $71,959.

Section 5. That the Chief Financial Officer is authorized to deposit North Central Texas Council of Governments Grant Funds in Fund F450, Department DPD, Unit 9291, Revenue Source 6506, not to exceed $72,780

Section 6. That the Chief Financial Officer is authorized to disburse funds from Fund F450, Department DFD, Unit 9290, Obj. 2890, not to exceed $71,959.

Section 7. That the Chief Financial Officer is authorized to disburse funds from Fund F450, Department DPD, Unit 9291, Obj. 4730 ($66,200), Obj. 2890 ($6,580), not to exceed $72,780.

Section 8. That the City Manager is hereby authorized to reimburse the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 9. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 10. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 5

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize **(1)** preliminary adoption of Substantial Amendment No. 2 for the construction of homes using $600,000 program income received as part of the Neighborhood Stabilization Program 3; and **(2)** a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2 - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum because notification was received on February 3, 2015 of the necessary increase in the appropriation.

In July 2008, the Housing and Economic Recovery Act of 2008 (HERA), through the U.S. Department of Housing and Urban Development (HUD), was enacted into law. HERA appropriated $3.92 billion to assist states and localities in redevelopment efforts, particularly for foreclosed or abandoned housing properties. The Program is referred to as the Neighborhood Stabilization Program 1 (NSP1) and is considered a Special Allocation of 2008 Community Development Block Grant Funds.

In July 2010, the HERA was amended in Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) to add $1 billion for Neighborhood Stabilization Program 3 (NSP3) to assist states and localities in redevelopment efforts for foreclosed or abandoned housing properties.

On February 9, 2011, the City of Dallas accepted its allocation of NSP3 funds in the amount of $2,356,962. The City contracted with developers and built 23 single family units and received $1,020,000 in program income from loan repayments.

This Council action would provide **(1)** preliminary adoption of Substantial Amendment No. 2 for the construction of homes using $600,000 program income received as part of the NSP3 program; and **(2)** a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 9, 2011, the City Council authorized the adoption of Substantial Amendment No. 1, by Resolution No. 11-0435.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, on February 9, 2011, the City Council authorized the adoption of Substantial Amendment No. 1, by Resolution No. 11-0435 that includes receipt, deposit and establishment of program income in an amount not to exceed $1,020,000; and

WHEREAS, program income generated through Neighborhood Stabilization Program 3 (NSP3) activities must be used for other NSP3 eligible activities;

NOW, THEREFORE,

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

SECTION 1. That the City Council hereby authorizes preliminary adoption of Substantial Amendment No. 2 for the construction of homes using $600,000 program income received as part of the NSP3 program.

SECTION 2. That a public hearing to be held on March 25, 2015 to receive comments on Substantial Amendment No. 2.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 6

KEY FOCUS AREA: E-Gov

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize an amendment to the 2015 City Calendar to **(1)** cancel the City Council Briefing Meeting that was scheduled for January 21, 2015; and **(2)** clarify that the January 15-16, 2015 council staff planning sessions were special meetings of the City Council - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum and is moved forward by Council direction.

The November 2014 Charter election amended the definition of a regular meeting of the City Council. This action will amend the calendar to reflect the new charter provisions.

The 2015 City Calendar is being amended to cancel the City Council Briefing Meeting that was scheduled for January 21, 2015 and reflect that the Council-Staff Planning Sessions on January 15 and January 16, 2015 were special meetings of the City Council.

The amended 2015 City Council Calendar is being amended to reflect this change per Attachment A.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Council was briefed on November 5, 2014.

The 2015 City Calendar was approved by the City Council on November 12, 2014, by Resolution No. 14-1976.

The Budget, Finance, & Audit Committee was briefed on February 17, 2015 and recommended approval for Council consideration.

FISCAL INFORMATION

No cost consideration to the City.

February 25, 2015

WHEREAS, that the City Council Briefing Meeting, previously scheduled for January 21, 2015, should be cancelled; and

WHEREAS, the City Calendar is being amended to show scheduled Special Called City Council Meetings on January 15 and January 16, 2015; and

WHEREAS, it has become necessary to revise the 2015 calendar for the remainder of the year to reflect this change.

Now, Therefore,

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

Section 1. That this item hereby authorizes an amendment to the 2015 City Calendar to cancel the City Council Briefing Meeting scheduled for January 21, 2015.

Section 2. That this item hereby authorizes an amendment to the 2015 City Calendar to show scheduled Special Called City Council Meetings on January 15 and 16, 2015.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

January 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 New Year's Day City Holiday	**2**	3
4	**5** Council Committees: 9:00am-Economic Development 11:00am-Housing 1:00pm-Budget, Finance & Audit	**6**	**7** Council Briefing 9:00am	**8**	**9**	10
11	**12** Council Committees: 9:00am-Quality of Life & Environment 11:00am-Public Safety 1:00pm-Transportation & Trinity River Project	**13**	**14** Council Agenda 9:00am	**15** Council-Staff Planning Session Special Meeting Campaign Finance Report Due (Semi- annual)	**16** Council-Staff Planning Session Special Meeting	17
18	**19** Council Committee Meetings Moved to January 20 Martin Luther King, Jr. Day City Holiday	**20** Council Committees: 9:00am-Economic Development 11:00am-Housing 1:00pm-Budget, Finance & Audit 3:00pm-Arts, Culture & Libraries	**21** City Council Meeting Canceled U.S. Conference of Mayors Washington, DC Winter Meeting	**22** U.S. Conference of Mayors Washington, DC Winter Meeting	**23** U.S. Conference of Mayors Washington, DC Winter Meeting	24
25	**26** Council Committees: 9:00am-Quality of Life & Environment 11:00am-Public Safety 1:00pm-Transportation & Trinity River Project	**27**	**28** Council Agenda 9:00am	**29**	**30**	31

Note: Council Agenda meetings are held in the Council Chambers and Council Briefing and committee meetings are held in room 6ES at Dallas City Hall

ADDENDUM ITEM # 7,8

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Office of Management Services
Intergovernmental Services

CMO: Jeanne Chipperfield, 670-7804
A. C. Gonzalez, 670-3297

MAPSCO: 21K, Q

SUBJECT

Dallas/Fort Worth International Airport Building Leases

* Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 3200 East Airfield Drive, LLC, for approximately 15.205 acres of land and all improvements thereon consisting of an office building and related surface parking lots - Financing: No cost consideration to the City
* Approve the authorization of a sixty-year lease between the Dallas/Fort Worth International Airport Board and 2200 & 2222 South Service Road, LLC, for approximately 2.994 acres of land and all improvements thereon consisting of two office buildings and a five-story parking garage, the North Tower with 52,116 gross square feet and South Tower with approximately 72,691 square feet, on top of the parking garage for a total of approximately 124,805 gross square feet - Financing: No cost consideration to the City

BACKGROUND

The Dallas/Fort Worth International Board of Directors requests that the owner cities of Dallas and Fort Worth approve two sixty-year leases with 3200 East Airfield Drive, LLC, and 2200 & 2222 South Service Road, LLC, (Tenants) and the Airport Board. Initial rent income with 3200 East Airfield Drive, LLC, will be $370,000 per year and initial rent income with 2200 & 2222 South Service Road, LLC, will be $654,000 per year.

The building located at 3200 East Airfield Drive is the current DFW Administration building and the building located at 2200 & 2222 South Service road is currently the DFW Business Center. The Tenants intend to renovate the properties and will sublease them for a 60-year term for the limited purpose of office space.

BACKGROUND (Continued)

Both Tenants partnerships are majority owned by Menyon/TVO Capital Partners, a Dallas based real estate Investment Company specializing in reposition value-added Callas A and Class B office buildings. Its founder and managing principal, Bobby Jefferson, has nineteen years of experience in real estate transactions totaling approximately $1 Billion in value.

The Tenants will be responsible for all operations and maintenance uses once the leases are fully executed. Timing of this transaction aligns with the schedule of the new DFW Airport Headquarters opening and eliminates vacancy costs. DFW Airport Employees at the two buildings will begin moving into the consolidated headquarters in February 2015, with completion anticipated in May 2015.

Both leases contain ground rent escalations throughout the 60-year term. Ground rent escalations occur every five years at a rate of 3% per year compounded annually for the first 30 years. After 30 years, the land will be appraised and ground rent re-established based upon the new appraised value. Regardless of the new appraised value, new rent will not be less than the preceding rent. Ground rent will increase with the CPI (Consumer Price Index) after years 35, 40, 45, 50 and 55. The facilities will remain property of DFW Airport Board to be occupied by the Tenant and their subtenants under the leasehold estate created by the lease. Upon expiration or termination of these leases, the possession and control of the facilities will belong to DFW Airport Board.

The two leases will be executed upon approval from the City Councils of Dallas and Fort Worth. The operations cost avoidance for DFW Airport Board by leasing out the administrative building is approximately $465,547 per year. The operations and maintenance cost avoidance by leasing out the Business Center is approximately $703,583 per year. The total cost avoidance is approximately $1.2 Million.

The Tenant's estimated capital costs investment for the Administration building is approximately $3.3 million and for the Business Center is approximately $5.4 million (building renovations and tenant improvement costs).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Dallas City Council was briefed on February 18, 2015 regarding this matter.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Leasing of Administration Building and Business Center North/South Towers

Site Locations

February 25, 2015

WHEREAS, the Dallas/Fort Worth International Airport Board ("Board") seeks authority to enter into a lease agreement with 3200 East Airfield Drive, LLC; and,

WHEREAS, the building located at 3200 East Airfield Drive currently serves as the Dallas/Fort Worth International Airport Administrative building; and,

WHEREAS, the Board will soon be moving employees into the newly consolidated Airport Headquarters and wishes to lease out the current building; and,

WHEREAS, leasing out the facility will provide the Board with maintenance cost avoidance of $467,547 per year; and

WHEREAS, the Tenant agrees to pay rent and invest in improvements for the facility;

NOW, THEREFORE,

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

SECTION 1. The Dallas/Fort Worth International Airport Board is hereby authorized to execute a lease agreement with 3200 East Airfield Drive, LLC.

SECTION 2. That the lease agreement will be for a sixty-year term.

SECTION 3. That 3200 East Airfield Drive, LLC, shall agree to commit to the terms of the lease.

SECTION 4. That the approvals and authorization contained in this resolution are further conditioned upon similar approvals by the City Council of the City of Fort Worth.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

February 25, 2015

WHEREAS, the Dallas/Fort Worth International Airport Board ("Board") seeks authority to enter into a lease agreement with 2200 & 2222 South Service Road, LLC; and,

WHEREAS, the buildings located at 2200 & 2222 South Service Road currently serves as the Dallas/Fort Worth International Airport Business Centers; and,

WHEREAS, the Board will soon be moving employees into the newly consolidated Airport Headquarters and wishes to lease out the current buildings; and,

WHEREAS, leasing out the facility will provide the Board with maintenance cost avoidance of $703,583 per year; and,

WHEREAS, the Tenant agrees to pay rent and invest in improvements for the facility;

NOW, THEREFORE,

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

SECTION 1. The Dallas/Fort Worth International Airport Board is hereby authorized to execute a lease agreement with 2200 & 2222 South Service Road, LLC.

SECTION 2. That the lease agreement will be for a sixty-year term.

SECTION 3. That 2200 & 2222 South Service Road, LLC, shall agree to commit to the terms of the lease.

SECTION 4. That the approvals and authorization contained in this resolution are further conditioned upon similar approvals by the City Council of the City of Fort Worth.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 9

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34K

SUBJECT

An ordinance abandoning portions of Ralston and Waddell Avenues to Southwest Airlines Co., the abutting owner, containing a total of 34,168 square feet of land, located near the intersection of Ralston Avenue and Mockingbird Lane, and authorizing the quitclaim and providing for the dedication of approximately 14,040 square feet of land, for needed right-of-way - Revenue: $241,536, plus the $20 ordinance publication fee

BACKGROUND

This item is on the addendum to allow the owner to facilitate a more immediate construction start date on its parking lot project.

This item authorizes the abandonment of portions of Ralston and Waddell Avenues to Southwest Airlines Co., the abutting owner. The area will be included with the property of the abutting owner for the construction of a parking lot for its employees. The owner will dedicate approximately 14,040 square feet of land for needed right-of-way. The abandonment fee is based on an independent appraisal.

Notices were sent to 20 property owners located within 300 feet of the proposed abandonment area. There was one response received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: $241,536, plus the $20 ordinance publication fee

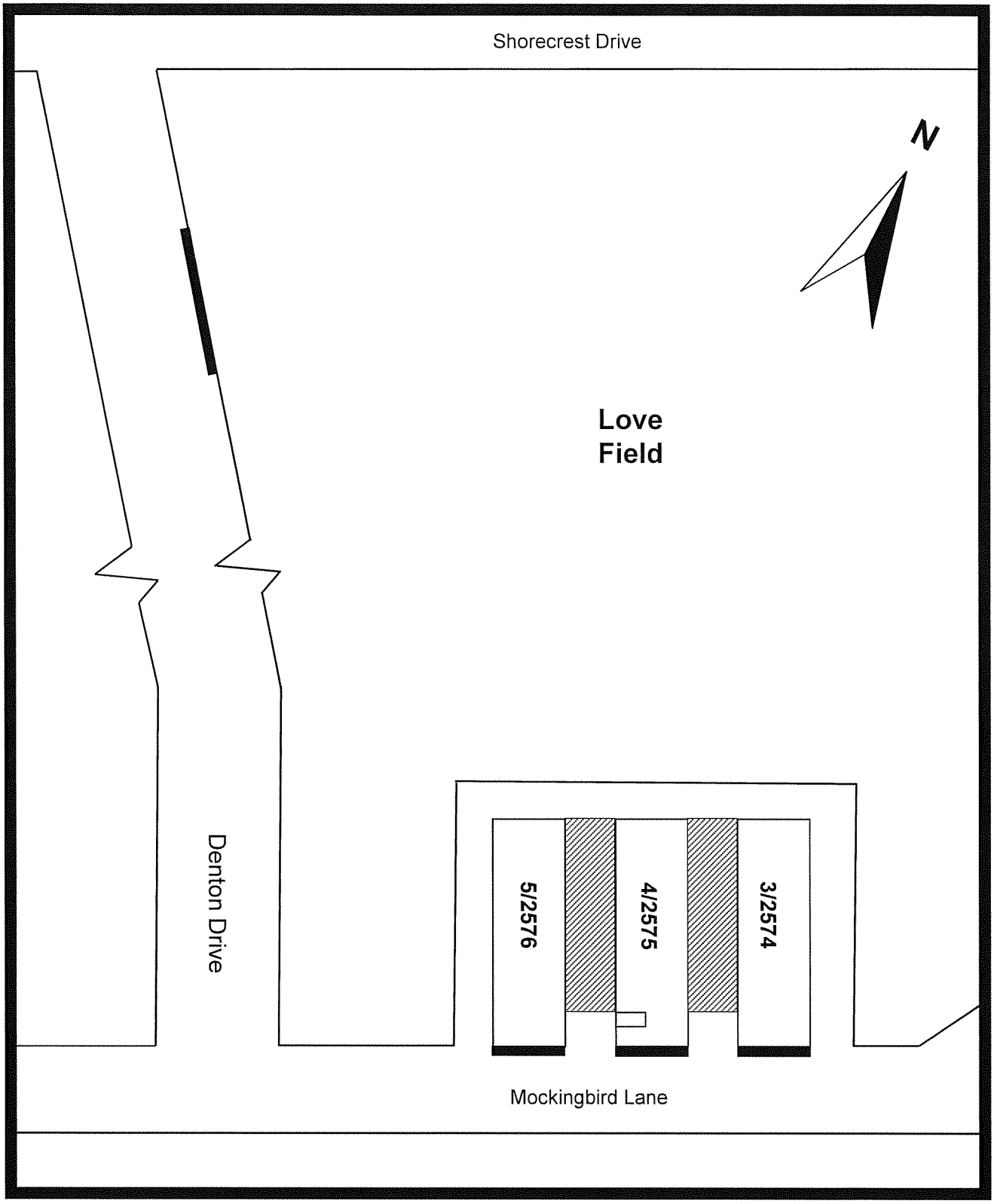
OWNER

Southwest Airlines Co.

Gary C. Kelly, President

MAP

Attached



= Abandonment Area

= Dedication Area

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of Ralston Avenue and Waddell Avenue located adjacent to City Blocks 3/2574, 4/2575 and 5/2576 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Southwest Airlines Co.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; providing for the waiver of certain provisions of the Dallas City Code; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Southwest Airlines Co., a Texas corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of Ralston Avenue and Waddell Avenue is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore,**

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

SECTION 1. That those certain provisions of Section 51A-8.506(b) of the Dallas City Code regarding dead-end streets to the extent, not required by state law or City Charter, are hereby waived with respect to this ordinance.

SECTION 2. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same are abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject,

however, to the conditions and future effective date hereinafter more fully set out.

SECTION 3. That for and in monetary consideration of the sum of **TWO HUNDRED FORTY-ONE THOUSAND FIVE HUNDRED THIRTY-SIX AND NO/100 DOLLARS ($241,536.00)** paid by **GRANTEE**, and the further consideration described in Sections 9, 10, 11 and 12, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 4. That upon payment of the monetary consideration set forth in Section 3, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 5. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 3 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 6. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 7. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 8. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold the City of Dallas whole and harmless against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15

U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the fee simple dedication of not less than 14,040 square feet of needed right-of-way in City Blocks 3/2574, 4/2575, 5/2576, 4682 and 2/5739. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 13. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 3, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
for **Assistant Director**

Passed _____.

EXHIBIT A-TRACT 1

STREET RIGHT-OF-WAY ABANDONMENT

Part of Waddell Avenue
19,019 Square Feet (0.437 Acres)
Adjacent to Blocks 3/2574 and 4/2575
Revised Map Cedar Springs Park
Miles Bennett Survey, Abstract No. 52
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 19,019 square foot (0.437 acre) tract of land situated in the Miles Bennett Survey, Abstract No. 52, Dallas County, Texas and adjacent to Blocks 3/2574 and 4/2575, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain portion of Waddell Avenue (a 40-foot wide right-of-way) dedicated by the plat of Revised Map Cedar Springs Park, an addition to the City of Dallas, Texas recorded in Volume 3, Page 376 of the Map Records of Dallas County, Texas; said tract also being bounded on the southeast by the northwest right-of-way line of Mockingbird Lane (a called 40-foot wide right-of-way) and on the northwest by the southeast right-of-way line of Hawes Avenue (a called 50-foot wide right-of-way; said 19,019 square foot tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983):

BEGINNING, at the intersection of the said southeast line of Hawes Avenue) and the northeast right-of-way line of said Waddell Avenue; said point being the westernmost corner of Lot 11, Block 3 (3/2574) of said Revised Map Cedar Springs Park;

THENCE, South 45 degrees, 29 minutes, 24 seconds East, along the said northeast line of Waddell Avenue and the southwest line of said Lots 11 through 20, Block 3/2574 of said Revised Map Cedar Springs Park, a distance of 480.17 feet, being North 45 degrees, 29 minutes, 24 seconds West, a distance of 9.74 feet from a 3/8-inch iron pipe found at the southernmost corner of said Lot 20;

THENCE, South 44 degrees, 30 minutes, 36 seconds West, departing the said northeast line of Waddell Avenue and the said southwest line of Lot 20, over and across a distance of 39.58 feet to the southwest right-of-way line of said Waddell Avenue and the northeast line of Lot 3, Block 4 (4/2575) of said Revised Map Cedar Springs Park; being the northernmost corner of a tract of land described in Special Warranty Deed to Dallas Area Rapid Transit recorded in Volume 2005048, Page 1356 of the Deed Records of Dallas County, Texas;

THENCE, North 45 degrees, 29 minutes, 24 seconds West, along the said southwest line of Waddell Avenue and the northeast line of said Lot 3 through 12, Block 4 (4/2575) of said Revised Map Cedar Springs Park, a distance of 480.88 feet to the intersection of the said southwest line of Waddell Avenue and the said southeast line of Hawes Avenue; being the northernmost corner of said Lot 12;

THENCE, North 45 degrees, 32 minutes, 18 seconds East, along the said southeast line of Hawes Avenue, a distance of 39.59 feet to the POINT OF BEGINNING;

CONTAINING, 19,019 square feet or 0.437 acres of land, more or less.

(A survey plat of even date herewith accompanies this legal description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the right-of-way abandonment tract described.

12/10/14

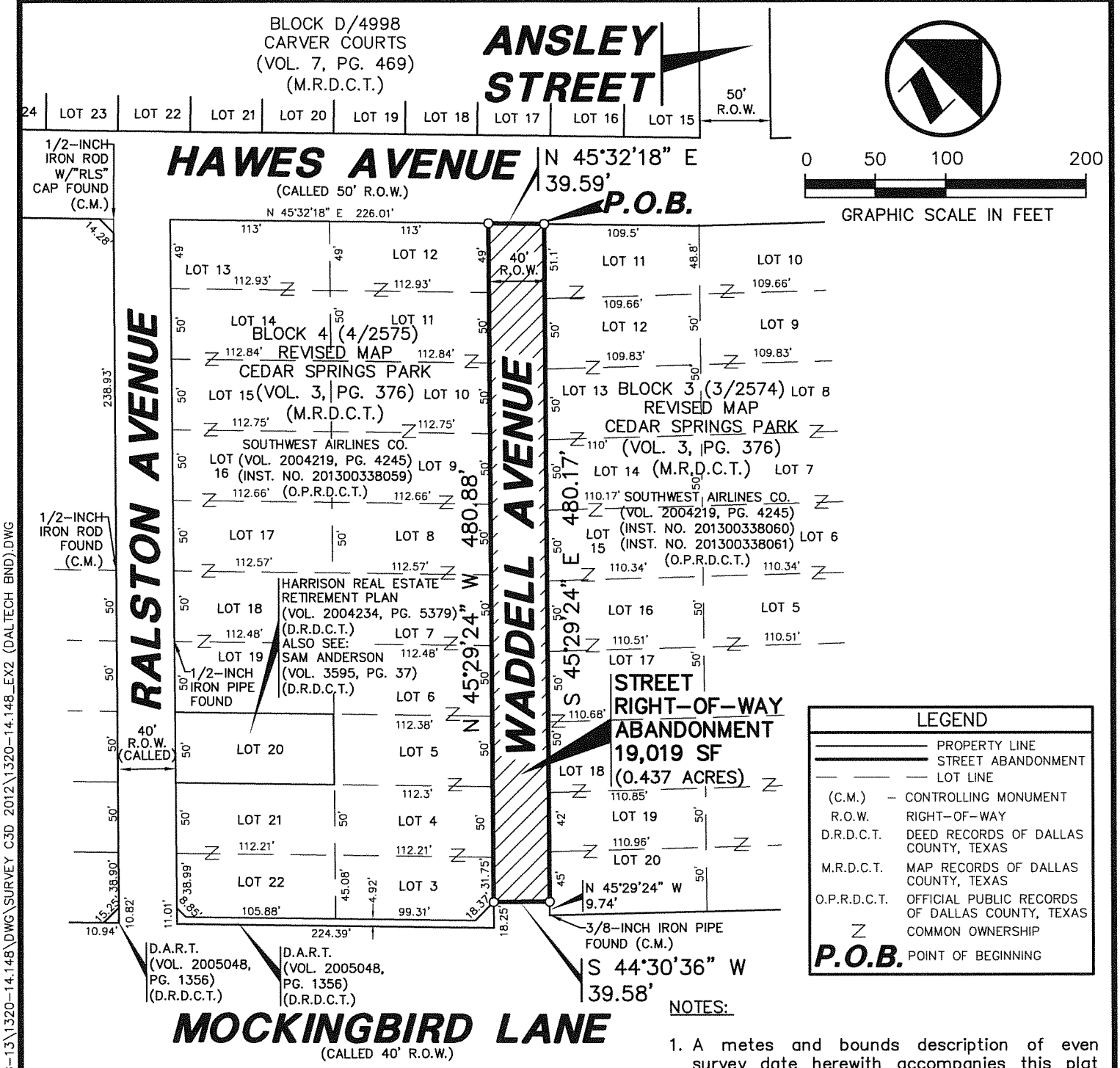
Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

STATE OF TEXAS REGISTERED KYLE COLEMAN HARRIS 6266 PROFESSIONAL LAND SURVEYOR

1320-14.148_EX2 (DALTECH BND).doc , 1320-14.148_EX2 (DALTECH BND).dwg jrm

FIELD NOTES APPROVED:
DCR 12-12-14

EXHIBIT A-TRACT 1



LEGEND

	PROPERTY LINE
	STREET ABANDONMENT
	LOT LINE
(C.M.)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
Z	COMMON OWNERSHIP
P.O.B.	POINT OF BEGINNING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the right-of-way abandonment tract described.

12/10/14
Kyle Coleman Harris — Date
Registered Professional
Land Surveyor No. 6266

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

STREET RIGHT-OF-WAY ABANDONMENT

PART OF WADDELL AVENUE
19,019 SQUARE FEET (0.437 ACRES)
ADJACENT TO BLOCKS 3/2574 AND 4/2575
REVISED MAP CEDAR SPRINGS PARK
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2

Pacheco Koch
DALLAS ▪ FORT WORTH ▪ HOUSTON
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=100'	DEC. 2014	1320-14.148

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KHARRIS

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EXHIBIT A-TRACT 2

STREET RIGHT-OF-WAY ABANDONMENT

Part of Ralston Avenue
15,149 Square Feet (0.348 Acres)
Adjacent to Blocks 4/2575 and 5/2576
Revised Map Cedar Springs Park
Miles Bennett Survey, Abstract No. 52
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 15,149 square foot (0.348 acre) tract of land situated in the Miles Bennett Survey, Abstract No. 52, Dallas County, Texas and adjacent to Blocks 4 (4/2575) and 5 (5/2576), Official Block Numbers of the City of Dallas, Texas; said tract being a portion of Ralston Avenue (a called 40-foot wide right-of-way) dedicated by the plat of Revised Map Cedar Springs Park, an addition to the City of Dallas, Texas recorded in Volume 3, Page 376 of the Map Records of Dallas County, Texas; part of Lot 8A, Block 5/2576, Southwest Airlines Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002113, Page 4 of the Deed Records of Dallas County, Texas and being all of a 5-foot wide Sidewalk and Utility Easement created by said Southwest Airlines Addition; said tract also being bounded on the northwest by the southeast right-of-way line of Hawes Avenue (a called 50-foot wide right-of-way); said 15,149 square foot tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983):

BEGINNING, at the intersection of the said southeast line of Hawes Avenue and the northeast right-of-way line of said Ralston Avenue; said point being the westernmost corner of Lot 13, Block 4 (4/2575) of said Revised Map Cedar Springs Park;

THENCE, South 45 degrees, 40 minutes, 34 seconds East, along the said northeast line of Ralston Avenue and the southwest line of said Lot 13 through 19, Block 4 (4/2575) of said Revised Map Cedar Springs Park, a distance of 343.98 feet; being North 45 degrees, 40 minutes, 34 seconds West, a distance of 5.00 feet from the southernmost corner of said Lot 19;

THENCE, South 44 degrees, 26 minutes, 13 seconds West, departing the said northeast line of Ralston Avenue and the said southwest line of Lot 19, over and across a distance of 40.68 feet to the southwest right-of-way line of said Ralston Avenue and the northeast line of Lot 6, Block 5 (5/2576) of said Revised Map Cedar Springs Park; being North 45 degrees, 33 minutes, 47 seconds West, a distance of 4.21 feet from the easternmost corner of said Lot 6;

THENCE, North 45 degrees, 33 minutes, 47 seconds West, along the said southwest line of Ralston Avenue and the northeast line of said Lot 6 and Lot 7, Block 5 (5/2576) of said Revised Map Cedar Springs Park, a distance of 95.82 feet to the northernmost corner of said Lot 7, the easternmost corner of said 5-foot wide Sidewalk and Utility Easement and a northeast corner of said Lot 8A;

THENCE, South 45 degrees, 31 minutes, 14 seconds West, departing the said southwest line of Ralston Avenue and along the northwest line of said Lot 7 and a southeast line of said Lot 8A, a distance of 5.00 feet to the southernmost corner of said 5-foot wide Sidewalk and Utility Easement;

THENCE, North 45 degrees, 33 minutes, 47 seconds West, along the southwest line of said 5-foot wide Sidewalk and Utility Easement, a distance of 243.93 feet to the northeast line of said Lot 8A and a right-of-way dedication (corner clip) at the intersection of the said southwest line of Ralston Avenue and the said southeast line of Hawes Avenue;

THENCE, South 89 degrees, 59 minutes, 15 seconds West, along the said northeast line of Lot 8A and said right-of-way dedication (corner clip), a distance of 7.14 feet to the west end of said right-of-way dedication (corner clip);

FIELD NOTES APPROVED:
DBK 12-12-14

EXHIBIT A-TRACT 2

STREET RIGHT-OF-WAY ABANDONMENT

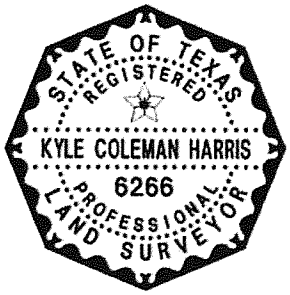
Part of Ralston Avenue
15,149 Square Feet (0.348 Acres)
Adjacent to Blocks 4/2575 and 5/2576
Revised Map Cedar Springs Park
Miles Bennett Survey, Abstract No. 52
City of Dallas, Dallas County, Texas

THENCE, North 45 degrees, 32 minutes, 18 seconds East, along the said southeast line of Hawes Avenue, a distance of 50.01 feet to the POINT OF BEGINNING;

CONTAINING, 15,149 square feet or 0.348 acres of land, more or less.

(A survey plat of even date herewith accompanies this legal description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the right-of-way abandonment tract described.

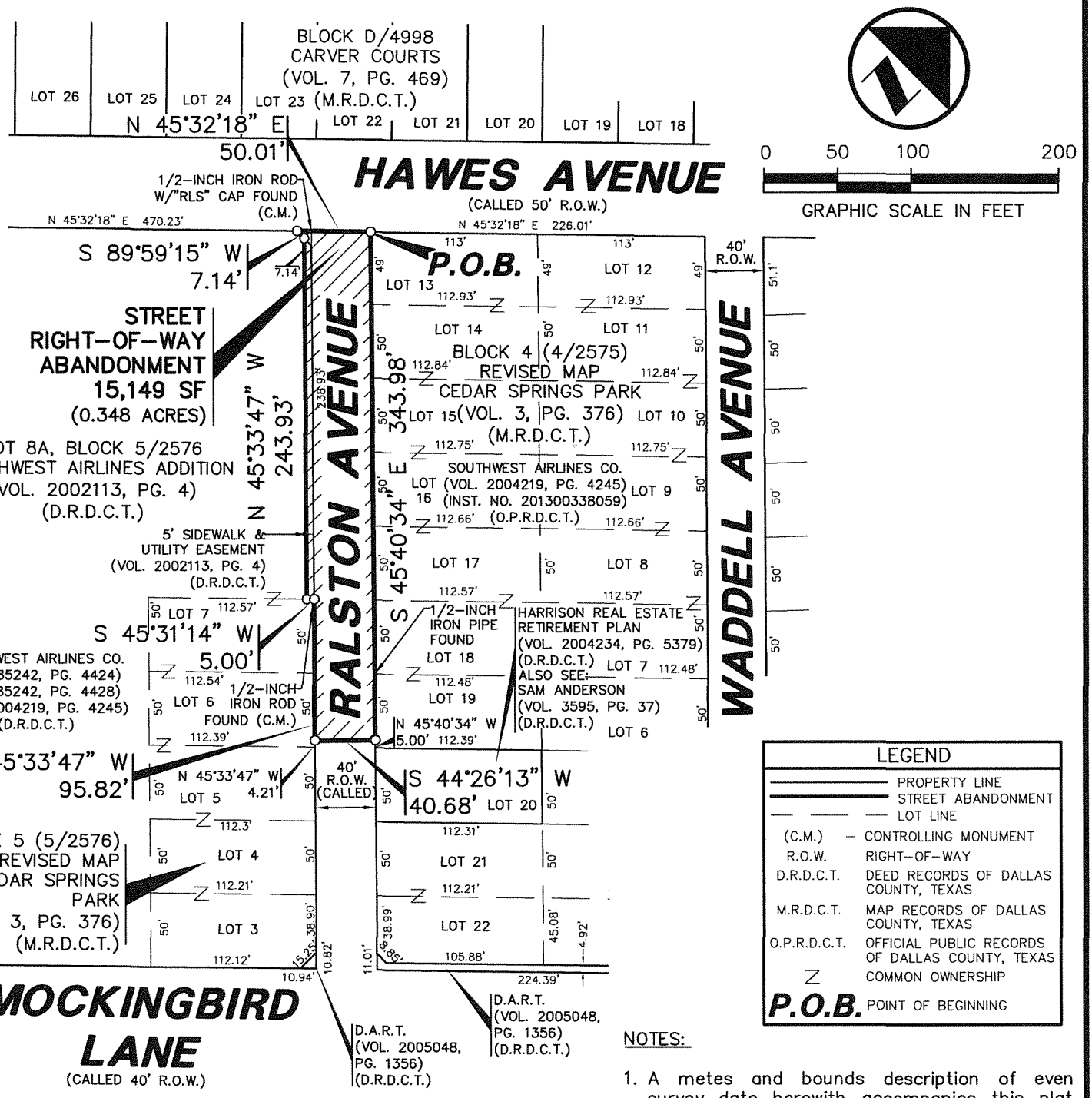


12/10/14

Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
8350 N. Central Expwy, #1000, Dallas TX 75206
(972) 235-3031
TX Reg. Surveying Firm LS-1000800
1320-14.148_EX1 (DALTECH BND).doc , 1320-14.148_EX1 (DALTECH BND).dwg jrm

FIELD NOTES APPROVED:
JOR 12-12-14

EXHIBIT A-TRACT 2



LEGEND	
	PROPERTY LINE
	STREET ABANDONMENT
	LOT LINE
(C.M.)	– CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
Z	COMMON OWNERSHIP
P.O.B.	POINT OF BEGINNING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the right-of-way abandonment tract described.

12/10/14
Kyle Coleman Harris — Date
Registered Professional
Land Surveyor No. 6266

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

STREET RIGHT-OF-WAY ABANDONMENT

PART OF RALSTON AVENUE
15,149 SQUARE FEET (0.348 ACRES)
ADJACENT TO BLOCKS 4/2575 AND 5/2576
REVISED MAP CEDAR SPRINGS PARK
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 3

Pacheco Koch
DALLAS ▪ FORT WORTH ▪ HOUSTON
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=100'	DEC. 2014	1320-14.148

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KHARRIS

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

ADDENDUM ITEM # 10

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46L 47S 47 X

SUBJECT

Authorize **(1)** the sale by quitclaim deed of eight tax foreclosed properties acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas (list attached); and **(2)** the acquisition of eight tax foreclosed properties for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $111,852 ($97,852 plus closing costs and title expenses not to exceed $12,000 plus post judgment taxes not to exceed $2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the sale and acquisition by quitclaim deed of eight tax foreclosed properties, located as cited on the attached list, to the City of Dallas. These properties were foreclosed by the Sheriff's Department for unpaid taxes pursuant to a judgment from a District Court. Pursuant to Section 34.05 of the Texas Tax Code, these properties may be acquired by any one of the taxing entities at various statutory prices. The City's offer amount for these properties, individually, is based on the lowest value calculated under Section 34.05 of the Texas Tax Code as set forth in attached list.

The acquisition of these properties will facilitate Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $111,852 ($97,852 plus closing costs and title expenses not to exceed $12,000 plus post judgment taxes not to exceed $2,000)

OWNERS

The City of Dallas, as Trustee

County of Dallas

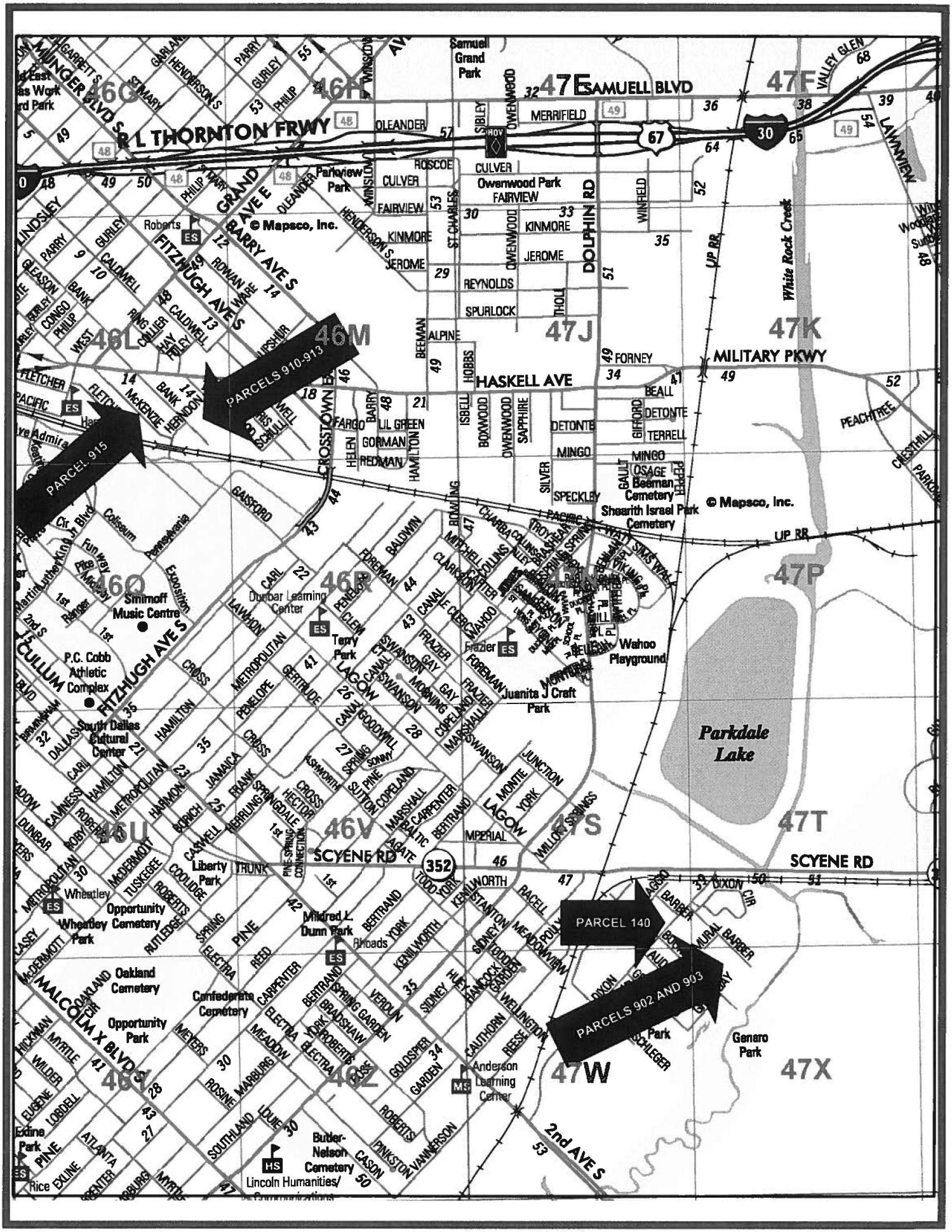
Dallas Independent School District

MAPS

Attached

Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

Parcel Number	Property Address	Offer Amount
912	1501 Bank St.	$ 2,077
911	1503 Bank St.	$ 1,877
910	1515 Bank St.	$ 25,400
140	5209 Barber Ave.	$ 47,220
903	5223 Barber Ave.	$ 11,300
902	5301 Barber Ave.	$ 5,999
915	1414 McKenzie St.	$ 3,580
913	1428 McKenzie St.	$ 398
	Total Offer Amount	**$ 97,851**



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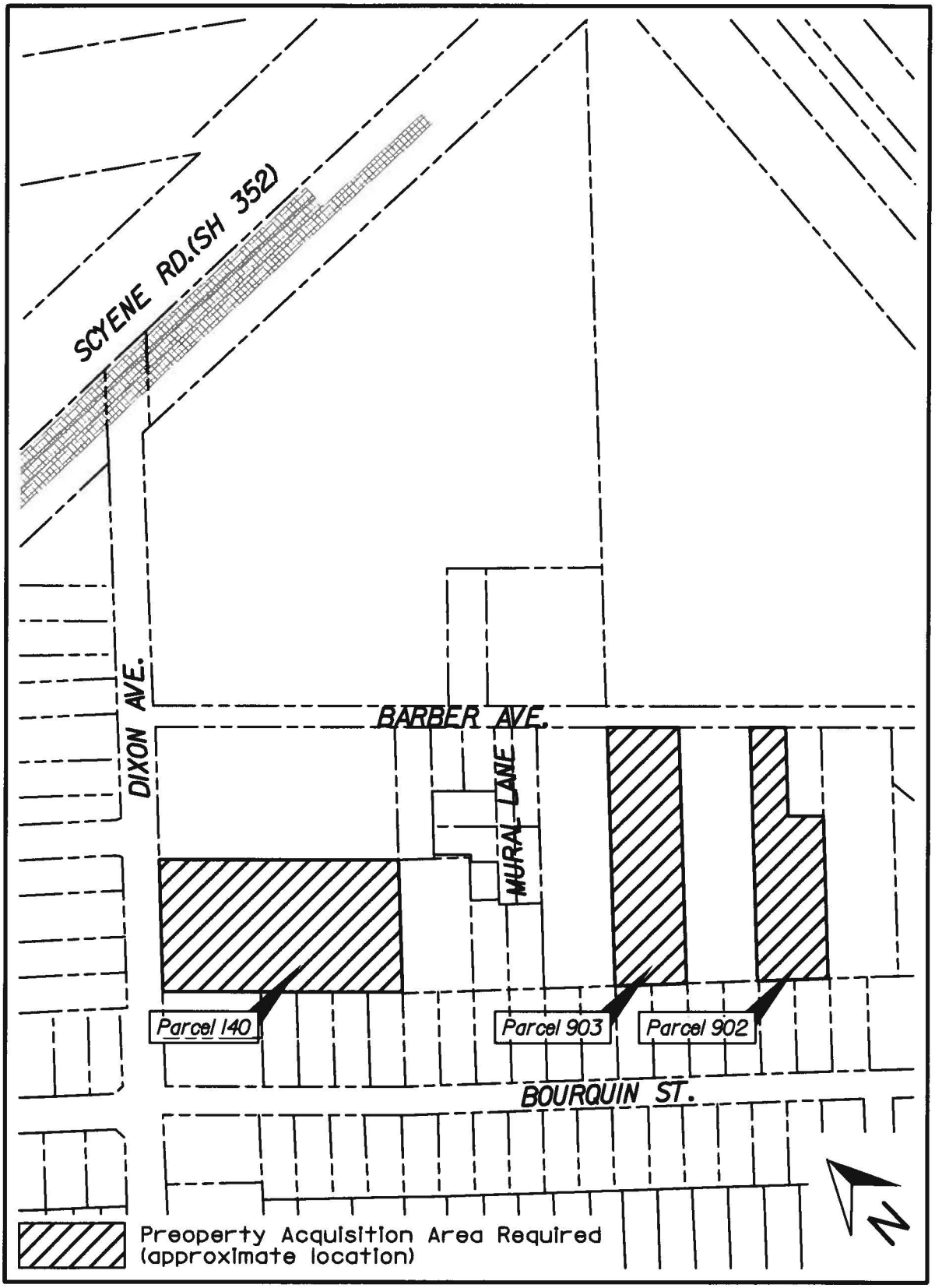
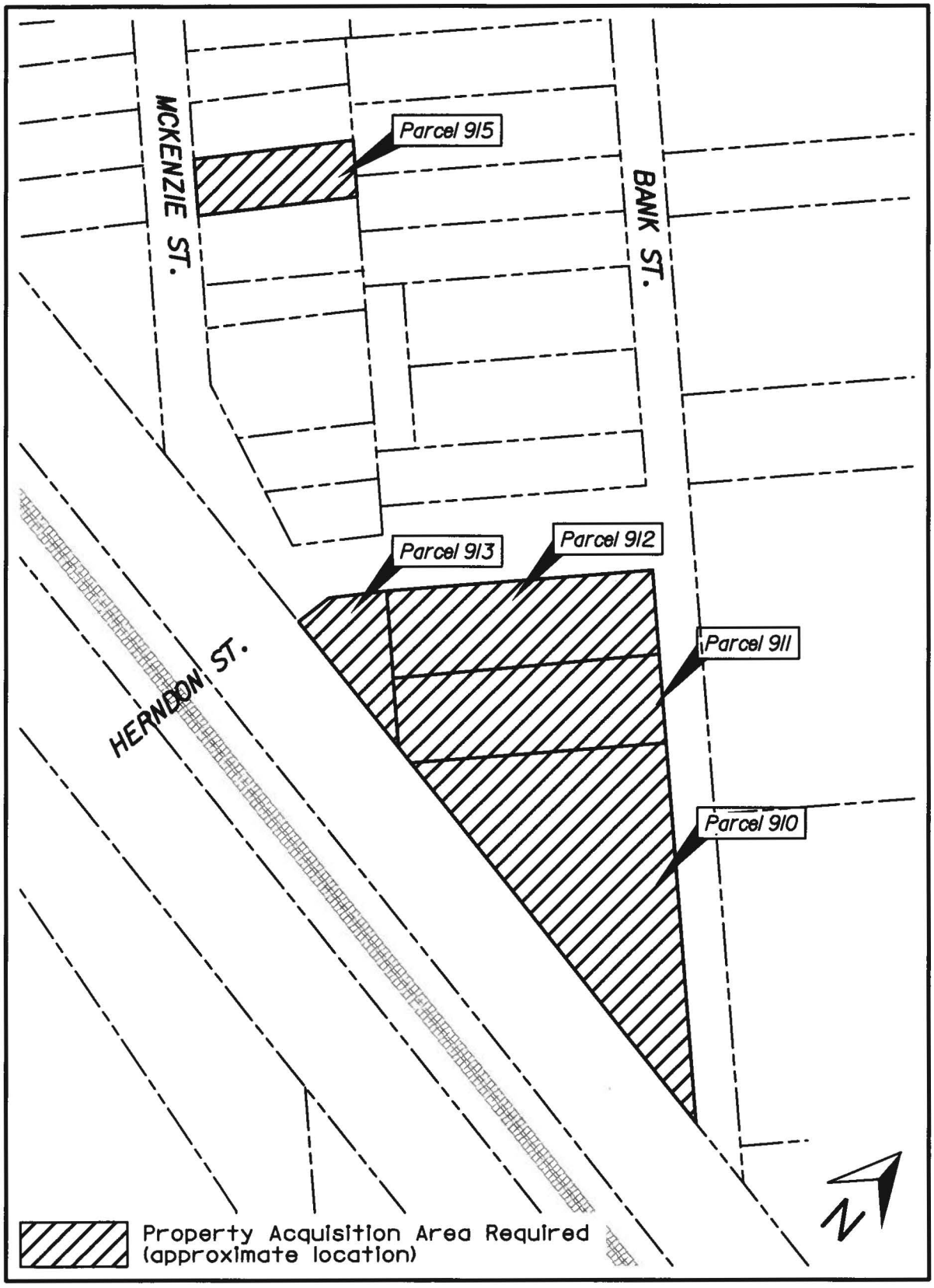
Scale 1 : 18,390


SCYENE RD.(SH 352)
DIXON AVE.
BARBER AVE.
MURAL LANE
Parcel 140
Parcel 903
Parcel 902
BOURQUIN ST.
N
Preoperty Acquisition Area Required
(approximate location)


MCKENZIE ST.
BANK ST.
HERNDON ST.
Parcel 915
Parcel 913
Parcel 912
Parcel 911
Parcel 910
N
Property Acquisition Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION FOR A MUNICIPAL PURPOSE AND PUBLIC USE.

WHEREAS, the City of Dallas ("City"), the State of Texas ("State"), the County of Dallas ("County"), and/or Dallas Independent School District ("DISD") (collectively "TAXING AUTHORITIES"), as parties to a Judicial Foreclosure ("Judgment") in a District Court in Dallas County, Texas acquired Sheriff Deeds title to properties ("Properties") at a sheriff tax sale ("the First Sale") authorized by said Judgment. The Sheriff's Deeds for the Properties were recorded in the real property records of Dallas County, Texas; and, the Properties are described on "Exhibit A", attached herein and incorporated by reference; and

WHEREAS, City, by agreement with DISD and County, acts as trustee to hold the Properties in trust for the benefit of the TAXING AUTHORITIES, including but not limited to processing any dispositions of the Properties; and

WHEREAS, pursuant to Chapter 34, Section 34.05 of the Texas Tax Code, City is authorized to re-sell the Properties by public or private sale ("the Second Sale"); and

WHEREAS, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

WHEREAS, the TAXING AUTHORITIES have adopted a policy whereby the Properties, being tax foreclosed properties held in trust by City, may be sold and acquired by one of the taxing jurisdictions which is a party to the judgment when said properties are needed for a public purpose; and

WHEREAS, City has determined the Properties are needed for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project ("PROJECT") and has made request to DISD and County for consent and acceptance of a Second Sale offer wherein City will acquire the Properties from the Taxing Authorities at various statutory prices as required under Chapter 34, Section 34.05 of the Texas Tax Code; and

WHEREAS, County, by County Commissioner's Court Order, and DISD, by School Board Resolution, have consented to a Second Sale to City and accepted the City's OFFER AMOUNT, and have authorized City, as Trustee, to process the Second Sale for the OFFER AMOUNT, CLOSING COSTS AND TITLE EXPENSES AND POST JUDGMENT TAXES, as defined below, and execute Quitclaim Deeds in favor of City to transfer any rights, title or interests acquired or held by each taxing entity party to the Judgment at the First Sale; and

WHEREAS, the City's OFFER AMOUNT to be paid by the City to acquire each of the properties, represents the lowest private sale amounts calculated pursuant to Chapter 34, Section 34.05 of the Texas Tax Code, and which amounts may be inclusive of post judgment taxes; and

WHEREAS, the City Council has previously approved the resale of other properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

WHEREAS, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Tax Code; and

WHEREAS, for the purposes of this resolution, the following additional definitions of terms shall apply:

"USE": The construction, installation, use and maintenance of a section of roadway, utility relocation, intake structure, tunnel construction operation and a construction staging area for the outfall structure, together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the Properties are acquired, such title and the Properties shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Fee Simple

"OWNER": City of Dallas as Trustee for itself, the County of Dallas, and the Dallas Independent School District provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT, CLOSING COSTS AND TITLE EXPENSES AND POST JUDGMENT TAXES" are described below:

Parcel Number	Property Address	Offer Amount	Closing Costs and Title Expenses Not to exceed	Post Judgment Taxes Not to exceed
912	1501 Bank St	$ 2,077.21	$ 1,400.00	$ 500.00
911	1503 Bank St	$ 1,877.28	$ 1,400.00	$ 600.00
910	1515 Bank St	$25,400.00	$ 1,600.00	$ 0.00
140	5209 Barber Ave	$47,220.00	$ 2,000.00	$ 0.00
903	5223 Barber Ave	$11,300.00	$ 1,400.00	$ 0.00
902	5301 Barber Ave	$ 5,999.15	$ 1,400.00	$ 750.00
915	1414 Mckenzie St	$ 3,580.00	$ 1,400.00	$ 0.00
913	1428 Mckenzie St	$ 397.78	$ 1,400.00	$ 150.00
		$97,851.42	$ 12,000.00	$2,000.00

"AUTHORIZED AMOUNT": $111,851.42

NOW, THEREFORE,

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

SECTION 1. That the USE of the Properties for the PROJECT is a public use and a public purpose.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the Properties for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT to DISD and County as payment for the PROPERTY INTEREST in the Properties in accordance with the TAXING AUTHORITIES adopted policy whereby the Properties, being tax foreclosed properties held in trust by City, may be sold and acquired by one of the taxing jurisdictions which is a party to the judgment when said properties are needed for a public purpose.

SECTION 4. That to the extent the Properties are being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the Properties' market value.

SECTION 5. That any and all proceeds received of the resale of the Properties listed on Exhibit A, from the Second Sale, including funds not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County will be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519.

SECTION 6. The Chief Financial Officer is authorized to transfer the monetary consideration for the OFFER AMOUNT as set forth in Exhibit A out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210.

SECTION 7. The Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein, the amount of the CLOSING COSTS AND TITLE EXPENSES and the POST JUDGMENT TAXES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525D9. The OFFER AMOUNT and the CLOSING COSTS AND TITLE EXPENSES together with the POST JUDGMENT TAXES shall not exceed the AUTHORIZED AMOUNT as follows:

Parcel Number	Property Address	Offer Amount	Closing Costs and Title Expenses Not To Exceed	Post Judgement Taxes Not To Exceed	Authorized Amount
912	1501 Bank St	$ 2,077.21	$ 1,400.00	$ 500.00	$ 3,977.21
911	1503 Bank St	$ 1,877.28	$ 1,400.00	$ 600.00	$ 3,877.28
910	1515 Bank St	$25,400.00	$ 1,600.00	$ 0.00	$ 27,000.00
140	5209 Barber Ave	$47,220.00	$ 2,000.00	$ 0.00	$ 49,220.00
903	5223 Barber Ave	$11,300.00	$ 1,400.00	$ 0.00	$ 12,700.00
902	5301 Barber Ave	$ 5,999.15	$ 1,400.00	$ 750.00	$ 8,149.15
915	1414 Mckenzie St	$ 3,580.00	$ 1,400.00	$ 0.00	$ 4,980.00
913	1428 Mckenzie St	$ 397.78	$ 1,400.00	$ 150.00	$ 1,947.78
		$97,851.42	$12,000.00	$2,000.00	$111,851.42

SECTION 8. That upon receipt of the OFFER AMOUNT from the City, and having secured consent and authorization from the County and DISD, the City Manager, upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds for the Properties in favor of City, subject to any right of redemption, and in accordance with the written agreement of the terms, conditions, and release of the taxing entities.

SECTION 9. That the Chief Financial Officer is authorized to disburse the OFFER AMOUNT received from the City pursuant to Chapter 34, Section 34.06 of the Texas Tax Code (to be applied to the payment of the court costs, interest and cost of sale, and post judgment taxes; any such amount(s) still owed by the delinquent taxpayer to any of the taxing entities shall remain the personal obligation of the delinquent taxpayer, and any excess amounts shall be distributed in the manner described in Chapter 34, Section 34.02 of the Texas Tax Code.) Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction, or such person as she may designate to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5 above.

SECTION 10. That to the extent authorized by law, any liens securing taxes referenced in Section 9 above are hereby released.

SECTION 11. That the CITY is to have possession of the Properties at closing.

SECTION 12. That any procedures required by Section 2-24 of the Dallas City Code and not required by Texas state law are hereby waived with respect to this conveyance.

SECTION 13. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY: _____
Assistant City Attorney

EXHIBIT A

Parcel Number	Property Address	Legal Description	Suit No.	Offer Amount §34.05(h)	Offer Amount §34.05(i)	Offer Amount §34.05(j)	Post Judgment Taxes Due *Not to Exceed*	Offer Amount
912	1501 Bank St.	Lot 10, Block 1440-9	95-30096		**$2,077.21**		**$500.00**	**$2,077.21**
911	1503 Bank St.	Lot 9, Block 9-1440 and adjacent to Block 8-1440	95-30096		**$1,877.28**		**$600.00**	**$1,877.28**
910	1515 Bank St.	All of Block 8-1440	95-30096			**$25,400.00**	**$0.00**	**$25,400.00**
140	5209 Barber Ave.	1.5 more or less acre tract, part of Lagow Partition No. 24	TX-12-31555			**$47,220.00**	**$0.00**	**$47,220.00**
903	5223 Barber Ave.	Lot 14, Block 6122-7	TX-05-31172			**$11,300.00**	**$0.00**	**$11,300.00**
902	5301 Barber Ave.	Part of Lot 12, Block 6123	TX-10-30321		**$5,999.15**		**$750.00**	**$5,999.15**
915	1414 McKenzie St.	Lot 6, Block 1437	05-50009	**$3,580.00**			**$0.00**	**$3,580.00**
913	1428 McKenzie St.	Lot 14, Block 1437	95-30096		**$397.78**		**$150.00**	**$397.78**
							$2,000.00	**$97,851.42**

All properties are located in the City of Dallas, Dallas County, Texas

Note: Offer Amount is based on the lowest calculated purchase amount available under Chapter 34.05 of the Texas Tax Code.

ADDENDUM ITEM # 11

KEY FOCUS AREA: E-Gov

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A Rios, 670-3738

MAPSCO: N/A

SUBJECT

An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 9, 2015, for the purpose of electing the Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 for the term beginning June 22, 2015 - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow sufficient time to compile information as related to the May 9, 2015 general election.

Chapter III, Section 1, of the City Charter provides for a city council composed of 15 members: a mayor who serves for a term of four years, and 14 council members representing single-member council districts who each serve for terms of two years. The terms of all single district members of the city council expire June 22, 2015.

Chapter IV, Section 3, of the City Charter provides that the general election held to elect members of the city council shall be held on the first authorized election date after March 1 of each odd-numbered year. For 2015, that date is Saturday, May 9, 2015. Section 3.005(c) of the Texas Election Code requires a May election to be ordered not later than the 71st day before election day. For the May 9th election, the deadline for ordering the election is Friday, February 27, 2015. Wednesday, February 25, 2015, is the last city council meeting day to order the election without having to schedule a special meeting.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

2/17/15

ORDINANCE NO. _____

An ordinance ordering a general election to be held in the city of Dallas on May 9, 2015 for the purpose of electing 15 members to the city council of the city of Dallas; providing residency requirements for candidates; designating polling places; providing for the use of an electronic voting system for early voting by personal appearance, a computerized voting system for early voting by mail, and electronic and computerized voting systems for voting on election day; permitting only resident qualified voters to vote; providing for early voting; providing for an early voting ballot board to process early voting; providing for notice of the election; and providing an effective date.

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

SECTION 1. That a general election is ordered to be held in the city of Dallas on Saturday, May 9, 2015, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing 15 members to the city council of the city of Dallas to be designated as Member of Council, Place 15; Member of Council, Place 1; Member of Council, Place 2; Member of Council, Place 3; Member of Council, Place 4; Member of Council, Place 5; Member of Council, Place 6; Member of Council, Place 7; Member of Council, Place 8; Member of Council, Place 9; Member of Council, Place 10; Member of Council, Place 11; Member of Council, Place 12; Member of Council, Place 13; and Member of Council, Place 14, respectively. Places 1 through 14 on the city council correspond to those districts as designated on the districting plan adopted by Resolution No. 11-2706 on October 5, 2011.

SECTION 2. That all candidates for member of the Dallas city council must have resided in the city of Dallas for a period of at least six months prior to the date of the election. In addition, each candidate for Member of Council, Place 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, or 14, shall have resided in District 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, or 14, respectively, for a period of at least six months prior to the date of the election.

SECTION 3. That the 15 persons elected as Members of Council, Places 1, 2, 3, 4, 5,6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, will comprise the city council of the city of Dallas when elected and qualified. The person elected to Place 15 shall be the mayor of the city of Dallas.

SECTION 4. That electronic and computerized voting systems must be used for voting at and on the date of the general election in compliance with the provisions of the Texas Election Code, as amended.

SECTION 5. That the manner of conducting the general election must be in accordance with the ordinances and charter of the city of Dallas and the laws of the State of Texas applicable to the holding of general elections. The official ballots, together with such other election materials as are required by the Texas Election Code, as amended, must be printed in both the English and Spanish languages and must contain such provisions, markings, and language as may be required by law.

SECTION 6. That the boundaries of the election precincts in which the election is to be held are defined by Ordinance No. 20231, as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375. Locations of the polling places in the respective election precincts are as designated in Exhibit A, attached to and made a part of this ordinance by reference.

SECTION 7. That each voter must vote in the precinct in which the voter resides, and only resident qualified voters are entitled to vote.

SECTION 8. That a person qualified to vote and residing in the city of Dallas, but not within any precinct described in Ordinance No. 20231, as amended by Ordinance Nos. 20741, 21350, 21579, 22343, 22693, 23348, 24800, 25696, 27484, 28147, 28937, and 29375, may vote in the precinct nearest the person's residence, and for that purpose the person's residence will be considered as part of that city election precinct. A person who has registered in a city election precinct, but whose residence is not in the city of Dallas, is not entitled to vote in the election even though the person may own property subject to taxation in the city.

SECTION 9. That early voting by personal appearance will be by the use of an electronic voting system in accordance with the Texas Election Code, as amended. Early voting by mail will be by the use of a computerized voting system in accordance with the Texas Election Code, as amended. Early voting will be conducted at the locations and during the dates and times designated in Exhibit B, attached to and made a part of this ordinance by reference.

SECTION 10. That applications for early voting ballots to be voted by mail must be mailed to the Early Voting Clerk, Elections Department, 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207. Applications for ballots by mail must be received no later than close of business on Thursday, April 30, 2015.

SECTION 11. That the early voting ballots will be processed by an early voting ballot board to be created in accordance with the Texas Election Code, as amended.

SECTION 12. That the mayor or, in the mayor's absence or inability to act, the mayor pro tem shall give notice of the general election by causing the notice to be published in a

newspaper within the city and posted on the city's public meeting bulletin board in accordance with applicable state law governing notice of general elections.

SECTION 13. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT A

ELECTION DAY
POLLING LOCATIONS

DALLAS COUNTY

DISTRICT 1

District	Precinct	Location	Address	City	Zip
1	3032	James Bowie Elem. School - DISD	330 N. Marsalis	Dallas	75203
1	3084	James Bowie Elem. School - DISD	330 N. Marsalis	Dallas	75203
1	3094	James Bowie Elem. School - DISD	330 N. Marsalis	Dallas	75203
1	4035	Academy of Dallas School	2324 S. Vernon Ave.	Dallas	75224
1	4036	The Union Church	3410 S. Polk	Dallas	75224
1	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
1	4061	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
1	4062	Lelia P. Cowart Elem. School	1515 S. Ravinia	Dallas	75211
1	4063	Elmwood United Methodist Church	1220 Newport Ave.	Dallas	75224
1	4066	Anson Jones Elem. School	3901 Meredith	Dallas	75211
1	4067	George Peabody Elem. School	3101 Raydell Pl.	Dallas	75211
1	4068	Lida Hooe Elem. School	2419 Gladstone	Dallas	75211
1	4069	Winnetka Elem. School	1151 S. Edgefield Ave.	Dallas	75208
1	4070	John F. Peeler Elem. School	810 S. Llewellyn	Dallas	75208
1	4071	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
1	4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211
1	4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208
1	4075	John H. Reagan School	201 N. Adams Ave.	Dallas	75208
1	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
1	4077	Rosemont Elem. School	719 N. Montclair Ave.	Dallas	75208
1	4078	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208
1	4080	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
1	4114	Lelia P. Cowart Elem. School	1515 S. Ravinia	Dallas	75211
1	4115	Kidd Springs Recreation Center	711 W. Canty St.	Dallas	75208
1	4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY

DISTRICT 2

District	Precinct	Location	Address	City	Zip
2	1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
2	1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
2	1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
2	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
2	1112	St. Luke Comm United Methodist Church	5710 E. R.L. Thornton	Dallas	75223
2	1119	St. Luke Comm United Methodist Church	5710 E. R.L. Thornton	Dallas	75223
2	1120	Robert E. Lee Elementary School	2911 Delmar Ave.	Dallas	75206
2	1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
2	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2	3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
2	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
2	3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
2	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
2	3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
2	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
2	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
2	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
2	4015	North Park Community Dev. Corp	4619 W. University Blvd.	Dallas	75209
2	4016	K.B. Polk Center	6911 Victoria Ave.	Dallas	75209
2	4017	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
2	4020	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
2	4021	Bethany Presbyterian Church	4523 Cedar Springs	Dallas	75219
2	4022	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219
2	4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
2	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
2	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4100	Esperanza Medrano Elem. School	2221 Lucas Dr.	Dallas	75219
2	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
2	4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
2	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY

DISTRICT 3

District	Precinct	Location	Address	City	Zip
3	3001	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3002	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3003	T.W. Browne Middle School	3333 Sprague Dr.	Dallas	75233
3	3004	Daniel Webster Elem. School	3815 S. Franklin	Dallas	75233
3	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3	3054	William M. Hawley Atwell Academy	1303 Reynoldston St.	Dallas	75232
3	3055	Adelle Turner Elem. School	5505 S. Polk St.	Dallas	75232
3	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232
3	3058	T.L. Marsalis Elem. School	5640 Marsalis Ave.	Dallas	75241
3	3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3	3060	R.L. Thornton Elem. School	6011 Old Ox Rd.	Dallas	75241
3	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237
3	3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3	3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3	3088	Daniel Webster Elem. School	3815 S. Franklin	Dallas	75233
3	3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3	4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249
3	4052	Bilhartz Elem. School Gym - DUISD	6700 Wandt Dr.	Dallas	75236
3	4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051
3	4054	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4055	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
3	4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051
3	4060	Nancy Jane Cochran Elem. School	6000 Keeneland Pkwy.	Dallas	75211
3	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211
3	4066	Anson Jones Elem. School	3901 Meredith	Dallas	75211
3	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
3	4090	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4093	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4111	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4112	Leslie Stemmons Elem. School	2727 Knoxville St.	Dallas	75211
3	4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211

DALLAS COUNTY

DISTRICT 4

District	Precinct	Location	Address	City	Zip
4	3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203
4	3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75203
4	3035	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
4	3036	F.D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
4	3037	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216
4	3038	The Way, The Truth & The Light Christian Church	1702 S. Denley Dr.	Dallas	75216
4	3039	Oliver W. Holmes Middle School	2001 E. Kiest	Dallas	75216
4	3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
4	3041	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224
4	3042	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216
4	3043	John Neely Bryan Elem. School	2001 Deer Path Dr.	Dallas	75216
4	3044	W.W. Bushman Elem. School	4200 Bonnie View	Dallas	75216
4	3046	John W. Carpenter Elem. School	2121 Tosca Ln.	Dallas	75224
4	3047	CFNI Student Center	444 Fawn Ridge Dr.	Dallas	75224
4	3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216
4	3049	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216
4	3050	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4	3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
4	3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216
4	3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
4	3057	T.G. Terry Elem. School	6661 Greenspan Ave.	Dallas	75232
4	3058	T.L. Marsalis Elem. School	5640 Marsalis Ave.	Dallas	75241
4	3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241
4	3097	Clara Oliver Annex	4010 Idaho Ave.	Dallas	75216
4	3098	H.I. Holland Elem. School at Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4	4036	The Union Church	3410 S. Polk St.	Dallas	75224
4	4037	The Union Church	3410 S. Polk St.	Dallas	75224
4	4038	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216
4	4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4040	Roger Q. Mills Elem. School	1515 Lynn Haven	Dallas	75216
4	4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4043	The Union Church	3410 S. Polk St.	Dallas	75224
4	4044	Clinton P. Russell Elem. School	3031 S. Beckley	Dallas	75224
4	4046	Clinton P. Russell Elem. School	3031 S. Beckley	Dallas	75224
4	4047	Boude Storey Middle School	3000 Maryland	Dallas	75216
4	4048	Clinton P. Russell Elem. School	3031 S. Beckley	Dallas	75224
4	4057	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4	4058	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4	4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
4	4107	Harrell Budd Elem. School	2121 S. Marsalis Ave.	Dallas	75216
4	4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4	4109	Boude Storey Middle School	3000 Maryland	Dallas	75216
4	4110	Boude Storey Middle School	3000 Maryland	Dallas	75216

DALLAS COUNTY

DISTRICT 5

District	Precinct	Location	Address	City	Zip
5	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
5	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227
5	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
5	1090	San Jacinto Elem. School	7900 Hume Dr.	Dallas	75227
5	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
5	1092	Edward Titche Elem. School	9560 Highfield Dr.	Dallas	75227
5	1094	John Ireland Elem. School	1515 Jim Miller	Dallas	75217
5	1095	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217
5	1096	Nathaniel Hawthorne Elem. School	7800 Umphress Rd.	Dallas	75217
5	1097	W.W. Samuell High School	8928 Palisade Dr.	Dallas	75217
5	1098	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
5	1099	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
5	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
5	1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
5	1102	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217
5	1103	B.H. Macon Elem. School	650 Holcomb Rd.	Dallas	75217
5	1104	William Anderson Elem. School	620 N. St. Augustine	Dallas	75217
5	1105	William Anderson Elem. School	620 N. St. Augustine	Dallas	75217
5	1106	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1107	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
5	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
5	1110	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
5	1113	John Ireland Elem. School	1515 Jim Miller	Dallas	75217
5	1135	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
5	3082	W.A. Blair Elem. School	7720 Gayglen	Dallas	75217

DALLAS COUNTY

DISTRICT 6

District	Precinct	Location	Address	City	Zip
6	2000	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
6	2012	Walnut Hill Elem. School	10115 Midway Rd.	Dallas	75229
6	2074	Cimarron Recreation Center	201 Red River Trail	Irving	75060
6	2076	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
6	4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
6	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
6	4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
6	4008	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
6	4009	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
6	4010	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4011	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4012	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4013	Stephen Foster Elem. School	3700 Clover Ln.	Dallas	75220
6	4024	L.G. Pinkston High School	2200 Dennison	Dallas	75212
6	4025	Amelia Earhart Elementary School	3531 N. Westmoreland Rd.	Dallas	75212
6	4026	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4027	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4028	Amelia Earhart Elem. School	3531 N. Westmoreland Rd.	Dallas	75212
6	4029	L.G. Pinkston High School	2200 Dennison	Dallas	75212
6	4030	L.G. Pinkston High School	2200 Dennison	Dallas	75212
6	4031	C.F. Carr Elem. School	1952 Bayside	Dallas	75212
6	4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
6	4060	Nancy Jane Cochran Elem.	6000 Keeneland Pkwy.	Dallas	75211
6	4065	Arcadia Park Elem. School	1300 N. Justin Ave.	Dallas	75211
6	4076	Stevens Park Elem. School	2615 W. Colorado Blvd.	Dallas	75211
6	4081	Eladio R. Martinez Learn. Center	4500 Bernal Dr.	Dallas	75212
6	4082	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208
6	4083	Sidney Lanier Elem. School	1400 Walmsley Ave.	Dallas	75208
6	4084	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4085	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
6	4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
6	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
6	4097	David G. Burnet Elem School	3200 Kinkaid Dr.	Dallas	75220
6	4098	Stephen Foster Elem School	3700 Clover Ln.	Dallas	75220
6	4101	L.G. Pinkston High School	2200 Dennison St.	Dallas	75212
6	4116	Lorenzo De Zavala Elem. School - DISD	3214 N. Winnetka Ave.	Dallas	75212
6	4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
6	4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY

DISTRICT 7

District	Precinct	Location	Address	City	Zip
7	1063	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1064	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1065	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1067	George W. Truett Elem. School	1811 Gross Rd.	Dallas	75228
7	1078	Bayles Elem. School	2444 Telegraph	Dallas	75228
7	1079	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228
7	1080	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228
7	1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
7	1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
7	1084	Edna Rowe Elem. School	4918 Hovenkamp	Dallas	75227
7	1085	Urban Park Elem. School	6901 Military Pkwy.	Dallas	75227
7	1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1087	Skyline High School	7777 Forney Rd.	Dallas	75227
7	1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1089	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
7	1092	Edward Titche Elem. School	9560 Highfield Dr.	Dallas	75227
7	1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217
7	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
7	1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
7	1119	St. Luke Comm. United Methodist Church	5710 E. R.L. Thornton	Dallas	75223
7	1134	Forester Field House	8233 Military Pkwy.	Dallas	75227
7	1303	Tosch Elem. School	2424 Larchmont Dr.	Mesquite	75150
7	3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
7	3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215
7	3018	Park South YMCA	2500 Romine Ave.	Dallas	75215
7	3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
7	3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
7	3023	James Madison High School	3000 MLK Blvd.	Dallas	75215
7	3024	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215
7	3025	Mt. Horeb Baptist Church	3306 Carpenter Ave.	Dallas	75215
7	3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215
7	3027	Lincoln Instructional Center	5000 Malcolm X Blvd.	Dallas	75215
7	3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
7	3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216
7	3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226

DALLAS COUNTY

DISTRICT 8

District	Precinct	Location	Address	City	Zip
8	1100	E.B. Comstock Middle School	7044 Hodde St.	Dallas	75217
8	1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
8	1109	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1111	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1124	Fireside Dr. Baptist Church	8805 Fireside Dr.	Dallas	75217
8	1136	Richard Lagow Elem. School	637 Edgeworth Dr.	Dallas	75217
8	3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
8	3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
8	3062	J. N. Ervin Elem. School	3722 Black Oak Dr.	Dallas	75241
8	3063	Ronald E. McNair Elem. School	3150 Bainbridge Ave.	Dallas	75237
8	3064	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3065	Umphrey Lee Elem. School	7808 Racine Dr.	Dallas	75232
8	3066	Martin Weiss Elem. School	8601 Willoughby Blvd.	Dallas	75232
8	3067	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241
8	3069	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241
8	3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241
8	3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
8	3074	David W. Carter High School	1819 W. Wheatland Rd.	Dallas	75232
8	3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
8	3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3082	W.A. Blair Elem. School	7720 Gayglen Dr.	Dallas	75217
8	3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
8	3099	Cornerstone Temple Baptist Church	2817 Cherry Valley Blvd.	Dallas	75241

DALLAS COUNTY

DISTRICT 9

District	Precinct	Location	Address	City	Zip
9	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
9	1045	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238
9	1047	Martha T. Reilly Elem.	11230 Lippitt Ave.	Dallas	75218
9	1048	Martha T. Reilly Elem.	11230 Lippitt Ave	Dallas	75218
9	1051	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75218
9	1054	Casa View Elem. School	2100 N Farola Dr	Dallas	75228
9	1055	Casa View Elem. School	2100 N Farola Dr	Dallas	75228
9	1056	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1057	St Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
9	1058	Bryan Adams High School	2101 Millmar	Dallas	75228
9	1059	Reinhardt Elem. School	10122 Losa Dr	Dallas	75218
9	1060	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228
9	1062	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1068	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1078	Bayles Elem. School	2444 Telegraph	Dallas	75228
9	1079	S.S. Conner Elem. School	3037 Greenmeadow	Dallas	75228
9	1115	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
9	1116	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1121	Living Waters Church of God	11110 Shiloh Rd.	Dallas	75228
9	1125	Charles A. Gill Elem. School	10910 Ferguson Rd.	Dallas	75228
9	1133	Alex Sanger Elem. School	8410 San Leandro Dr.	Dallas	75218
9	1137	Edwin J. Kiest Elem. School	2611 Healey Dr.	Dallas	75228
9	1300	Florence Park Community Center	2501 Whitson Way	Mesquite	75150
9	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
9	2065	Victor H. Hexter Elem. School	9720 Waterview St.	Dallas	75218
9	2067	L.L. Hotchkiss Elem. School	6929 Town North Dr.	Dallas	75231
9	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
9	2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
9	2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
9	2071	Lakewood Elem. School	3000 Hillbrook St.	Dallas	75214
9	2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
9	2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218

DALLAS COUNTY

DISTRICT 10

District	Precinct	Location	Address	City	Zip
10	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
10	1004	Forest Meadow Jr. High	9373 Whitehurst	Dallas	75243
10	1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243
10	1006	Moss Haven Elem. School	9202 Moss Farms Lane	Dallas	75243
10	1007	Moss Haven Elem. School	9202 Moss Farms Lane	Dallas	75243
10	1026	Richland College	12800 Abrams Rd.	Dallas	75243
10	1027	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243
10	1028	Audelia Creek Elem. School	12600 Audelia Rd.	Dallas	75243
10	1029	Richland College	12800 Abrams Rd.	Dallas	75243
10	1030	A.M. Aikin Elem. School	12300 Pleasant Valley	Dallas	75243
10	1038	A.M. Aikin Elem. School	12300 Pleasant Valley	Dallas	75243
10	1039	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
10	1042	A.M. Aikin Elem. School	12300 Pleasant Valley Dr.	Dallas	75243
10	1043	Skyview Elem. School	9229 Meadowknoll Dr.	Dallas	75243
10	1044	Lake Highlands Elem. School	9501 Ferndale	Dallas	75238
10	1045	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238
10	1046	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238
10	1049	Merriman Park Elem. School	7101 Winedale Dr.	Dallas	75231
10	1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238
10	1129	Highland Meadows Elem. School	8939 Whitewig Ln.	Dallas	75238
10	1707	A. R. Davis Elem. School	1621 McCallum Dr.	Garland	75042
10	2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238
10	2060	Northlake Elem. School - RISD	10059 Ravensway	Dallas	75238
10	2061	Lake Highlands Elem. School	9501 Ferndale Rd.	Dallas	75238
10	2062	Lake Highlands Jr. High	10301 Walnut Hill Ln.	Dallas	75238
10	2063	Wallace Elem. School - RISD	9921 Kirkhaven Dr.	Dallas	75238
10	2064	Emeritus At Lake Highlands	9715 Plano Rd.	Dallas	75238
10	2066	White Rock Elem. School	9229 Chiswell Rd.	Dallas	75238

DALLAS COUNTY

DISTRICT 11

District	Precinct	Location	Address	City	Zip
11	1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
11	1010	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231
11	1032	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254
11	1033	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240
11	1035	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1036	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1037	RISD Academy	13630 Coit Rd.	Dallas	75240
11	1127	RISD Academy	13630 Coit Rd.	Dallas	75240
11	2016	Unity Church of Dallas	6525 Forest Lane	Dallas	75230
11	2017	Unity Church of Dallas	6525 Forest Lane	Dallas	75230
11	2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
11	2020	Arthur Kramer Elem. School	7131 Midbury	Dallas	75230
11	2022	George B. Dealey Vanguard	6501 Royal Ln	Dallas	75230
11	2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
11	2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
11	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248
11	2048	Dallas Fire Station #7	6010 Davenport	Dallas	75248
11	2049	Prestonwood Elem. School	6525 La Cosa	Dallas	75248
11	2050	Prestonwood Elem. School	6525 La Cosa	Dallas	75248
11	2051	Spring Creek Elem. - RISD	7667 Round Rock	Dallas	75248
11	2052	Northwood Hills Elem. School	14532 Meandering Way	Dallas	75254
11	2053	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2054	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2055	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254
11	2056	King of Glory Lutheran Church	6411 LBJ Freeway	Dallas	75240
11	2057	Spring Valley Elem. School	13535 Spring Grove Rd.	Dallas	75240
11	2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
11	2079	Anne Frank Elem. School	5201 Celestial Rd.	Dallas	75254

DALLAS COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	2041	Presbyterian Medical Office North	17110 Dallas Pkwy - Ste. 120	Dallas	75248
12	2042	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248
12	2043	Brentfield Elem. School	6767 Brentfield Dr.	Dallas	75248
12	2044	Texas A&M Research Ext. Center	17360 Coit Rd.	Dallas	75252
12	2045	Parkhill Jr. High School	16500 Shadybank Dr.	Dallas	75248
12	2046	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248
12	2047	James Bowie Elem. School - RISD	7643 Lamanga Dr.	Dallas	75248
12	2406	Josey Ranch Lake Library	1700 N. Keller Springs Rd.	Carrollton	75006
12	2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001

COLLIN COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	24	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	36	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	73	Bentwood Trail Presbyterian Church	6000 Bentwood Trail	Dallas	75252
12	74	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	79	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	84	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	88	Bentwood Trail Presbyterian Church	6000 Bentwood Trail	Dallas	75252
12	104	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	115	Bentwood Trail Presbyterian Church	6000 Bentwood Trail	Dallas	75252
12	132	Mitchell Elem. School	4223 Briargrove Ln.	Dallas	75287
12	136	Haggar Elem. School	17820 Campbell Rd.	Dallas	75252
12	142	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
12	164	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252

DENTON COUNTY

DISTRICT 12

District	Precinct	Location	Address	City	Zip
12	2000	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
12	2001	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287
12	2002	Frankford Townhomes	18110 Marsh Ln.	Dallas	75287

DALLAS COUNTY

DISTRICT 13

District	Precinct	Location	Address	City	Zip
13	1000	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
13	1001	Fire Station #37	6780 Greenville Ave.	Dallas	75231
13	1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1008	Lee McShan Jr. Elem. School	8307 Meadow Rd.	Dallas	75231
13	1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	1012	Fire Station #37	6780 Greenville Ave.	Dallas	75231
13	1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
13	2002	Thomas C. Marsh Middle School	3838 Crown Shore	Dallas	75244
13	2003	W.T. White High School	4505 Ridgeside Dr.	Dallas	75244
13	2004	Nathan Adams Elem. School	12600 Welch Rd.	Dallas	75244
13	2005	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	2006	Harry C. Withers Elem. School	3959 Northaven Rd.	Dallas	75229
13	2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229
13	2008	John J. Pershing Elem. School	5715 Meaders Ln.	Dallas	75229
13	2009	L.G. Cigarroa Elem. School	9900 Webb Chapel Rd.	Dallas	75220
13	2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229
13	2011	Walnut Hill Elem. School	10115 Midway Rd.	Dallas	75229
13	2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
13	2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
13	2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
13	2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230
13	2021	Preston Hollow United Methodist Church	6315 Walnut Hill	Dallas	75230
13	2025	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230
13	2026	Hillcrest High School	9924 Hillcrest Rd.	Dallas	75230
13	2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
13	2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209
13	2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
13	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
13	2034	Henry W. Longfellow Middle School	5314 Boaz St.	Dallas	75209
13	2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
13	2220	Highland Park Middle School	3555 Granada Ave.	Dallas	75205
13	4001	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229
13	4002	Caillet Elem. School	3033 Merrell Rd.	Dallas	75229
13	4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
13	4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
13	4006	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4007	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
13	4014	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209
13	4018	Maple Lawn Elem. School	3120 Inwood Rd.	Dallas	75235
13	4092	David G. Burnet Elem. School	3200 Kinkaid Dr.	Dallas	75220
13	4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
13	4095	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4096	Degolyer Elem. School	3453 Flair Dr.	Dallas	75229
13	4099	Sudie Williams Elem. School	4518 Pomona Rd.	Dallas	75209

DALLAS COUNTY

DISTRICT 14

District	Precinct	Location	Address	City	Zip
14	1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
14	1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
14	1016	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1017	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1018	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
14	1019	Dallas Fire Station #17	6045 Belmont Ave.	Dallas	75206
14	1020	Ben Milam Elem. School - DISD	4200 McKinney Ave.	Dallas	75205
14	1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
14	1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
14	1023	The Father's Church	2707 Abrams Rd.	Dallas	75214
14	1050	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214
14	1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214
14	1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
14	1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
14	1076	Eduardo Mata Elem. School	7420 La Vista Dr.	Dallas	75214
14	1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
14	1118	J.W. Ray Elem. School	2211 Caddo St.	Dallas	75204
14	1120	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
14	2031	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2032	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2033	Skillman SW Branch Library	5707 Skillman St.	Dallas	75206
14	2035	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206
14	2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
14	2037	Highland Park Middle School	3555 Granada Ave.	Dallas	75205
14	2038	Stonewall Jackson Elem. School	5828 Mockingbird Ln.	Dallas	75206
14	2039	Robert E. Lee Elem. School - DISD	2911 Delmar Ave.	Dallas	75206
14	2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
14	2068	Dan D. Rogers Elem. School	5314 Abrams Rd.	Dallas	75214
14	2201	Highland Park Middle School	3555 Granada Ave.	Dallas	75205
14	3000	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204
14	3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3008	Dallas County Courthouse - Allen	600 Commerce St.	Dallas	75202
14	3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
14	3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
14	3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	3086	William B. Travis Vanguard	3001 McKinney Ave.	Dallas	75204
14	4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
14	4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219

EXHIBIT B

EARLY VOTING LOCATIONS, DATES, AND TIMES

MAY 9, 2015 GENERAL ELECTION
LOCATION/DATES/TIMES OF EARLY VOTING

DALLAS COUNTY

Voting Location	Address	City	Zip
ADDISON FIRE STATION #1	4798 AIRPORT PKWY.	ADDISON	75001
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181
BALCH SPRINGS MUNICIPAL BLDG. (Old City Hall)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238
BETTY WARMACK BRANCH LIBRARY	760 BARDIN RD.	GRAND PRAIRIE	75052
CARROLLTON-FARMERS BRANCH ISD ADMINISTRATION	1445 N. PERRY RD.	CARROLLTON	75006
CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD.	CEDAR HILL	75104
CHURCHILL RECREATION CENTER (Replaces Fretz Park Library)	6906 CHURCHILL WAY	DALLAS	75230
COCKRELL HILL CITY HALL	4125 W. CLARENDON	COCKRELL HILL	75211
COPPELL TOWN CENTER	255 PARKWAY BLVD.	COPPELL	75019
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DISD ADMINISTRATION BUILDING	3700 ROSS AVE.	DALLAS	75204
DESOTO TOWN CENTER LIBRARY	211 E. PLEASANT RUN	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS (Replaces Dallas West Library)	802 S. BUCKNER	DALLAS	75217
EL CENTRO COLLEGE-WEST CAMPUS (Replaces Dallas West Library)	3330 N. HAMPTON RD.	DALLAS	75212
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234
GRAUWYLER PARK RECREATION CENTER	7780 HARRY HINES BLVD.	DALLAS	75235
HEBRON & JOSEY LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010
HIGHLAND HILLS LIBRARY	6200 BONNIE VIEW RD.	DALLAS	75241
IRVING ARTS CENTER	3333 N. MACARTHUR BLVD.	IRVING	75062
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON CENTRAL LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LANCASTER VETERANS MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY (Replaces Harry Stone Recreation Center)	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BLDG.	2922 MLK BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL	DALLAS	75211
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK PKWY.	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY (Replaces Veterans Admin. Medical Center)	2008 E. KIEST BLVD.	DALLAS	75216
PRESTON ROYAL LIBRARY	5626 ROYAL LN.	DALLAS	75229
RECORDS BUILDING (Main Location)	509 MAIN ST.	DALLAS	75202
REVERCHON RECREATION CENTER	3505 MAPLE AVE.	DALLAS	75219
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080
RICHLAND COLLEGE-GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SACHSE CITY HALL	3815 SACHSE RD., BLDG. B	SACHSE	75048
SAMUELL GRAND RECREATION CENTER (Replaces St. Luke Community Life Center)	6200 E. GRAND AVE.	DALLAS	75223
SEAGOVILLE CITY HALL	702 N. HIGHWAY 175	SEAGOVILLE	75159
SOUTH OAK CLIFF HIGH SCHOOL	3601 S. MARSALIS	DALLAS	75216
SUNNYVALE TOWN HALL	127 N. COLLINS RD.	SUNNYVALE	75182

DALLAS COUNTY (CONT'D)

Voting Location	Address	City	Zip
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063
WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172

DATES AND TIMES OF EARLY VOTING

FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 - May 01 (Monday through Friday)	**8 AM - 5 PM**
27 de abril - 1 de mayo (lunes a viernes)	
May 02 (Saturday)	**8 AM - 5 PM**
2 de mayo (sábado)	
May 03 (Sunday)	**1 PM - 6 PM**
3 de mayo (domingo)	
May 04 - May 05 (Monday and Tuesday)	**7 AM - 7 PM**
4 de mayo - 5 de mayo (lunes y martes)	

TEMPORARY EARLY VOTING LOCATION

Voting Location	Address	City	Zip
HIGHLAND PARK ISD ADMIN. ANNEX	6915 WESTCHESTER DR.	HIGHLAND PARK	75205

DATES AND TIMES OF EARLY VOTING

FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 - May 01 (Monday through Friday)	**8 AM - 4:30 PM**
27 de abril - 1 de mayo (lunes a viernes)	
May 04 - May 05 (Monday and Tuesday)	**7 AM - 7 PM**
4 de mayo - 5 de mayo (lunes y martes)	

MAY 9, 2015 GENERAL ELECTION
LOCATION/DATES/TIMES OF EARLY VOTING

COLLIN COUNTY

Voting Location	Address	City	Zip
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
RICHARDSON CIVIC CENTER	411 W. ARAPAHO	RICHARDSON	75080

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 - May 01 (Monday through Friday) 27 de abril - 1 de mayo (lunes a viernes)	**8 AM - 5 PM**
May 02 (Saturday) 2 de mayo (sábado)	**8 AM - 5 PM**
May 03 (Sunday) 3 de mayo (domingo)	**1 PM - 6 PM**
May 04 - May 05 (Monday and Tuesday) 4 de mayo - 5 de mayo (lunes y martes)	**7 AM - 7 PM**

MAY 9, 2015 GENERAL AND SPECIAL ELECTIONS
LOCATION/DATES/TIMES OF EARLY VOTING

DENTON COUNTY

Voting Location	Address	City	Zip
Frankford Townhomes	18110 Marsh Ln.	Dallas	75287

DATES AND TIMES OF EARLY VOTING
FECHAS Y HORARIOS DE VOTACIÓN ADELANTADA

April 27 - May 01 (Monday through Friday) 27 de abril - 1 de mayo (lunes a viernes)	**8 AM - 5 PM**
May 02 (Saturday) 2 de mayo (sábado)	**8 AM - 5 PM**
May 03 (Sunday) 3 de mayo (domingo)	**1 PM - 6 PM**
May 04 - May 05 (Monday and Tuesday) 4 de mayo - 5 de mayo (lunes y martes)	**7 AM - 7 PM**

ADDENDUM ITEM # 12

KEY FOCUS AREA: E-Gov

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas, Collin and Denton Counties, for the conduct of a joint election to be held on Saturday, May 9, 2015 - Not to exceed $573,814 - Financing: Current Funds

BACKGROUND

This item is on the addendum to allow sufficient time to compile information as related to the May 9, 2015 general election.

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other political jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places.

The City of Dallas and other political jurisdictions in Dallas, Collin and Denton Counties will conduct elections on May 9, 2015. This action authorizes the City to hold the May 9th general election jointly with jurisdictions that share common polling places and contract with the Dallas County Elections Department for election services. The City has been a party to similar joint election agreements for many years.

Chapter IV, Section 11 of the Dallas City Charter states, in part, "If no candidate for a particular office receives a majority of the votes cast for all candidates for that office in the first election, a runoff election for that office is required...." In the event a runoff election is necessary, the Elections Administrator will provide the City Secretary with an itemized list of additional estimated election expenses which will be presented for city council approval at a future date.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$573,813.56 - Current Funds

February 25, 2015

WHEREAS, the City Council has ordered its general election to be held on Saturday, May 9, 2015; and

WHEREAS, the Town of Addison, the City of Balch Springs, the City of Carrollton, the City of Cedar Hill, the City of Cockrell Hill, the City of Coppell, the City of DeSoto, the City of Duncanville, the City of Farmers Branch, the City of Garland, the City of Grand Prairie, the City of Hutchins, the City of Irving, the City of Lancaster, the City of Lewisville, the City of Mesquite, the City of Richardson, the City of Rowlett, the City of Sachse, the City of Seagoville, the Town of Sunnyvale, the City of Wilmer, the Carrollton-Farmers Branch Independent School District, the Cedar Hill Independent School District, the Coppell Independent School District, the Dallas County School Board, the Dallas Independent School District, the DeSoto Independent School District, the Duncanville Independent School District, the Garland Independent School District, the Grand Prairie Independent School District, the Highland Park Independent School District, the Irving Independent School District, the Lancaster Independent School District, the Mesquite Independent School District, the Richardson Independent School District, the Sunnyvale Independent School District and the Northwest Dallas Flood Control, have also ordered elections to be held on Saturday, May 9, 2015; and

WHEREAS, the City of Dallas and the other jurisdictions desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

WHEREAS, the City of Dallas and the other jurisdictions desire to contract with the Dallas County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code;

Now, Therefore,

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

Section 1. That the City Manager is authorized to enter into a joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections, and Dallas County for a joint election to be held on May 9, 2015, to be administered by the Dallas County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

Section 2. That the contract will provide the Elections Administrator perform or supervise the performance of any or all of the corresponding duties and functions the Elections Administrator performs in connection with a county-wide election.

Section 3. That the contract will provide the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and other contracting jurisdictions in an election services contract fund in the county treasury established for this election.

Section 4. That the Elections Administrator will provide the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 180th day after the date of the election.

Section 5. That the Chief Financial Officer is hereby authorized to pay the Dallas County Treasurer an amount not to exceed $573,813.56 from Fund 0001, Dept. SEC, Unit 1190, Object 3070, Enc. No. 15ELE1190H09, Vendor 014003 for deposit in the election services contract fund as the City's estimated share of the costs of the May 9, 2015 joint election.

Section 6. That the contract will provide that in the event a runoff election is necessary, the Elections Administrator will provide the City Secretary with an itemized list of additional estimated election expenses to be deposited in the election services contract fund after authorization by the City Council, and that the Elections Administrator will continue to perform or supervise the performance of election duties and functions necessary for the proper administration of the runoff election.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ELECTION SERVICES CONTRACT ("Election Services Contract")

JOINT ELECTION SERVICES AGREEMENT
BETWEEN
THE DALLAS COUNTY ELECTIONS ADMINISTRATOR
AND

Town Of Addison (TOA)
City Of Balch Springs (COBS)
City Of Carrollton (COC)
City Of Cedar Hill (COCdH)
City Of Cockrell Hill (COCkH)
City Of Coppell (COCp)
City Of Dallas (COD)
City Of Desoto (CODe)
City Of Duncanville (CODu)
City Of Farmers Branch (COFB)
City Of Garland (COG)
City Of Grand Prairie (COGP)
City Of Hutchins (COH)
City Of Irving (COI)
City Of Lancaster (COL)
City Of Lewisville (COLew)
City Of Mesquite (COM)
City Of Richardson (COR)
City Of Rowlett (CORw)
City Of Sachse (COSa)
City Of Seagoville (COSe)
City Of Sunnyvale (TOS)
City Of Wilmer (COW)
Carrollton-Farmers Branch Independent School District (CFBISD)
Cedar Hill Independent School District (CHISD)
Coppell Independent School District (CPISD)
Dallas Independent School District (DISD)
Dallas County School Board (DCSB)
Desoto Independent School District (DeISD)
Duncanville Independent School District (DuISD)
Garland Independent School District (GISD)
Grand Prairie Independent School District (GPISD)
Highland Park Independent School District (HPISD)
Irving Independent School District (IISD)
Lancaster Independent School District (LISD)
Mesquite Independent School District (MISD)
Richardson Independent School District (RISD)
Sunnyvale Independent School District (SuISD)
Northwest Dallas Flood Control (NWDCFC)

FOR THE CONDUCT OF A JOINT ELECTION

TO BE HELD SATURDAY, May 9th, 2015

TO BE ADMINISTERED BY THE DALLAS COUNTY ELECTIONS DEPARTMENT

1) **STATUTORY AUTHORITY FOR AND PARTIES TO THIS ELECTION SERVICES CONTRACT**

a) Antoinette "Toni" Pippins-Poole ("Toni Pippins-Poole") is the duly appointed County Elections Administrator ("Elections Administrator") of Dallas County, Texas ("County") and the Department Head of the Dallas County Elections Department ("DCED"). As such, Toni Pippins-Poole is the County's Voter Registrar and the Election Officer of Dallas County, Texas and is authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authorities of the Participating Political Subdivisions listed in "Attachment F" of this Election Services Contract. DCED acts at the direction of the Elections Administrator.

b) The contracting authorities of the Participating Political Subdivisions that are participating in this Election Services Contract are listed in "Attachment F" of this Election Services Contract and are hereby participating with each other in this Joint Election to be held in Dallas County, Texas on Saturday, May 9, 2015 under Chapter 271 of Title 16 of the Texas Election Code ("Joint Election"); and are hereby contracting with the Elections Administrator of Dallas County, Texas to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code. The Participating Political Subdivisions acknowledge that they are participating in this Joint Election with each other and with Dallas County, Texas and the State of Texas, to the extent that Dallas County, Texas and the State of Texas have candidates on the ballot in this Joint Election.

c) The Elections Administrator will coordinate, supervise, and handle all aspects of administering this Joint Election in accordance with the provisions of the Texas Election Code and as outlined in this Election Services Contract. Each contracting authority of each Participating Political Subdivision will pay its share of the Election Costs of the Elections Administrator for the equipment, supplies, services, and administrative costs outlined in this Election Services Contract. The Elections Administrator will administer the election; however, each Participating Political Subdivision will be responsible for the duties directly administered by the Participating Political Subdivision.

2) **ATTACHMENTS** The following attachments are hereby incorporated into this Election Services Contract as if set forth herein in their entirety. The Participating Political Subdivisions acknowledge that the following attachments are subject to reasonable changes by the Dallas County Elections Administrator before, during, and after Election Day and any runoff election(s), if any runoff election(s) are required by law to be held.

a) **"Attachment A"** is an itemized list of the estimated election expenses for this Joint Election and the amounts that each Participating Political Subdivision must deposit with the Dallas County Treasurer. It also includes the Deposit Detail for each entity. The Elections Administrator will amend "Attachment A" to reflect the changing estimates of election expenses that are caused by changing circumstances and by the withdrawal of Participating Political Subdivision(s), if any, from this Election Services Contract.

b) **"Attachment B"** is a list of the early voting polling places for this Joint Election.

c) **"Attachment C"** is a list of the Election Day polling places for this Joint Election.

d) **"Attachment D"** is a list of the people that the Dallas County Elections Administrator will appoint as deputy early voting clerks for this Joint Election.

e) **"Attachment E"** is a list of the presiding election judges and alternate election judges for Election Day for this Joint Election.

f) **"Attachment F"** is a list of the Participating Political Subdivisions that will be holding elections in Dallas County election precincts or partial election precincts and the number of registered voters in each of those election precincts or partial election precincts. "Attachment F" will also contain, for each Participating Political Subdivision, the full name of the person serving as a point of contact, the physical address, the mailing address, a facsimile number, and an email address. "Attachment F" will be amended if any of the Participating Political Subdivisions withdraw from this Election Services Contract. "Attachment F" will be amended to reflect the number of registered voters in each election precinct and partial election precinct as of the statutory deadline (**Thursday, April 9, 2015**) for voters to submit applications to register to vote or changes of address in this Joint Election. In this Election Services Contract, the phrase "election precinct" is synonymous with the phrase "voting precinct."

g) **"Attachment G"** is a list of the Participating Political Subdivision & Ballot Details

h) Within five (5) business days after any of the foregoing attachments are amended by the Elections Administrator, the Elections Administrator will send each Participating Political Subdivision an amended version of the amended attachment by email to the email address provided by each Participating Political Subdivision in "Attachment F."

3) **LEGAL DOCUMENTS**

a) Each Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, notices, and other documents that are required by, or of, their governing bodies. Each Participating Political Subdivision must send the Elections Administrator a copy of any election order, resolution, or notice related to this Joint Election within three (3) business days of publishing, adopting, or ordering it. Such documents can be sent to the attention of: Robert Heard, Assistant Elections Administrator, 2377 North Stemmons Freeway, Suite 820, Dallas, Texas 75207; or, emailed to Robert.Heard@DallasCounty.org. Alternatively, send to Jana Onyon at email Jana.Onyon@DallasCounty.Org.

b) Each Participating Political Subdivision is responsible for having its own election orders, resolutions, notices, or official ballot wording translated into the Spanish language.

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4) **VOTING SYSTEMS**

a) Each Participating Political Subdivision agrees that, during this Joint Election, voters will cast their ballots on three different kinds of voting systems, each of which has been approved by the Texas Secretary of State in accordance with the Texas Election Code and the Texas Administrative Code: Direct Recording Electronic voting machines ("DRE"); an optical scanner voting system ("optical scan"); and a voting system accessible to voters with physical disabilities ("ADA Terminals"). On April 21, 2015 at 10:00 A.M., at the County Elections Department at 2377 N. Stemmons Frwy, Suite 820, Dallas, Texas, the Elections Administrator will test the DRE voting system and the automatic tabulating equipment used for counting ballots at the central counting station. On March 30, 2015 at 10:00 A.M. at the County Election Equipment Warehouse at 1506 East Langdon Road, Hutchins, Texas, the Elections Administrator will test the optical scan voting system. At least 48 hours before the date and hour of each test, the Elections Administrator will publish a newspaper notice with the date, hour, and place of the testing. The Elections Administrator will establish regional collection sites within the county and a central counting station to receive and tabulate the regular ballots that are cast in this Joint Election and receive the provisional ballots.

b) The Elections Administrator will provide DREs, precinct ballot counters, and voting booths for this Joint Election. Each polling place will have at least one voting terminal that complies with the Americans with Disabilities Act ("ADA"). During the early voting period, each early voting polling place will have master Personal Electronic Ballot ("PEB") devices and iVotronic DRE machines. For Election Day, the Elections Administrator will allocate voting booths to all of the polling places in amounts reasonably anticipated to be sufficient for the anticipated turnout of voters. Each Election Day polling place will have at least one precinct ballot counter and one (1) ADA iVotronic machine.

c) The itemized list of the estimated election expenses for this Joint Election are in "Attachment A," which includes, but may not be limited to the number of voting booths, precinct ballot counters, precinct tabulators, iVotronics voting machines, Americans with Disability Act ("ADA") Voting Terminals, Gemini voting booths, Personal Electronic Ballots, and Master Personal Electronic Ballots. All of the Participating Political Subdivisions agree that ADA Terminals will be used during this Joint Election under the Help America Vote Act of 2002 ("HAVA") and that the ADA Terminals will be part of this Election Services Contract.

5) **POLLING PLACES**

a) The Elections Administrator will select and arrange for the use of and payment for all of the early voting polling places listed in "Attachment B" and the Election Day polling places listed in "Attachment C" subject to the approval of each Participating Political Subdivision. Polling locations identified in Attachments "B" and "C" cannot be changed by a Participating Political Subdivision, but the Elections Administrator may consider changes requested by a Participating Political Subdivision.

b) Whenever possible, previously used polling places that voters are accustomed to using will be used for the election precincts and partial election precincts in this Joint Election; however, the Participating Political Subdivisions acknowledge that sometimes previously used polling places are not available or appropriate for every election. Accessibility under the Americans with Disabilities Act is an important consideration for all polling places in this Joint Election.

c) For polling places that have changed since the most recent election ordered by a Participating Political Subdivision, the Elections Administrator will mail registered voters affected by the changes notice of their new polling place location.

6) **PRESIDING ELECTION JUDGES, ALTERNATE PRESIDING ELECTION JUDGES, ELECTION CLERKS, AND OTHER ELECTION DAY PERSONNEL**

a) The Elections Administrator will be responsible for the appointment of the presiding election judges and alternate election judges listed in "Attachment E" for each polling place listed in "Attachment C" subject to the approval of each Participating Political Subdivision.

b) **This sub-paragraph applies only to an election with no partisan candidate on any ballot.** If a Participating Political Subdivision requests that a person not listed in "Attachment E" be appointed to serve in a specific polling place, but another Participating Political Subdivision requests that a different person be appointed to serve that same polling place, then the Elections Administrator will conduct a drawing by lot from the recommendations, no later than March 5, 2015 to resolve the conflict and notify each Participating Political Subdivision affected of the resolution. After the Elections Administrator notifies a person so selected by lot of the polling place where the person will serve, the Elections Administrator is not required to act on further such requests from the Participating Political Subdivisions for that specific polling place.

c) If a person appointed as a presiding election judge or alternate election judge becomes ineligible to serve as such in this Joint Election, then the Election Administrator will appoint a replacement presiding election judge or alternate election judge, amend "Attachment E" accordingly, and send each Participating Political Subdivision the amended "Attachment E" by email within five (5) business days.

d) If a person is unable or unwilling to serve as a presiding election judge or an alternate election judge, then the Elections Administrator will name a replacement presiding election judge or send each Participating Political Subdivision the amended "Attachment E" by email within five (5) business days.

e) The Elections Administrator will provide public county training programs, in keeping with Section 32.114 of the Texas Election Code, for all of the presiding election judges, alternate election judges, and election clerks for this Joint Election. The presiding election judges are responsible for notifying the alternate presiding judge and the election clerks for the presiding election judge's polling place of the time and place of each training session.

f) To serve in this Joint Election, each presiding election judge and alternate election judge must have attended an election judge training session, a mandatory Voter ID law training session, and optical scan training session taught by the Elections Administrator for this Joint Election within the last 12 months. New judges and election clerks that have not attended a mandatory Voter ID Law training session taught by the Elections Administrator for this Joint Election may not serve in this Joint Election.

g) The Elections Administrator will notify the Participating Political Entities by email and post on the DCED's website the dates, times, and locations of training classes and labs for both Early Voting and Election Day Workers.

h) To comply with the Federal Voting Rights Act of 1965, as amended, precincts containing more than 5% Hispanic population, according to the 2010 census statistics, are required to have interpreter assistance. If a presiding election judge of such a precinct is not bilingual and is unable to hire a bilingual election clerk, the Elections Administrator may recommend an individual to provide interpreter assistance. If the Elections Administrator is unable to recommend an individual to provide interpreter assistance for such a precinct, the Elections Administrator will notify the Participating Political Subdivision and request assistance in identifying an interpreter. In the event that a bilingual election clerk is hired by the Elections Administrator for a precinct required to have interpreter assistance, the bilingual clerk will be paid according to a rate set by the Elections Administrator. The Elections Administrator will charge that expense to the funds deposited with the Dallas County Treasurer for the conduct of the elections listed in this Election Services Contract. A Participating Political Subdivision may pay more money to a bilingual clerk than the rate set by the Elections Administrator, however that expense will be borne by that Participating Political Subdivision individually and that extra expense will not be charged to the funds deposited with the Dallas County Treasurer for the conduct of the elections listed in this Election Services Contract.

i) The Elections Administrator will notify all of the presiding election judges and alternate election judges about the eligibility requirements of Subchapter C of Chapter 32 of Title 3 of the Texas Election Code and Section 271.005 of the Texas Election Code. The Elections Administrator will take the necessary steps to insure that all of the presiding election judges and alternate election judges appointed to serve during this Joint Election are eligible to serve and qualified to serve in this Joint Election. Under Section 32.031 of the Texas Election Code, the presiding election judge for each election precinct shall appoint the election clerks to assist the presiding election judge in the conduct of the election at the polling place served by the presiding election judge on Election Day.

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j) The presiding election judges are responsible for picking up election supplies at the time and place determined by the Elections Administrator, which will be set forth in the letter to the presiding election judges requesting service for this election. Payments for the presiding election judge will be specified in "Attachment A."

k) Any Participating Political Subdivision electing to pay their election workers for attending a training class or lab must bear that expense separately from the funds deposited into this Joint Election account.

l) The Elections Administrator will employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies and equipment assistance during the period of Early Voting and on Election Day, and for the efficient tabulation of ballots at the central counting station and regional sites. Part-time personnel will be paid an amount specified in "Attachment A."

7) **SUPPLIES AND PRINTING**

a) The Elections Administrator will obtain and distribute all of the election supplies and election printing necessary for this Joint Election, including, but not limited to, all forms, signs, and other materials used by the presiding election judges and clerks at the polling places.

b) The Elections Administrator will provide maps, if necessary, instructions, and other information that the presiding election judges need to conduct this Joint Election.

c) Each Participating Political Subdivision must deliver a list to the Elections Administrator of candidates and propositions for their elections. The list must be in English and Spanish. The list must include the ballot positions for the candidates and the propositions. The list must include the correct spelling of each candidate's name and the precise wording of all of the propositions. The Elections Administrator will email each Participating Political Subdivision a Microsoft Word format form for their use to create the required list. As soon as possible after each Participating Political Subdivision has determined its ballot positions for the candidates and propositions in its election, the Participating Political Subdivision must email the completed Microsoft Word format form to the Elections Administrator. The Elections Administrator will use these electronic forms received from the Participating Political Subdivisions to create the ballot styles for this Joint Election. The Elections Administrator will deliver the proposed ballots to the Participating Political Subdivisions for approval. Each Participating Political Subdivision will be responsible for proofreading the proposed ballots and notifying the Elections Administrator of any corrections that are required for their particular ballots. The Elections Administrator is responsible for implementing the corrections made by the Participating Political Subdivisions to their ballots and then producing the ballots for this Joint Election.

8) **OPTICAL SCAN CARD BALLOTS**

a) The Elections Administrator will allocate ballots for this Joint Election by determining

the approximate voter turnout for comparable elections in each election precinct or partial election precinct and then adding 25% to that number for each election precinct or partial election precinct. However, the minimum ballot allocation for each election precinct or partial election precinct will range from 25-40% of the registered voters in each election precinct or partial election precinct depending on election type and authorized by the political subdivision (25-50% is recommended for local liquor elections).

b) Additional ballots will be available for Early Voting by Mail and for use on Election Day to respond to any polling place that requests additional ballots and printed on an a needed basis. Cost per ballot will be forty-five cents (.45¢).

9) **RETURNS OF ELECTIONS**

a) The Elections Administrator will establish and operate a central counting station to receive and tabulate ballots cast in this Joint Election under Chapter 127 of Title 8 of the Texas Election Code.

b) The Participating Political Subdivisions hereby, in accordance with Sections 127.002, 127.003 and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Central Count Station Manager:	**Toni Pippins-Poole**, Dallas County Elections Administrator
Tabulation Supervisor:	**Jana Onyon**, Central Count Station Manager
Assistant Tabulation Supervisor:	**Mandy Bush**, Central Count Station Lead Clerk
Presiding Judge:	**Dallas County School Board Representative**
Alternate Presiding Judge:	**City of Dallas Representative**

c) The Central Count Station Manager or her representative will deliver timely, cumulative reports of the election results as election precincts are tabulated. The Central Count Station Manager will be responsible for releasing cumulative totals and election precinct returns from the election to the Participating Political Subdivisions, candidates, press, and the general public by the distribution of hard copies or electronic transmittals (where accessible). The Elections Administrator will operate an election result center to release election results in the Health and Human Services Building, 2377 N. Stemmons Frwy., Suite 820, Dallas, Texas.

d) The Elections Administrator will link any Participating Political Subdivision's website to DCED's website. Participating Political Subdivisions that want such website linkage should deliver their website address to the Tabulation Supervisor at DCED.

e) The Elections Administrator will prepare the unofficial canvass report after all precincts

have been counted, and will email a copy of the unofficial canvass to each Participating Political Subdivision as soon as possible after all returns, provisional ballots, and late overseas ballots have been tabulated, but in no event no later than May 16, 2015. All Participating Political Subdivisions will be responsible for the official canvass of their respective elections.

f) The Elections Administrator will be responsible for conducting the post-election manual recount, unless the Texas Secretary of State grants a waiver under Section 127.201 of the Texas Election Code. If no such waiver is given, the Elections Administrator will provide notice and copies of the recount to each Participating Political Subdivision and the Secretary of State's Office. Each Participating Political Subdivision must notify the Elections Administrator if such a waiver has been granted or denied as soon as possible, but no later than five (5) calendar days before Election Day.

10) **ELECTION EXPENSES**

a) The Participating Political Subdivisions agree to share the costs of administering this Joint Election as specified in "Attachment A." The Election Administrator will charge a general supervisory fee not to exceed ten (10%) percent of the total cost of this Joint Election as authorized by Section 31.100 of the Texas Election Code. In no event will the ten (10%) percent general supervisory fee be refunded to any Participating Political Subdivision.

b) Allocation of costs among the Participating Political Subdivisions will be according to a formula based on the average cost per polling place and the allocation of election day tabulators (hereinafter "M100's") in that polling place ("Unit Cost"). The Unit Cost will be determined by dividing the total of the itemized list of estimated election expenses by the total number of polling places. A "Polling Place" will be identified by and defined based on the presence and number of M100's and/or Election Supply Carts ("ESC"). Any Participating Political Subdivision that requests a different combination of precincts in polling places that exceeds the Unit Cost will be billed directly for any excess expenditures (e.g. supplies, equipment, personnel, etc.). **The cost of any special request from a Participating Political Subdivision, which is not agreed upon by all Participating Political Subdivisions, will be borne by the Participating Political Subdivision making the special request.** Each Participating Political Subdivision agrees that no Participating Political Subdivision will be billed less than the minimum of one full Unit Cost as specified in "Attachment A."

c) The expenses for early voting by mail and personal appearance will be paid by each Participating Political Subdivision as set forth in "Attachment A."

d) The Elections Administrator will determine the final election expenses within one hundred and eighty (180) business days after the final canvass of this Joint Election or the runoff election, if any. The Elections Administrator will provide each Participating Political Subdivision with a final, written accounting of all money that was deposited into, and payments that were made from, the Joint Election account(s) maintained by the Dallas County Treasurer for this Joint Election and the runoff election, if any.

e) If the Elections Administrator requires additional money to perform its obligations under this Election Services Contract, then the Elections Administrator will bill each Participating Political Subdivision using the same method used to determine each Participating Political Subdivision's required deposit in "Attachment A" of this Election Services Contract ("Final Bill"). The Participating Political Subdivision shall pay the Final Bill within thirty (30) days of receipt except for any amount the Participating Political Subdivision files a timely good faith dispute under Section 17 of this Election Services Contract. After all of the expenses of this Joint Election are paid and disputes, if any, resolved, any monies that remain in the account maintained by the Dallas County Treasurer for this Election Services Contract will be refunded to the Participating Political Subdivisions (the "Refund") as soon as practicable.

11) **DEPOSIT OF FUNDS**

a) Attachment A: Cost Audit details the cost and expenses anticipated for this election; Participating Political Subdivisions will initially receive an estimate cost audit. Final cost audits will be distributed as soon as all cost and expenses for the election can be finalized. Each Participating Political Subdivision hereby agrees to deposit with the Dallas County Treasurer's Office the full balance of money listed in "**Attachment A: Deposit of Funds Detail**" of this Election Services Contract by April 3, 2015. The Dallas County Treasurer's Office will place the money deposited by the Participating Political Subdivisions in a Joint Election account.

b) The deposit of funds by each Participating Political Subdivision is an express condition precedent to the participation of each Participating Political Subdivision in this Election Services Contract. A Participating Political Subdivision may seek an extension from the Elections Administrator as to the due date for the deposit of funds. Such an extension must be sought in writing and prior to due date for such deposit by the Participating Political Subdivision. Any decision(s) made by the Elections Administrator will be provided in writing to the Participating Political Subdivision. The Elections Administrator, however, shall not be required to grant an extension for the deposit of funds by a Participating Political Subdivision. For any Participating Political Subdivision that fails to deposit the total amounts specified in "Attachment A" by the dates specified in this Election Services Contract or any extension granted by the Elections Administrator, the Elections Administrator will be relieved from the responsibility to perform under this Election Services Contract for such Participating Political Subdivision.

c) The Elections Administrator will only draw money from this Joint Election account to pay for election expenses that are included in "Attachment A" to this Election Services Contract and for other expenses that the Participating Political Subdivisions agree to in writing.

d) If a Participating Political Subdivision withdraws completely from this Joint Election by Friday, March 6, 2015, then the Elections Administrator will refund (as soon as practicable) that Participating Political Subdivision's deposit, less any money already expended before the withdrawal and less the general supervisory fee authorized by Section 31.100 of the Texas Election Code. In the event of a partial withdrawal from this

Joint Election, deposits will not be refunded to the Participating Political Subdivisions.

e) The Elections Administrator will not make partial refunds to a Participating Political Subdivision if any candidate(s) or propositions will not appear on the ballot for that Participating Political Subdivision.

f) Deposits should be made out to Dallas County Elections Department and delivered within the mandatory time frame to:

Pauline Medrano
Dallas County Treasurer
303 Records Building
509 Main Street
Dallas, Texas 75202

In the "memo" section of check place Election Escrow Account: 91409

12) **RECORDS OF THE ELECTION**

a) The Elections Administrator is hereby appointed the general custodian of the voted ballots and all election records of this Joint Election to the extent authorized by Sections 31.094, 31.095, 31.096, and 31.097 of the Texas Election Code.

b) Access to the election records will be available to each Participating Political Subdivision as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the Elections Department, 2377 N. Stemmons Frwy, Suite 820, Dallas, Texas, at any time during normal business hours. The Elections Administrator will ensure that the records are maintained in an orderly manner, so that records are clearly identifiable and retrievable per records storage container. However, access to election records that contain confidential information that must be redacted pursuant to federal or state law may be provided at the offices of the Civil Division of the Criminal District Attorney's Office of Dallas County, Texas at 411 Elm Street, 5th Floor, Dallas, Texas.

c) Pursuant to Section 66.058 of the Texas Election Code, the Elections Administrator will retain the election records at the Elections Administrator's main offices for sixty (60) days after the date of this Joint Election. Sixty (60) days after the date of this Joint Election, the Elections Administrator will arrange for transport of this Joint Election records to Dallas County Record Storage. This Joint Election's records will then become the responsibility of Dallas County Record Storage for the remainder of the six (6) month preservation period. Dallas County Record Storage will be responsible for the destruction of this Joint Election records after the preservation period. The Elections Administrator will provide each Participating Political Subdivision a letter of destruction.

d) The Participating Political Subdivisions must notify the Elections Administrator in writing within three (3) business days after any official or employee of any Participating Political Subdivision becomes aware of any election contest in connection with this Joint Election. The election records must be preserved until any election contest is completed and a judgment, if any, becomes final. *See* Section 1.013 of the Texas Election Code.

13) **EARLY VOTING**

a) Under Sections 31.094 and 271.006 of the Texas Election Code, the Participating Political Subdivisions hereby appoint the Elections Administrator to be the early voting clerk for all of the political subdivisions participating in this Joint Election. The deputy early voting clerks that will be appointed by the Elections Administrator are listed in "Attachment D."

b) **This sub-paragraph applies only to a joint election with no partisan candidate on any ballot**. Participating Political Subdivisions may recommend people to the Elections Administrator to serve as a deputy early voting judge/clerk. If a Participating Political Subdivision recommends a person not listed in "Attachment D" and that recommendation conflicts with the recommendation from any of the other Participating Political Subdivisions involved in the election in that polling place, the Elections Administrator will conduct a drawing by lot from the recommendations to determine the deputy early voting judge/clerk. Once a person has been notified of his or her selection as deputy early voting judge or deputy early voting clerk, no changes may be made by any of the Participating Political Subdivisions.

c) Any qualified voter for this Joint Election may vote early by personal appearance at the main early voting polling place or at one of the early voting branch polling places listed in Attachment B. Early voting will be conducted on Monday, April 27, 2015 through Friday, May 1, 2015, from 8:00 A.M. to 5:00 P.M.; on Saturday, May 2, 2015 between 8:00 A.M. and 5:00 P.M.; on Sunday, May 3, 2015, between 1:00 P.M. and 6:00 P.M.; and on Monday, May 4, 2015 through Tuesday, May 5, 2015 between 7:00 A.M. and 7:00 P.M.

d) All requests for early voting ballots by mail that are received by a Participating Political Subdivision must be transported by runner on the day of receipt to the Dallas County Elections Department, 8th Floor, Health and Human Service Building, 2377 N. Stemmons Frwy., Dallas, Texas 75207 for processing. Persons voting by mail must send their voted ballots to the Dallas County Elections Department.

e) All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed under Subchapter A of Chapter 87 of the Texas Election Code. Each Participating Political Subdivision will appoint one member to the Early Voting Ballot Board and will prepare a list notifying DCED of the appointee's name, telephone number, mailing address, and email address, if any, no later than Friday, March 27, 2015. The Participating Political Subdivisions agree to appoint __TBD__ as the presiding judge of the early voting ballot board. A list of Early Voting Ballot Board members will be furnished to each Participating Political Subdivision no later than Tuesday, March 31, 2015.

f) A signature verification committee will be appointed in accordance with Section 87.027 of the Texas Election Code. A list of the members of the signature verification committee will be furnished to each Participating Political Subdivision.

14) **CRIMINAL BACKGROUND CHECKS**

The Elections Administrator, her agent or assignee will conduct a criminal background check (in accordance with statutory requirements) of any person who is expected to or scheduled to serve or work in this Joint Election. Any person that does not satisfactorily pass the criminal background check will be ineligible to serve or work in this Joint Election. Failure to obtain a criminal background check does not release the participating entity's obligation to pay for service rendered in good faith.

15) **ELECTION REPORTS**

During the early voting period for this Joint Election, the Elections Administrator will deliver daily reports to each Participating Political Subdivision of the Early Voting Location Turnout Totals and Early Voting Roster. The day after the early voting period ends, the Elections Administrator will deliver to each Participating Political Subdivision, a Daily Early Voting Roster by precinct report that includes the entire Early Voting period. Pursuant to the Texas Election Code §87.121, the Elections Administrator will deliver these election reports by website posting, e-mail, or facsimile.

16) **WITHDRAWAL FROM CONTRACT**

a) No deposits will be refunded after the deadline to withdraw from this Election Services Contract has passed.

b) In order to withdraw from this Election Services Contract, a Participating Political Subdivision must deliver to the Elections Administrator any certifications and declarations that are required under Subchapter C or Subchapter D of Chapter 2 of Title 1 of the Texas Election Code.

c) The Elections Administrator will bill any Participating Political Subdivision that withdraws from this Election Services Contract for any expenses incurred prior to the Elections Administrator receiving copies of the certifications and declarations that are required under Subchapter C or Subchapter D of Chapter 2 of Title 1 of the Texas Election Code.

d) If there are any withdrawals from this Joint Election, within ten (10) business days after the deadline for Participating Political Subdivisions to make declarations under Subchapter C or Subchapter D of Chapter 2 of Title 1 of the Texas Election Code, said deadline being March 4, 2015, the Elections Administrator will amend the attachments to this Election Services Contract as appropriate and provide updated copies of the amended attachments to all of the remaining Participating Political Subdivisions.

e) The general supervisory fee authorized by Section 31.100 of the Texas Election Code will not be refunded.

17) **AUDITING AND PROHIBITION ON WITHHOLDING OF DEPOSITS**

a) The Dallas County Auditor will conduct a review of the deposits and expenditures related to this Election Services Contract before the Final Bill or Refund is submitted to the Participating Political Subdivisions. Refunds will be submitted as soon as practicable.

b) The Participating Political Subdivisions may request a financial audit of the Final Bill or Refund or dispute the Final Bill or Refund under this Section, if: 1) the Final Bill exceeds ten percent (10%) of the amount of the Participating Political Subdivision's initial deposit as required in "Attachment A" to this Election Services Contract; or 2) the accounting accompanying the Refund is ten percent (10%) less than the amount the Participating Political Subdivision determines, should be refunded, after its good faith review. The request for a financial audit or dispute must be done in accordance with Section 17 (d) below.

c) Should the events in Section 17 (b) occur, in lieu of an audit or dispute, the Participating Political Subdivision may make a request that the Elections Administrator ask the Dallas County Auditor to review the cost allocation methodology for the Participating Political Subdivision's Final Bill or Refund ("Review Request"). Participating Political Subdivisions must submit a Review Request to the Elections Administrator within five (5) business days of receipt of the Final Bill or the Refund, whichever is later. The Review Request must set forth, in detail, the basis for any challenge to the Final Bill or Refund. Corrections to the Participating Political Subdivision's Final Bill or the Refund, based on a Review Request, will be determined at the sole discretion of the Elections Administrator. A Review Request does not extend the timeframe in Section 17(d).

d) Should the circumstances giving rise to an audit or dispute in Section 17 (b) occur, the Participating Political Subdivision may send a formal written notice of dispute of the Final Bill or Refund ("Dispute Notice") to the Elections Administrator. This Dispute Notice must be received by the Elections Administrator no later than thirty (30) calendar days from the date the Participating Political Subdivision receives the Final Bill or Refund. This Dispute Notice must provide: 1) an itemization of the disputed charge(s) by the Participating Political Subdivision; 2) the basis for the dispute; 3) the methodology showing how the Participating Political Subdivision arrived at the amount disputed; and 4) documentation in support thereof. The Participating Political Subdivision will have no right to withhold any undisputed amounts set forth in this Election Services Contract or reflected in the Final Bill. Payment of undisputed amounts in the Final Bill must be made by the Participating Political Subdivision as set forth in Section 10 (e) of this Election Services Contract.

e) Failure of the Participating Political Subdivision to submit a timely Dispute Notice, as set forth in Section 17(d), shall waive any and all disputes, claims, or challenges to the Final Bill or Refund by the Participating Political Subdivision. The entire amount of the Participating Political Subdivision's Final Bill shall be due immediately; or, any estimated refund amounts will become final.

f) If the Participating Political Subdivision files a timely Dispute Notice in compliance with Section 17(d), the Participating Political Subdivision will have the right to conduct a good faith financial audit ("Financial Audit") for the deposits and expenditures related to this Elections Services Contract. In conducting the Financial Audit, the Participating Political Subdivision will have no greater right to demand access to or copies of the County's governmental or election records than those rights specified in the Texas Election Code

and the Texas Public Information Act. The cost of any Financial Audit conducted by the Participating Political Subdivision shall be borne by the requesting Participating Political Subdivision and may not be paid for with funds deposited with the Dallas County Treasurer under this Election Services Contract. Further, the Participating Political Subdivision conducting the Financial Audit shall pay the Elections Administrator the reasonable costs for time expended and copies provided in order to perform the Financial Audit. If the Financial Audit identifies overcharges by the Elections Administrator of more than ten percent (10%) of the initial deposit amount required by "Attachment A", the Elections Administrator will review and assess the findings of the Financial Audit and will negotiate, in good faith, to resolve any disputes for overcharges with the Participating Political Subdivision. The Elections Administrator shall not be bound by the findings or recommendations of the Participating Political Subdivision's Financial Audit. The financial records will be retained at the County Election Administrator's office until the conclusion of the Financial Audit and resolution of all outstanding audit disputes.

g) In the event the representatives of the Participating Political Subdivision and the Elections Administrator cannot agree on the amount of the disputed Final Bill as set forth in this Section, then the Parties may agree to submit to non-binding mediation. If mediation is acceptable to both parties to resolve a dispute concerning the disputed Final Bill, the parties will agree to use a mutually agreed-upon mediator. Unless the parties come to a written agreement at mediation, the mediation will not constitute a final and binding resolution of the dispute.

h) The Participating Political Subdivision acknowledges that the practical effect of the Participating Political Subdivision withholding undisputed funds that are required under this Election Services Contract would result in breach of this Elections Services Contract and the other Participating Political Subdivisions' taxpayers subsidizing the withholding Participating Political Subdivision's election expenses.

18) NOTICE

Any addendum to, change/modification of, clarification of, and/or withdrawal from this contract requires written notice provided on Dallas County Form, "Elections Services Contract Change Forms". Initial contract changes are due by Wednesday, February 11, 2015. Whenever this Election Services Contract requires any consent, approval notice, request or demand, it must be in writing to be effective and must be delivered to the party intended to receive it as shown below:

Address for notice to the Elections Administrator:
Toni Pippins-Poole
Dallas County Elections Administrator
Elections Department – 8th Floor
Health and Human Service Building – 2377 N. Stemmons Frwy, Suite 820
Dallas, Texas 75207

(214) 819-6300 telephone
(214) 819-6301 facsimile

Notice must also be sent to the physical addresses and facsimile numbers for notice to the Participating Political Subdivisions are in "Attachment F" to this Election Services Contract.

19) **LIABILITY FOR NEGLIGENCE**

ALL PARTIES TO THIS ELECTION SERVICES CONTRACT AGREE TO BE RESPONSIBLE, IN ACCORDANCE WITH APPLICABLE STATE OR FEDERAL LAW, EACH FOR THEIR OWN NEGLIGENT ACTS OR OMISSIONS, OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS CONTRACT WITHOUT WAIVING ANY SOVEREIGN IMMUNITY, GOVERNMENTAL IMMUNITY, STATUTORY IMMUNITY, OR OTHER DEFENSES AVAILABLE TO THE PARTIES UNDER FEDERAL OR STATE LAW. NOTHING IN THIS PARAGRAPH SHALL BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES. ALL PARTIES AGREE THAT ANY SUCH LIABILITY OR DAMAGES OCCURRING DURING THE PERFORMANCE OF THIS ELECTION SERVICES CONTRACT CAUSED BY THE JOINT OR COMPARATIVE NEGLIGENCE OF THE PARTIES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS WILL BE DETERMINED IN ACCORDANCE WITH COMPARATIVE RESPONSIBILITY LAWS OF TEXAS, BUT ONLY TO THE EXTENT SUCH LAWS ARE APPLICABLE TO THE PARTY.

TO THE EXTENT PERMITTED BY LAW, IF LEGAL ACTION IS FILED AGAINST EITHER PARTY TO THIS ELECTION SERVICES CONTRACT, EACH PARTY SHALL BE SOLELY RESPONSIBLE FOR THEIR OWN RESPECTIVE COSTS AND DEFENSE OF THAT SUIT.

20) **CHOICE OF LAW**

This Election Services Contract will be governed and interpreted by the laws of the State of Texas.

21) **VENUE AND JURISDICTION**

The courts of the State of Texas and the United States of America that are physically located in Dallas, Dallas County, Texas are the exclusive jurisdiction and venue for any lawsuit, cause of action, temporary restraining order, temporary injunction, injunction, petition for extraordinary relief, mandamus, or any other legal proceeding or claim arising out of the performance of this Election Services Contract.

22) **SEVERABILITY**

If any term of this Election Services Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the terms of this Election Services Contract will remain in full force and effect and will in no way be affected, impaired, or invalidated.

23) **ENTIRE CONTRACT**

This Election Services Contract, including any exhibits or attachments, contains the entire agreement between the Elections Administrator and the Participating Political Subdivisions concerning the duties required by this Election Services Contract. The Elections Administrator of Dallas County, Texas and each Participating Political Subdivision hereby expressly warrant and represent that they are not relying on any promises or agreements that are not contained in this Election Services Contract concerning any of the terms in this Election Services Contract. Except otherwise specified in this Election Services Contract, no modification, amendment, novation, renewal, or other alteration of this Election Services Contract shall be effective unless mutually agreed upon in writing and executed by the parties hereto.

24) GENDER AND HEADINGS

In this Election Services Contract, words in the singular number include the plural, and those in the plural include the singular. Words of any gender also refer to any other gender. Headings in this Election Services Contract are terms of inclusion, not exclusion.

25) CONTRA PROFERENTEM

The legal doctrine of contra proferentem will not apply to this Election Services Contract. Consequently, any ambiguity that may exist in this Election Services Contract will not be construed against the Party who drafted this Election Services Contract.

26) **ORDER OF PRECEDENCE**

Any inconsistencies in this Election Services Contract will be resolved by reviewing and considering this Election Services Contract and Attachments A through G to this Election Services Contract together in context with each other.

27) **SIGNATORY WARRANTY**

The Elections Administrator of Dallas County, Texas and all of the contracting authorities of all of the Participating Political Subdivisions listed in "Attachment F" of this Election Services Contract represent that each has the full right, power and authority to enter into and perform this Election Services Contract in accordance with all of its terms and conditions, and that the execution and delivery of this Election Services Contract has been made by authorized representatives of the Participating Political Subdivisions to validly and legally bind the Participating Political Subdivisions to all terms, performances, and provisions set forth in this Election Services Contract.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

28) COUNTERPARTS.

This Election Services Contract may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

APPROVED AS TO FORM*

TONI PIPPINS-POOLE
COUNTY ELECTIONS ADMINISTRATOR
DALLAS COUNTY, TEXAS

RANDALL MILLER
ASSISTANT DISTRICT ATTORNEY
DALLAS COUNTY CRIMINAL ATTORNEY'S OFFICE
CIVIL DIVISION

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ACCEPTED AND AGREED TO BY THE CITY OF DALLAS:

APPROVED AS TO FORM:

WARREN M.S. ERNST
CITY ATTORNEY
CITY OF DALLAS, TEXAS

ATTEST:

ROSA RIOS
CITY SECRETARY
CITY OF DALLAS, TEXAS

APPROVED:

A.C. GONZALEZ
CITY MANAGER
CITY OF DALLAS, TEXAS

APPROVED:

ASSISTANT CITY MANAGER
CITY OF DALLAS, TEXAS

DEPOSIT OF FUNDS

February 18, 2015

In accordance with Section 11 of the Joint Election Agreement each Participating Political Subdivision hereby agrees to deposit with the Dallas County Treasurer's Office the full balance of money listed in "Attachment A" of this Election Services Contract.

ENTITY: COD

Total Estimated Election Cost: $573,813.56

First Deposit of $286,906.78 is due no later than Friday, March 6, 2015.

Final Deposit of $286,906.78 is due no later than Friday, April 3, 2015

Deposits should be made out to Dallas County Elections Department and delivered within the mandatory time frame to:

Pauline Medrano
Dallas County Treasurer
303 Records Building
509 Main Street
Dallas, Texas 75202

2377 N. STEMMONS FREEWAY, SUITE 820 • DALLAS, TX 75207
214-819-6300 • FAX 214-819-6301

Poll Location Info
May 9, 2015 Joint Election
ESTIMATED COST
Subject to Change
ATTACHMENT A

Location Splits	Total	COD
Split by 1	7.00	4
Split by 2	280.00	111
Split by 3	531.00	108
Split by 4.	104.00	11
Split by 5	25.00	2
Split by 6	6.00	0
Split by 7	0.00	
Total Splits	953.00	236
Total Units	363.37	98.65
Cost per Poll	$5,287.87	$5,287.87
Total Cost	$1,921,436.87	$521,648.69
% of Units	100%	27.15%

			Total	COD
Election Total			$1,921,436.87	$521,648.69
Exceptional Cost	(to be determined)		$0.00	
Election Services Fee			$192,143.69	$52,164.87
Total Cost			$2,113,580.56	$573,813.56
Amount of Deposit			$0.00	$0.00
(Overpaid)/Underpaid			$2,113,580.56	$573,813.56

Exp Code	Early Voting	Units	Cost Per Unit	Estimated	COD
LEGAL NOTICE					
2013	Legal Notice	Newspaper listing of Polling Locations	$18,000.00	$18,000.00	$4,886.80
POSTAGE					
2170	Rejected / Incomplete mail	200	$1.89	$378.00	$102.62
2170	Postage for Mailed Ballots	10,000	$1.32	$13,200.00	$3,583.65
2170	Postage for Returned Mailded Ballots	8,500	$1.12	$9,520.00	$2,584.57
2180	EV Printed Mailed Ballots	10,000	$0.45	$4,500.00	$1,221.70
2180	Mail ballot kit	10,000	$2.00	$20,000.00	$5,429.78
2180	Polling location Change	Early Voting Location Change		$1,200.00	$325.79
EQUIPMENT RENTAL					
7030	Furniture Rental	various EV locations		$500.00	$135.74
7040	Voting Booths (5p/loc.)	48	$35.00	$1,680.00	$456.10
7040	Touch Screen/iVotronics	384	$250.00	$96,000.00	$26,062.93
7040	ADA Voter Terminals	48	$300.00	$14,400.00	$3,909.44
7040	Communication Pack	48	$50.00	$2,400.00	$651.57
7040	Computer Rental (County)	100	$400.00	$40,000.00	$10,859.55
7040	Provisional Ballot Bags	100	$5.00	$500.00	$135.74
7050	Van Rental\Car Rental	9 vehicles tech and route usage and 2 Trucks for Delivery of Equipment		$6,500.00	$1,764.68
7213	Cellular Phones	6 Tech phones/ Air Cards		$2,700.00	$733.02
RENTAL BUILDINGS					
7010	Custodial Charges	Various Locations		$25,000.00	$6,787.22
PERSONNEL					
1050	Central Count	2 people @12days@var hrs@various pay rates		$1,100.00	$298.64
1050	Election Clerks OT			$14,560.00	$3,952.88
1050	Election Judges OT			$12,480.00	$3,388.18
1050	Election PT - OT	4 people @ various pay rates		$500.00	$135.74
1050	Elections Overtime	22 people @ var days @ var rates @ various hrs.		$7,000.00	$1,900.42
1050	EV Mail Clerks	15 people @ var day @var rates for various hrs		$5,500.00	$1,493.19
1050	EV Mail Supervisor	1 person@various hrs@15.20p/h		$2,500.00	$678.72
1050	EV Techs OT	6 People @ var hrs @ 16.89 p/h		$5,126.52	$1,391.79
1050	Security-Branch Locations	9 people @ various hrs. @ $25p/h		$2,442.00	$662.98
1050	Warehouse Overtime	5 people @ various hrs. @ various rates		$6,300.00	$1,710.38
1050	Warehouse Tech Support	6 people @ 13.05@ various hrs.		$1,200.00	$325.79
1060	Canvass Committee	24 people @ various pay rates	BB & Signature Verification	$2,300.00	$624.42
1060	Clerks	224	Includes Training	$156,800.00	$42,569.45
1060	Election Department Part Timers	2 people @ various pay rates		$600.00	$162.89
1060	Judges	48 judges	Includes Training	$46,000.00	$12,488.49
1060	Mail Workers / PA Workers	15 People @ 30days@ various Rates	Includes regular time	$30,629.00	$8,315.43
1060	Supervisors / Ballot Board & SV	rates		$994.26	$269.93
1060	Branch Runners	48 locations @ 1 day @ $25.00		$1,200.00	$325.79
1060	Branch Technicians	4 people @ various pay rates		$7,873.00	$2,137.43
1111	Social Security Chargeback	6.2%		$1,660.68	$450.86
1112	Medicare	1.45%		$2,454.46	$666.36
1113	PARS	1.3%		$1,854.83	$503.57
1150	Retirement Charge Back	10%		$2,646.85	$718.59

SUPPLY EXPENSE					
2180	Voted Stamps	400	$1.05	$430.00	$116.74
2180	Provisional Ballots (In Person)	165,600	$0.09	$14,904.00	$4,046.27
2180	Personal Appearance Labels (2 per voter)	40,000	$0.09	$3,600.00	$977.36
2180	Judge Kits	48	$55.00	$2,640.00	$716.73
2180	Central Count Printing Expense			$1,808.61	$491.02
2180	Sample Ballots hand out for voters 8.5/11in. double sided color paper (0.015 per side x estimated 20 sides) + (20sides x .015staple) + (20sides x .005 collating) = $.70	1,800	$0.70	$1,260.00	$342.08
2180	Sample Ballots Large for Posting 11/17in. Single side color paper (0.058 per side x estimated 15 sides) + (15sides x .01) = $1.02	120	$1.02	$122.40	$33.23
2180	Ballot List for Early Voting Locations 8.5/11in. Double sided white paper (0.0145 per side x estimated 30 sides) + (30sides x .015staple) + (30sides x .005 collating) = $.465	350	$1.04	$362.25	$98.35
2180	List of Declared Write-In for EV 8.5/11in. Single side white paper 0.024 per page) 25 per EV Location	1,500	$0.02	$36.00	$9.77
2180	ADA Quick Operations Guide 8.5/11in. Double sided color copy. (0.965 per side x 4 sides) + (4sides x .015 staple) + (4sides x .005) = $.418)	60	$0.47	$27.96	$7.59
2180	Optical Scan Ballots	8,000	$0.20	$1,600.00	$434.38
2880	Supplies for Early Voting			$2,000.00	$542.98
SERVICE EXPENSE					
5590	ES&S Support/Consulting			$85,050.00	$23,090.13
5590	ES&S Project Management (8 week cost ($63,000.00) by 2015 Contract			$63,000.00	$17,103.80
5590	and overseeing (10 days cost $15,750) by 2015 Contract			$15,750.00	$4,275.95
5590	ES&S Pre Election Mock Election (3 days On-Site Simulation of Election Day with 1 ES&S Support Team) (cost $4,725.00) by 2015 Contract			$4,725.00	$1,282.78
5590	ES&S IVotronic Early Support (cost $1,575.00) by 2015 Contract			$1,575.00	$427.59
5590	ES&S ADA Wave Card Programming			$8,000.00	$2,171.91
5590	IT Support			$2,500.00	$678.72
5590	Spanish Traslation			$240.00	$65.16
5590	Web Site/NTCOG	0	$95.00	$0.00	$0.00
PREPARATION AND TRANSPORTATION OF VOTING EQUIPMENT					
2910	Early Voting Equipment Delivery and Pickup	48	$45.00	$2,160.00	$586.42
MILEAGE					
1080	Warehouse /Elections Mileage	500	$0.565	$282.50	$76.70
3095	Mileage for Runners/Gas	Tech Cars and Trucks		$2,000.00	$542.98
	Early Voting Total			**$784,273.32**	$212,921.47

Exp Code	Election Day	Units	Cost Per Unit	Estimated	COD
EQUIPMENT RENTAL					
7030	Furniture Rental	Central Count Station/Various Polling Loc.		$1,700.00	$461.53
7040	Precinct Counter (1p/loc.)	357	$468.00	$167,076.00	$45,359.27
7040	Voting Booths (5p/loc.)	1,785	$35.00	$62,475.00	$16,961.27
7040	ADA Voter Terminals	357	$300.00	$107,100.00	$29,076.46
7040	Laptop	450	$75.00	$33,750.00	$9,162.75
7040	Provisional Bags	357	$5.00	$1,785.00	$484.61
7040	Election Supply Carts	357	$199.80	$71,328.60	$19,364.92
7040	Regional Site Computer Setup	9	$150.00	$1,350.00	$366.51
7050	Truck Rental/Van Rental	Runners /Regional Sites		$4,200.00	$1,140.25
7213	Phone Lines/Bulletin Board	Election Cell phones for Tech's and department		$5,000.00	$1,357.44
RENTAL BUILDINGS					
7010	Location Rental	various polling locations		$26,108.25	$7,088.10
7010	Custodial Charges	various polling locations		$72,000.00	$19,547.20
PERSONNEL					
1020	Election Employees	Includes CC VR WH and Admin		$2,000.00	$542.98
1020	County Employees	Election Day @ Regional Sites		$2,500.00	$678.72
1020	Traffic Control Officers	Election Night & Supply Pickup		$5,900.00	$1,601.78
1020	Regional Site Support	Election Night & Supply Pickup		$17,000.00	$4,615.31
1020	Phone Bank	Election Day		$3,000.00	$814.47
1020	Techs (24)	Election Day		$5,000.00	$1,357.44
1020	Clerks	1428 Election Day @ $10.00 p/h	14 hours	$199,920.00	$54,276.05
1020	Central Count	Election Day		$1,200.00	$325.79
1020	Warehouse Support	Election Day		$3,000.00	$814.47
1020	Emergency Response Personnel	Election Day		$1,000.00	$271.49
1020	Judges	357 Election Day @ $11.00 p/h	- Includes 2hrs p	$62,832.00	$17,058.19
1020	Delivery	357 Election Day @ $25.00 ea	1 hr	$8,925.00	$2,423.04
1050	Central Count (?)			$1,238.58	$336.26
1050	County Employees OT			$2,800.00	$760.17
1050	Election Department OT			$16,000.00	$4,343.82
1050	Election PT - OT (?)			$675.60	$183.42
1050	Sheriff's Deputies	40 deputies		$21,000.00	$5,701.27
1050	Warehouse OT			$12,000.00	$3,257.87
1050	Warehouse Support O/T	various hours @ $13.05 p/h		$3,000.00	$814.47
1060	Warehouse Temporaries	various hrs. @ $8.70p/h		$500.00	$135.74
1111	Social Security Chargeback	6.2%		$3,079.45	$836.04
1112	Medicare	1.45%		$755.74	$205.17
1113	PARS	1.3%		$29.38	$7.98
1150	Retirement Charge Back	10%		$4,966.77	$1,348.42
5590	Temporary Service			$10,000.00	$2,714.89
5590	Temporary Service	Bilingual Clerk		$3,000.00	$814.47
MILEAGE					
1080	Warehouse Mileage/Gas		$0.565	$2,700.00	$733.02
1080	Mileage for Deputies	6,000	$0.565	$3,390.00	$920.35
3095	Gas	Tech Cars and Trucks		$500.00	$135.74
SERVICE EXPENSE					
5590	ES& S Support/Consulting			$28,350.00	$7,696.71
5590	IT Support (QNET)			$2,000.00	$542.98
5590	Web Site/NTCOG	1 hr. election support	$95.00	$95.00	$25.79

POSTAGE / SERVICE EXPENSE					
2180	Poll location letters/Alt judge letters			$7,000.00	$1,900.42
2180	Polling location Change Cards (NDSI)			$8,000.00	$2,171.91
2170	Election Paychecks	1,700	$0.45	$765.00	$207.69
PREPARATION & TRANSPORTATION OF VOTING EQUIPMENT					
2910	Election Day Equipment Delivery and Pickup	357	$22.50	$8,032.50	$2,180.73
2910	Election Day Equipment Delivery and Pickup	Extra Booths	27.00 ea	$559.00	$151.76
2910	Election Day Equipment Delivery and Pickup	195	19@60.00 / 76@	$9,420.00	$2,557.43
SUPPLY EXPENSE					
2180	Voted Stamps	1,300	$1.05	$1,365.00	$370.58
2180	Ballot Cards/Precinct	387,282	$0.215	$83,265.63	$22,605.69
2180	Test Ballots	26,750	$0.215	$5,751.25	$1,561.40
2180	Ballot & Seal Certificate	1,070	$3.40	$3,632.65	$986.22
2180	Blank Ballot & Seal Certificate	60	$3.40	$203.70	$55.30
2180	Provisional Ballot Seal	1,070	$3.40	$3,632.65	$986.22
2180	ADA Ballot & Seal Certificate	360	$3.40	$1,222.20	$331.81
2180	Provisional Ballots	21,400	$0.09	$1,926.00	$522.89
2180	Sample Ballots	2,140	$0.09	$192.60	$52.29
2180	Printing Expense			$2,000.00	$542.98
2180	Misc. Judge Kit Supplies	357	$45.00	$16,065.00	$4,361.47
2880	Supplies			$1,900.00	$515.83
	Election Day Total			**$1,137,163.55**	$308,727.23

"Attachment B" – Early Voting Polling Locations

"Attachment C" – Election Day Polling Locations

"Attachment D" – Early Voting Judges & Alternates

"Attachment E" – Election Day Judges & Alternates

Not Available at This Time

Note: These items are approved by the Dallas City Council as separate agenda items.

Attachment F
Joint Entities Contact List

Chelsea Gonzalez (TOA)
City Secretary/Assistant to City Manager
5300 Beltline Road
Dallas, TX 75254
Ph. 972-450-7017
Fax 972-450-7043
cgonzalez@addisontx.gov

Belinda Berg (COCdH)
City Secretary
285 Uptown Blvd., Bldg. #100
Cedar Hill, TX 75104
Ph. 972-291-5100, ext. 1011
Fax 972-291-5199
belinda.berg@cedarhilltx.com

Rosa Rios (COD)
City Secretary
1500 Marilla Street, 5DS
Dallas, TX 75201
Ph. 214-670-5654
Fax 214-670-5029
rosa.rios2@dallascityhall.com

Angela Kelly (COFB)
City Secretary
13000 William Dodson Parkway
Farmers Branch, TX 75234
Ph. 972-919-2503
Fax 972-247-5939
angie.kelly@farmersbranch.info

Janis Daniels (COH)
City Secretary
321 N. Main Street
Hutchins, TX 75141
Ph. 972-225-6121
Fax 972-225-5559
jdaniels@cityofhutchins.org

Julie Heinze (COLe)
City Secretary
151 W. Church Street
Lewisville, TX 75057
Ph. 972-219-3404
Fax 972-219-3412
jheinze@cityoflewisville.com

Laura Hallmark (CORw)
City Secretary
4000 Main Street
Rowlett, TX 75088
Ph. 972-412-6109
Fax 972-412-6118
lhallmark@rowlett.com

Cindy Gross (COBS)
City Secretary
13503 Alexander Road
Balch Springs, TX 75181
Ph. 972-286-4477 Ext 210
Fax 214-217-5435
cgross@cityofbalchsprings.com

Brett Haney (COCkH)
Chief Operating Officer
4125 W. Clarendon Drive
Dallas, TX 75211
Ph. 214-330-6333
Fax 214-330-5483
bhaney@cockrell-hill.tx.us

Kisha Morris (CODe)
City Secretary
211 E. Pleasant Run Road, Suite A
DeSoto, TX 75115
Ph. 972-230-9664
Fax 972-274-0060
kmorris@desototexas.gov

Eloyce René Dowl (COG)
Deputy City Secretary
200 N. Fifth Street
Garland, TX 75040
Ph. 972-205-2404
Fax 972-205-2399
rdowl@garlandtx.gov

Shanae Jennings (COI)
City Secretary
825 W. Irving Boulevard
Irving, TX 75060
Ph. 972-721-2493
Fax 972-721-2384
sjennings@cityofirving.org

Sonja Land (COM)
City Secretary
1515 N. Galloway Avenue
Mesquite, TX 75149
Ph. 972-216-6401
Fax 972-216-6469
sland@cityofmesquite.com

Terry Smith (COSa)
City Secretary
3815 Sachse Road, Building B
Sachse, TX 75048
Ph. 469-429-4775
Fax 972-530-0426
tsmith@cityofsachse.com

Krystle Nelinson (COC)
City Secretary
1945 N. Jackson Street
Carrollton, TX 75006
Ph. 972-466-3005
Fax 972-466-3252
krystle.nelinson@cityofcarrollton.com

Jean Dwinnell (COCp)
Deputy City Secretary
255 Parkway Boulevard
Coppell, TX 75019
Ph. 972-304-3664
Fax 972-304-3673
jdwinnell@coppelltx.gov

Mary Jones (CODu)
City Secretary
203 E. Wheatland Road
Duncanville, TX 75116
Ph. 972-780-5017
Fax 972-780-5077
mjones@ci.duncanville.tx.us

Cathy DiMaggio (COGP)
City Secretary
317 W. College Street
Grand Prairie, TX 75050
Ph. 972-237-8039
Fax 972-237-8088
cdimaggi@gptx.org

Angie Arenas (COL)
City Secretary
211 N. Henry Street
Lancaster, TX 75134
Ph. 972-218-1311
Fax 972-218-1399
aarenas@lancaster-tx.com

Aimee Nemer (COR)
City Secretary
411 W. Arapaho Road, Room 202
Richardson, TX 75080
Ph. 972-744-4290
Fax 972-744-5803
aimee.nemer@cor.gov

Dara Crabtree (COSe)
City Secretary
702 N. Highway 175
Seagoville, TX 75159
Ph. 972-287-6819 ext. 123
Fax 972-287-3891
dcrabtree@seagoville.us

Attachment F
Joint Entities Contact List

Leslie Malone (TOS)
Town Secretary

127 N. Collins Road
Sunnyvale, TX 75182
Ph. 972-203-4110
Fax 972-226-1804
leslie.malone@townofsunnyvale.org

Dr. Kim Lewis (CHISD)
Director of Administrative Services
285 Uptown Blvd., Bldg. #300
Cedar Hill, TX 75104
Ph. 972-291-1581 ext. 4011
Fax 972-291-5231
kim.lewis@chisd.net

Levatta Levels (DeISD)
Assistant Superintendent of Student Support Services
200 E. Beltline Road
DeSoto, TX 75115
Ph. 972-223-3873
Fax 972-274-8029
llevels@desotoisd.org

Debbie Torres (GPISD)
Coordinator of Instructional Materials/Elections
2602 S. Beltline Road
Grand Prairie, TX 75052
Ph. 972-237-5515
Fax 972-237-5533
debbie.torres@gpisd.org

Fran Allen (LISD)
Executive Assistant to Superintendent

422 S. Centre Avenue
Lancaster, TX 75146
Ph. 972-218-1400
Fax 972-218-1401
franallen@lancasterisd.org

Doug Williams (SuISD)
Superintendent of Schools
417 E. Tripp Road
Sunnyvale, TX 75182
Ph. 972-226-5974
Fax 972-226-6882
doug.williams@sunnyvaleisd.com

Shelia Martin (COW)
Interim City Secretary

128 N. Dallas Avenue
Wilmer, TX 75172
Ph. 972-441-6373
Fax 972-441-3061
smartin@cityofwilmer.net

Kay Ryon (CpISD)
Secretary to Superintendent
200 S. Denton Tap Road
Coppell, TX 75019
Ph. 214-496-8002
Fax 214-496-8006
kryon@coppellisd.com

Ronald Kuehler (DuISD)
Chief Financial and Operations Officer

710 S. Cedar Ridge Drive
Duncanville, TX 75137
Ph. 972-708-2010
Fax 972-708-2021
rkuehler@duncanvilleisd.org

Pat Gonzales (HPISD)
Administrative Assistant/Elections Coordinator
7015 Westchester Drive
Dallas, TX 75205
Ph. 214-780-3016
Fax 214-780-3099
gonzalp@hpisd.org

Michael Coffey (MISD)
Assistant Superintendent Administrative Services
405 E. Davis Street
Mesquite, TX 75150
Ph. 972-882-7313
Fax 972-882-5591
mcoffey@mesquiteisd.org

Olga Esparza (DCSB)
Secretary to Superintendent
612 N. Zang Boulevard
Dallas, TX 75208
Ph. 214-944-4525
Fax 214-944-4509
oesparza@dcschools.com

Mark Hyatt (CFBISD)
Assistant Superintendent for Administration & Support Services
1445 N. Perry Road
Carrollton, TX 75006
Ph. 972-968-6104
Fax 972-968-6213
hyattt@cfbisd.edu

Deno Harris (DISD)
Executive Director of Board Services
3700 Ross Avenue, Box 1
Dallas, TX 75204
Ph. 972-925-3720
Fax 972-925-3701
deharris@dallasisd.org

Justin Graham (GISD)
General Counsel

P.O. Box 469026
Garland, TX 75046
Ph. 972-487-3026
Fax 972-485-4936
jrgrah@garlandisd.net

Tina R. Patel (IISD)
Chief Legal Counsel

P.O. Box 152637
Irving, TX 75015-2637
Ph. 972-600-5082
Fax 972-215-5296
tpatel@irvingisd.net

Trish Bittle (RISD)
Executive Assistant to Assistant Superintendent of Finance
400 S. Greenville Avenue
Richardson, TX 75080
Ph. 469-593-0331
Fax 469-593-0332
trish.bittle@risd.org

Wayne Reynolds (NWDCFCD)
Board President
5944 Luther Lane, Suite 100
Dallas, TX 75225
Ph. 214-710-2371 ext. 302
Fax 214-710-2460

ATTACHMENT G

BALLOT ISSUES FOR PARTICIPATING POLITICAL SUBDIVISIONS

The Town of Addison (**TOA**) plans to hold a General Municipal Election on May 9, 2015 for a Vote for 3 (3 Places) and a Mayoral position in **6** Dallas County voting precincts.

The City of Balch Springs (**COBS**) plans to hold a General Municipal Election on May 9, 2015 for Districts 3, 5, and 7 and a Possible Special Bond Election and a Mayoral position in **22** Dallas County voting precincts.

The City of Carrollton (**COC**) plans to hold a General Municipal Election on May 9, 2015 for Places 1, 3, 5 and 7 in **32** Dallas County voting precincts and **16** Denton County precincts.

The City of Cedar Hill (**COCdH**) plans to hold a General Municipal Election on May 9, 2015 for Places 1 and 4 in **21** Dallas County voting precincts and **1** Ellis County precinct.

The City of Cockrell Hill (**COCkH**) plans to hold a General Municipal Election on May 9, 2015 for Places 3, 4 and 5 in **1** Dallas County voting precinct.

The City of Coppell (**COCp**) plans to hold a General Municipal Election on May 9, 2015 for Places 2, 4 and 6 and a Mayoral position in **18** Dallas County precincts and **2** Denton County precincts.

The City of Dallas (**COD**) plans to hold a General Municipal Election on May 9, 2015 for Districts 1-14, and a Possible Special Election and a Mayoral position in **540** Dallas County precincts, **13** Collin County precincts and **3** Denton County precincts.

The City of DeSoto (**CODe**) plans to hold a General Municipal Election on May 9, 2015 for Places 6 and 7 in **27** Dallas County precincts.

The City of Duncanville (**CODu**) plans to hold a General Municipal Election on May 9, 2015 for a Place At-Large and Districts 1, 3 and 5 in **19** Dallas County precincts.

The City of Farmers Branch (**COFB**) plans to hold a General Municipal Election on May 9, 2015 for Districts 3 and 5 in **12** Dallas County precincts.

The City of Garland (**COG**) plans to hold a General Municipal Election on May 9, 2015 for Districts 3, 6, 7 and 8 and a Mayoral position in **66** Dallas County precincts and **2** Collin County precincts.

The City of Grand Prairie (**COGP**) plans to hold a General Municipal Election on May 9, 2015 for Districts 5 and 6 and Place 8 At-Large in **48** Dallas County precincts and **1** Ellis County precinct.

The City of Hutchins (**COH**) plans to hold a General Municipal Election on May 9, 2015 for a Vote for 3 (3 Places) in **1** Dallas County precinct.

The City of Irving (**COI**) plans to hold a General Municipal Election on May 9, 2015 for Districts 4 and 6 and Place 8 At-Large in **96** Dallas County precincts.

The City of Lancaster (**COL**) plans to hold a General Municipal Election on May 9, 2015 for a Mayoral position in **14** Dallas County precincts.

BALLOT ISSUES FOR PARTICIPATING POLITICAL SUBDIVISIONS

The City of Lewisville (**COLe**) plans to hold a General Municipal Election on May 9, 2015 for Place 2 and a Mayoral position and a Special Election for unexpired term Place 5 in **2** Dallas County precincts.

The City of Mesquite (**COM**) plans to hold a General Municipal Election on May 9, 2015 for Places 1, 2 and 6 and a Mayoral position in **42** Dallas County precincts and **1** Kaufman County precinct.

The City of Richardson (**COR**) plans to hold a General Municipal Election on May 9, 2015 for Places 1-6 and a Mayoral position in **28** Dallas County precincts and **6** Collin County precincts.

The City of Rowlett (**CORw**) plans to hold two Special Elections on May 9, 2015 for a Special Bond Election and a Local Option Election in **12** Dallas County precincts and **2** Rockwall County precincts.

The City of Sachse (**COSa**) plans to hold a General Municipal Election on May 9, 2015 for Places 1 and 2 in **6** Dallas County precincts and **3** Collin County precincts.

The City of Seagoville (**COSe**) plans to hold a General Municipal Election on May 9, 2015 for Places 2 and 4, and a Mayoral position in **7** Dallas County precincts and **1** Kaufman County precinct.

The Town of Sunnyvale (**TOS**) plans to hold a General Municipal Election on May 9, 2015 for Places 5 and 6 and a Mayoral position in **2** Dallas County precincts.

The City of Wilmer (**COW**) plans to hold a General Municipal Election on May 9, 2015 for a Vote for 3 (3 Places) in **1** Dallas County precinct.

The Carrollton-Farmers Branch Independent School District (**CFBISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 3 and 4 in **57** Dallas County precincts and **9** Denton County precincts.

The Cedar Hill Independent School District (**CHISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 in **24** Dallas County precincts.

The Coppell Independent School District (**CpISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 in **21** Dallas County precincts.

The Dallas Independent School District (**DISD**) plans to hold a General Trustee Election on May 9, 2015 for Districts 1, 3 and 9 in **165** Dallas County precincts located.

The DeSoto Independent School District (**DeISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 in **25** Dallas County precincts.

The Duncanville Independent School District (**DuISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 in **32** Dallas County precincts.

The Garland Independent School District (**GISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 in **81** Dallas County precincts.

The Grand Prairie Independent School District (**GPISD**) plans to hold a General Trustee Election on May 9, 2015 for Districts 1 and 5 in (Number of precincts unknown at this point because of redistricting) Dallas County precincts.

The Highland Park Independent School District (**HPISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 1 and 2 and a Possible Special Bond Election in **14** Dallas County precincts.

BALLOT ISSUES FOR PARTICIPATING POLITICAL SUBDIVISIONS

The Irving Independent School District (**IISD**) plans to hold a General Trustee Election on May 9, 2015 for Districts 3 and 4 in (Number of precincts unknown at this point because of redistricting) Dallas County precincts.

The Lancaster Independent School District (**LISD**) plans to hold a General Trustee Election on May 9, 2015 for Districts 1 and 2 and a Possible Special Bond Election in **17** Dallas County precincts.

The Mesquite Independent School District (**MISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 6 and 7 and a Special Bond Election in **59** Dallas County precincts.

The Richardson Independent School District (**RISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 1 and 2 and a Special Election for unexpired term Place 5 in **78** Dallas County precincts.

The Sunnyvale Independent School District (**SuISD**) plans to hold a General Trustee Election on May 9, 2015 for Places 3, 4 and 5 in **2** Dallas County precincts.

The Dallas County School Board (**DCSB**) plans to hold a General Trustee Election on May 9, 2015 for Two Places At-Large in **1,016** Dallas County precincts.

The Northwest Dallas County Flood Control District (**NWDCFCD**) plans to hold a Special Bond Election on May 9, 2015 for 1 Proposition in **3** Dallas County precincts.

Information is subject to change pending entity withdrawals after deadline.

ADDENDUM ITEM # 13

KEY FOCUS AREA: E-Gov

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Mayor and City Council

CMO: A C Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

An ordinance amending Chapter 15A of the Dallas City Code to: **(1)** limit the amount of officeholder contributions that may be used for campaign expenses; **(2)** define terms; and **(3)** require that individuals required to file campaign finance reports also file supplemental reports that distinguish between campaign and officeholder contributions, distinguish between campaign and officeholder expenditures, and state the amount of officeholder contributions that were used for campaign expenditures - Financing: No cost consideration to the City

BACKGROUND

The Texas Election Code authorizes officeholders who are also candidates to collect both campaign contributions and officeholder contributions, and authorizes officeholders to use officeholder contributions for campaign purposes. The proposed ordinance would limit to $1,000 the amount of officeholder contributions that could be used by an officeholder for campaign purposes during a specific city election. The proposed ordinance also requires supplemental reporting of contributions and expenditures in order to enforce this limitation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

2/20/15

ORDINANCE NO. _____

An ordinance amending Chapter 15A, "Elections," of the Dallas City Code, as amended, by adding new Article I-a; adding new Sections 15A-7.1, 15A-7.2, and 15A-9.1; amending Sections 15A-8, 15A-9, 15A-10, and 15A-11; limiting the amount of officeholder contributions that may be used for campaign expenses; defining terms; requiring that individuals required to file campaign finance reports also file supplemental reports that (1) distinguish between campaign and officeholder contributions and campaign and officeholder expenditures and (2) indicate the amount of officeholder contributions used for campaign expenditures; providing a penalty not to exceed $500; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended by adding Article I-a, "Officeholder Contributions," to read as follows:

"**ARTICLE I-a.**

OFFICEHOLDER CONTRIBUTIONS.

SEC. 15A-7.1. USE OF OFFICEHOLDER CONTRIBUTIONS.

(a) An officeholder who lawfully accepts officeholder contributions shall not use more than $1,000 in officeholder contributions per city election for the officeholder's campaign for election to the city council.

(b) For the purpose of this section an initial election and a runoff election are separate elections.

(c) It is a defense to prosecution under Subsection (a) of this section that the

officeholder contribution was used for a campaign expense before March 1, 2015.

SEC. 15A-7.2. ENFORCEMENT.

If the city secretary receives a written complaint alleging a violation of this article, the city secretary shall forward this information to the city attorney for investigation and appropriate enforcement action, if warranted."

SECTION 2. That Section 15A-8, "Purpose," of Article II, "Electronic Filing of Campaign Finance Reports," of Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 15A-8. PURPOSE.**

The purpose of this article is to require, with certain defenses, that campaign finance reports and supplemental reports required to be filed with the city secretary by a city officeholder, a candidate for city elective office, or a political committee (whether general purpose or specific purpose) be filed in an electronic format, and to require that filers distinguish between campaign and officeholder contributions and between campaign and officeholder expenditures. It is the intent of this article that the requirement of filing campaign finance reports and supplemental reports in an electronic format will not inconvenience those required to file such reports and will afford persons interested in the information contained in the reports easier access and an efficient means by which such information may be examined or extracted."

SECTION 3. That Section 15A-9, "Definitions," of Article II, "Electronic Filing of Campaign Finance Reports," of Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 15A-9. DEFINITIONS.**

(a) In this article:

(1) ELECTRONIC FORMAT means:

(A) for a filer other than a general purpose political committee, a format approved by the Texas Ethics Commission for use in the city of Dallas through which a report is entered, sent, and received through an electronic filing system provided by the city; or

(B) for a general purpose political committee, the electronic medium in which the committee filed its report with the Texas Ethics Commission under Section 254.036 of the Texas Election Code, as amended.

(2) FILER means the holder of a city elective office, any candidate for a city elective office, a political committee (whether general purpose or specific purpose) acting through a duly authorized representative, or any individual required to file a report under this chapter or Chapter 254 of the Texas Election Code, as amended.

(3) REPORT means a campaign finance report required to be filed with the city secretary under this chapter or Chapter 254 of the Texas Election Code, as amended, and includes any updates, corrections, or amendments to a campaign finance report.

(4) SUPPLEMENTAL REPORT means a document that:

(A) states the total dollar amount of any officeholder contributions that were used for campaign expenditures during the reporting period;

(B) indicates, for each political contribution listed in a report as received on or after March 1, 2015, whether that contribution is a campaign contribution or an officeholder contribution; and

(C) indicates, for each political expenditure listed in a report as spent on or after March 1, 2015, whether that expenditure is a campaign expenditure or an officeholder expenditure.

(b) Terms not defined in this article but defined in Title 15 of the Texas Election Code, as amended, have the meanings ascribed to them in Title 15 of the Texas Election Code."

SECTION 4. That Article II, "Electronic Filing of Campaign Finance Reports," of Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended by adding Section 15A-9.1, "Supplemental Reports Required," to read as follows:

"**SEC. 15A-9.1. SUPPLEMENTAL REPORTS REQUIRED.**

(a) When this chapter or Chapter 254 of the Texas Election Code, as amended, requires that a filer file a report, the filer must also file a supplemental report in the form and manner directed by the city secretary.

(b) An offense under this section is punishable by a fine not to exceed $500."

SECTION 5. That Subsection (a) of Section 15A-10, "Electronic Filing Required; Defenses; Penalty," of Article II, "Electronic Filing of Campaign Finance Reports," of Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended to read as follows:

"(a) A filer commits an offense if the filer fails to timely file a report or a

supplemental report with the city secretary in an electronic format. To be timely, an electronic report must be time and date stamped as having been received on the city's server by 5 p.m. on the last day permitted for filing the particular report under Chapter 254 of the Texas Election Code, as amended."

SECTION 6. That Subsection (a) of Section 15A-11, "Computer Access; Posting of Reports; Availability of Paper Copies," of Article II, "Electronic Filing of Campaign Finance Reports," of Chapter 15A, "Elections," of the Dallas City Code, as amended, is amended to read as follows:

"(a) The city will provide publicly accessible computer terminals for filers to file reports and supplemental reports in an electronic format."

SECTION 7. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $500.

SECTION 8. That Chapter 15A of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 10. That this ordinance shall take effect on March 1, 2015, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M. S. ERNST, City Attorney

By_____
Assistant City Attorney

Passed_____

ADDENDUM ITEM # 14

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46 K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Bernardina Pedroza, of a subsurface easement under approximately 6,563 square feet of land located on Main Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed $10,988 ($9,188 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 6,563 square feet of land from Bernardina Pedroza. This property is located on Main Street near its intersection with Haskell Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

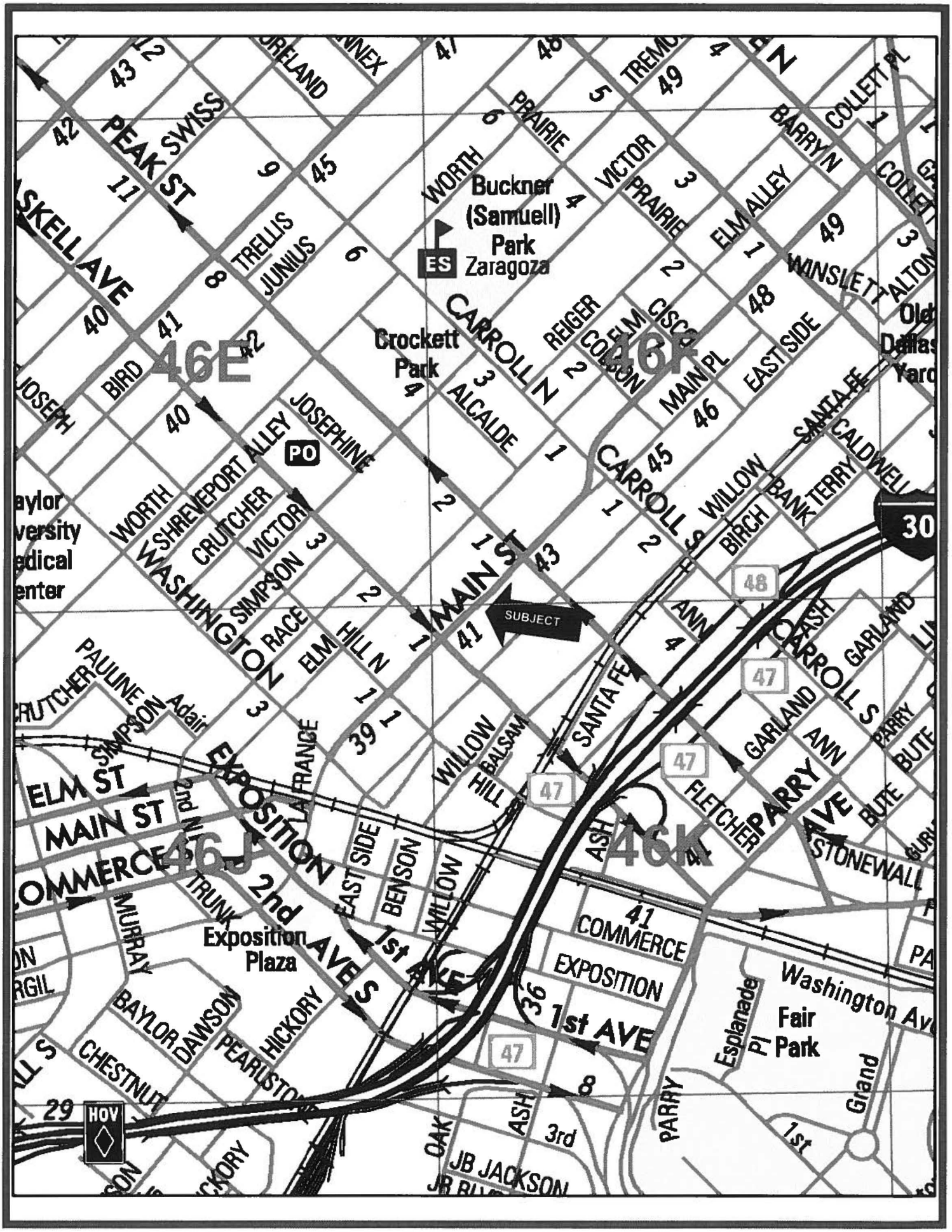
2006 Bond Funds - $10,988 ($9,188 plus closing costs and title expenses not to exceed $1,800)

OWNER

Bernardina Pedroza

MAPS

Attached



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MAPSCO

46 K

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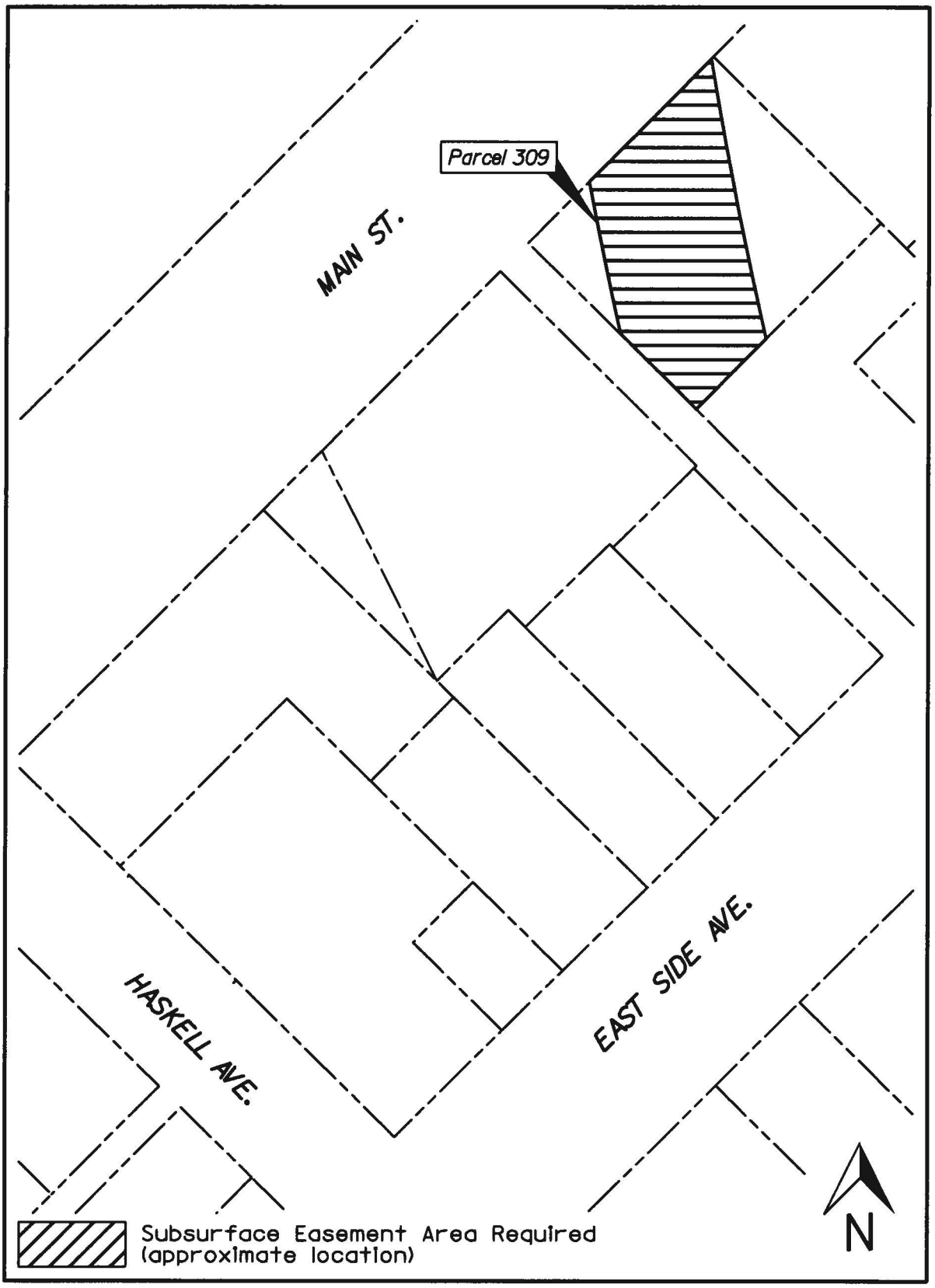

Parcel 309
MAIN ST.
HASKELL AVE.
EAST SIDE AVE.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 6,563 square feet in area, lying between the subsurface elevations of 198 feet and 372 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Bernardina Pedroza, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $9,188.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,800.00

"AUTHORIZED AMOUNT": $10,988.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E39, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E40. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING 0.1507 ACRE (6,563 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BERNARDINA PEDROZA

BEING a 0.1507 acre (6,563-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 2, City Block 803-1/2, East Main Addition, an addition to the City of Dallas recorded in Volume 86199, Page 5586 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Bernardina Pedroza as evidenced by deed recorded in Volume 97221, Page 3673 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the southeast line of Main Street, a 100-foot right-of-way, and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition, having coordinates of N=6974433.5357, E=2500182.0909 (not monumented), from which an "X" cut in concrete found (controlling monument) at the west corner of City Block 803-1/2 and the intersection of the northeast line of Haskell Avenue, a variable width right-of-way, and the southeast line of Main Street bears South 44 degrees 38 minutes 08 seconds West along the southeast line of Main Street a distance of 345.92 feet;

THENCE North 44 degrees 38 minutes 08 seconds East along the southeast line of Main Street and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition a distance of 73.46 feet, having coordinates of N=6974485.8055, E=2500233.6998 (not monumented);

THENCE South 09 degrees 45 minutes 00 seconds East departing the southeast line of Main Street and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition, over and across said Lot 2 a distance of 9.27 feet to the point of curvature of a curve to the left, having coordinates of N=6974476.6660, E=2500235.2703 (not monumented);

THENCE continuing over and across said Lot 2 along said curve to the left, having a central angle of 03 degrees 15 minutes 01 seconds, a radius of 1970.00 feet, an arc length of 111.76 feet, and a chord bearing South 11 degrees 22 minutes 31 seconds East a distance of 111.74 feet to the southeast line of said Lot 2 and the northwest line of Lot 3 of City Block 803-1/2, East Main Addition, having coordinates of N=6974367.1341, E=2500257.3064 (not monumented);

THENCE South 44 degrees 38 minutes 08 seconds West along the common line of said Lot 2 and said Lot 3 a distance of 42.27 feet to the south corner of said Lot 2 and the west corner of said Lot 3 in the northeast line of a variable width alley, having coordinates of N=6974337.0584, E=2500227.6110 (not monumented);

THENCE North 45 degrees 13 minutes 07 seconds West along the northeast line of said alley and the southwest line of said Lot 2 a distance of 45.45 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6974369.0718, E=2500195.3524 (not monumented);

THENCE departing the northeast line of said alley and the southwest line of said Lot 2, continuing over and across tract said Lot 2 along said curve to the right, having a central angle of 01 degrees 51 minutes

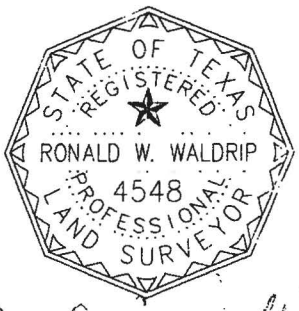
FIELD NOTES APPROVED:
DER 9/12/13

FIELD NOTES DESCRIBING 0.1507 ACRE (6,563 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BERNARDINA PEDROZA

28 seconds, a radius of 2030.00 feet, an arc length of 65.83 feet, and a chord bearing North 11 degrees 37 minutes 29 seconds West a distance of 65.82 feet to the **POINT OF BEGINNING**;

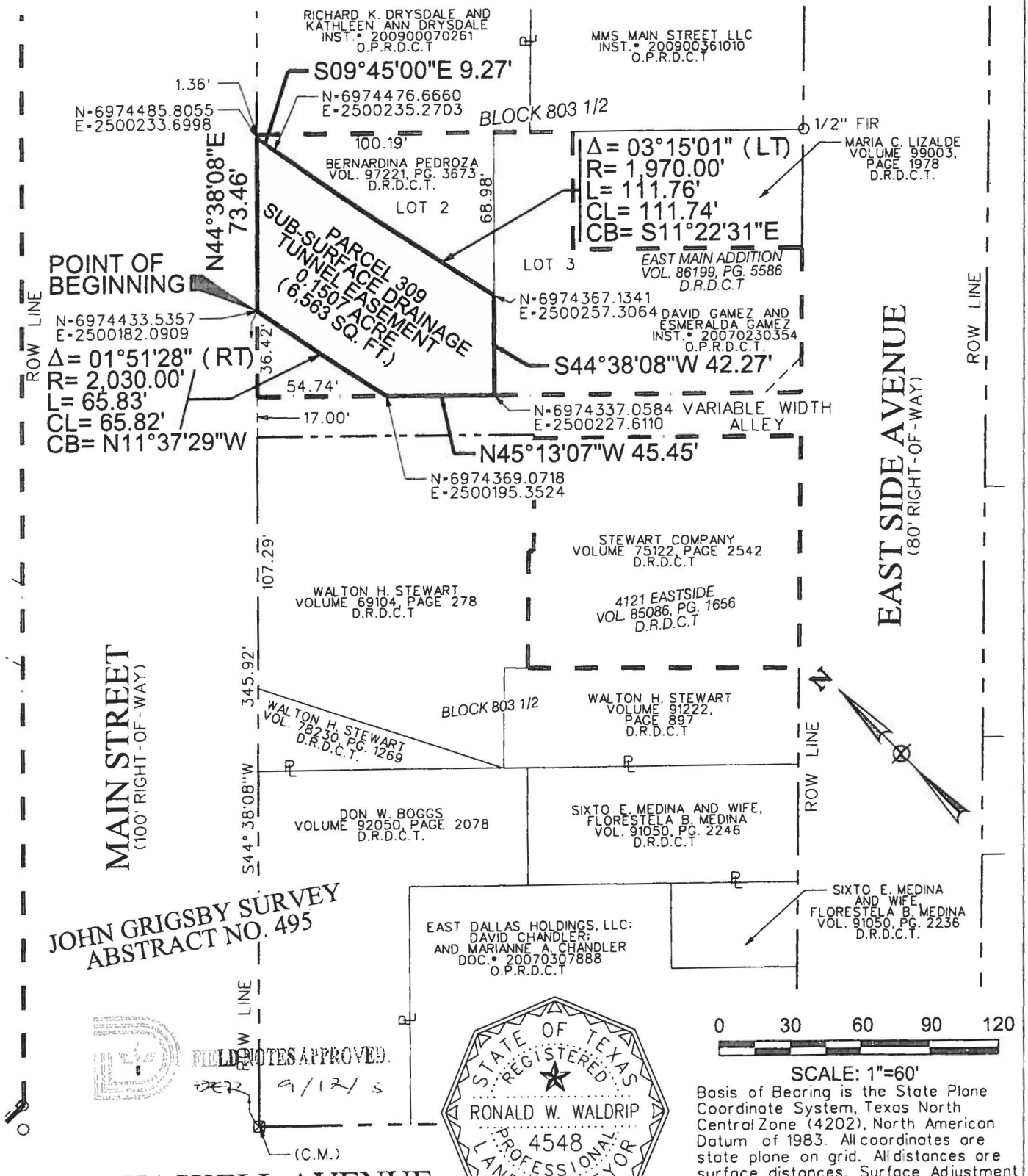
CONTAINING within the metes recited 0.1507 acre (6,563 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:
DER 9/12/13

EXHIBIT A



SCALE: 1"=60'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

ROW LINE		(C.M.)	CONTROL MONUMENT
PROPERTY LINE		FIR	FOUND IRON ROD
LOT LINE		FIP	FOUND IRON PIPE
SUBDIVISION LINE		D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
PROP. EASEMENT LINE		O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
IRON ROD			
X-CUT			
MONUMENT			

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

PAGE 3 OF 3

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 15

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Brent Anderson, of a subsurface easement under approximately 7,548 square feet of land located on South Haskell Avenue at its intersection with Willow Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $11,812 ($9,812 plus closing costs and title expenses not to exceed $2,000) – Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 7,548 square feet of land from Brent Anderson. This property is located on South Haskell Avenue at its intersection with Willow Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

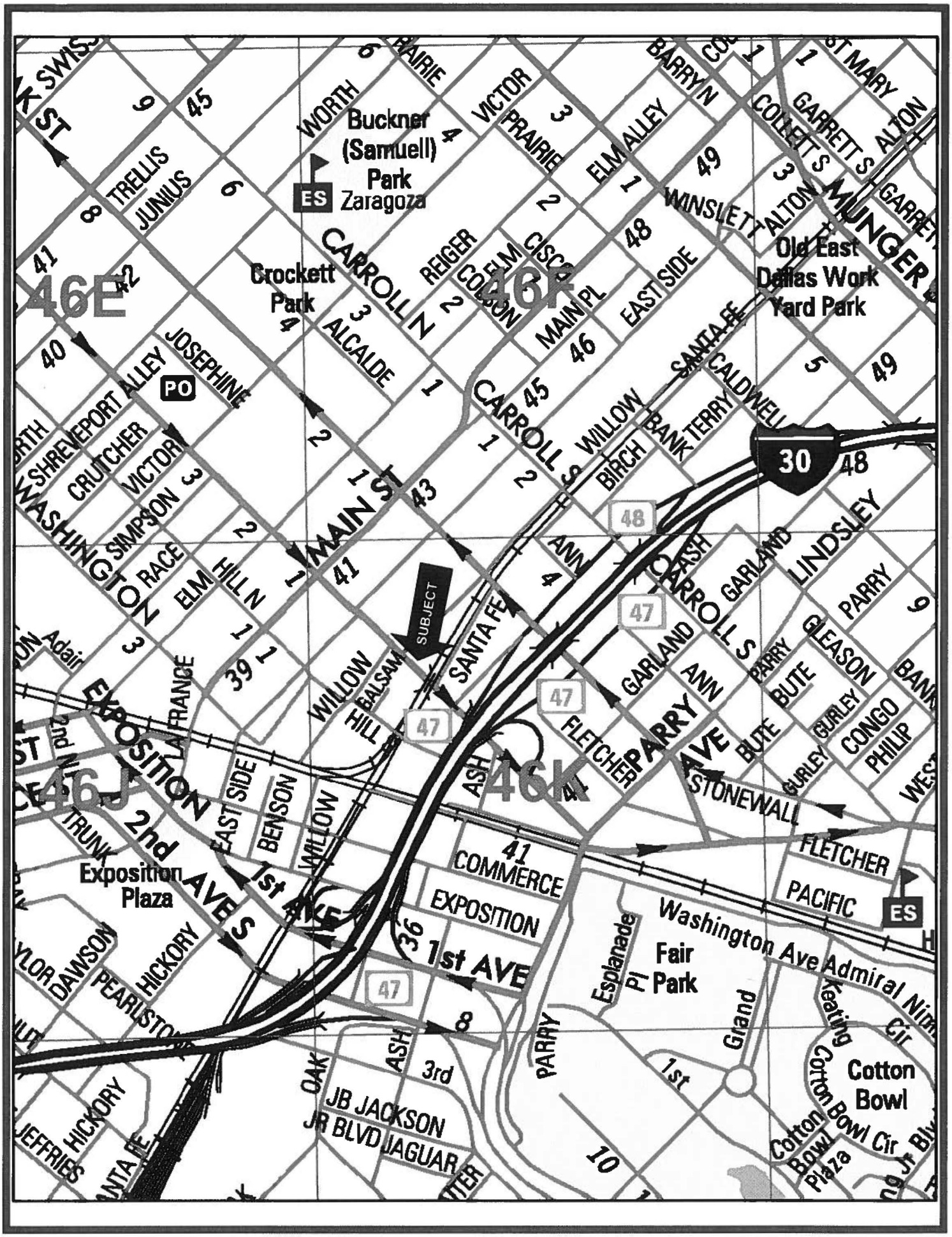
2006 Bond Funds - $11,812 ($9,812 plus closing costs and title expenses not to exceed $2,000)

OWNER

Brent Anderson

MAPS

Attached



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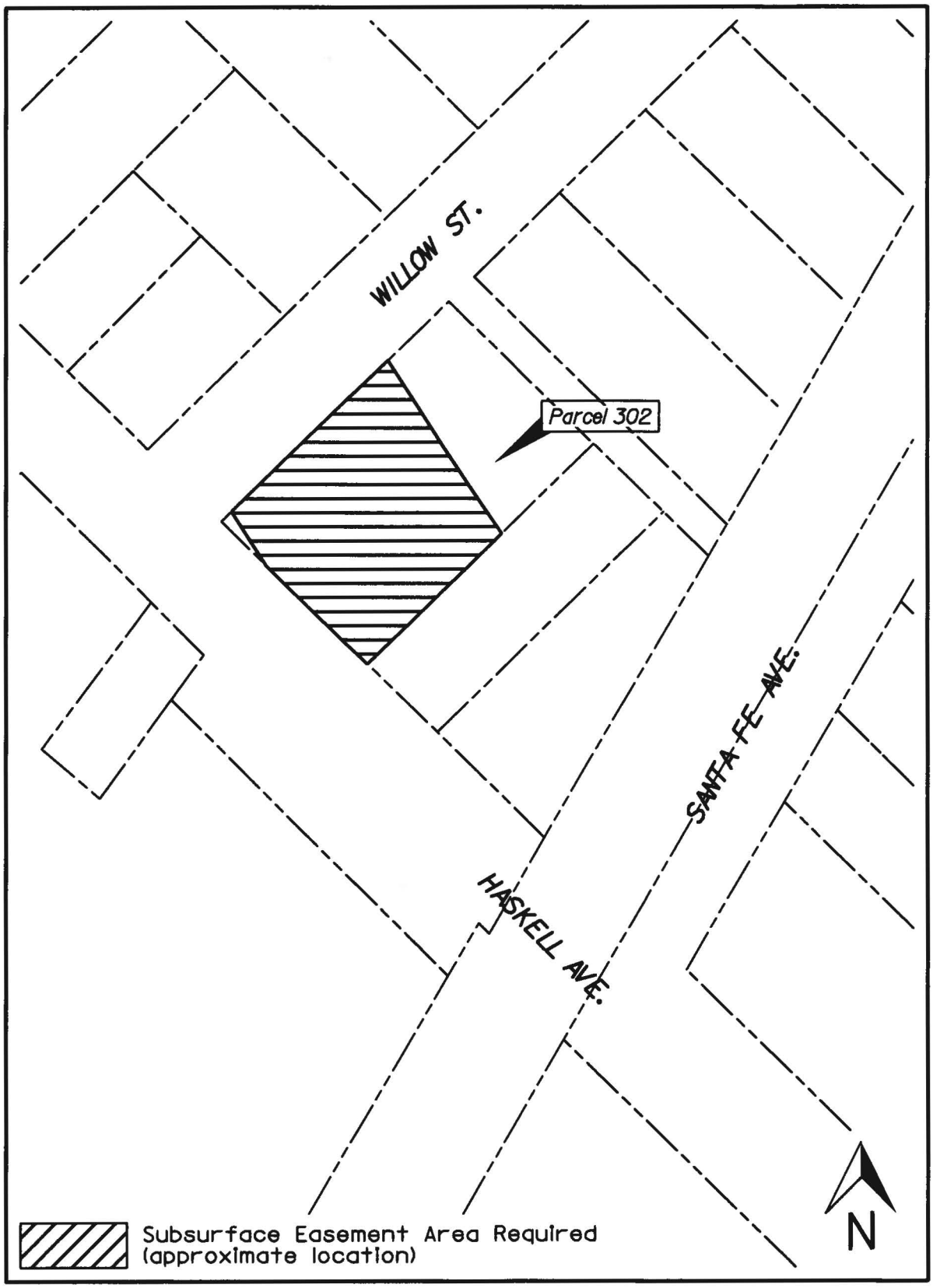
MAPSCO

46K

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


WILLOW ST.
Parcel 302
SANTA FE AVE.
HASKELL AVE.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 7,548 square feet in area, lying between the subsurface elevations of 194 feet and 368 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Brent Anderson, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $9,812.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,000.00

"AUTHORIZED AMOUNT": $11,812.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525E53, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525E54. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

Exhibit A

FIELD NOTES DESCRIBING 0.1733 ACRE (7,548 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 302)
CITY OF DALLAS BLOCK 4/806
PART OF LOTS 9 AND 10, BLOCK 4/806, DR. J. M. BROWDER'S PROVIDENCE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DON VALK

FIELD NOTES APPROVED: DER 7-3-13

BEING a tract 0.1733 acre (7,548 square feet) of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of Lots 9 and 10, City of Dallas Block 4/806, of the Dr. J. M. Browder's Providence Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 150, Page 402 of the Deed Records of Dallas County, Texas and being part of that certain tract of land conveyed to Don Valk as evidenced by Special Warranty Deed recorded in Instrument Number 20070389642 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northeast line of Haskell Avenue, a variable width right-of-way, the southwest line of Lot 10, the southwest line of City Block 4/806, and the southwest line of Dr. J. M. Browder's Providence Addition, at the south corner of said Valk tract and the west corner of that certain tract of land conveyed to James W. Orchard III as evidenced by Warranty Deed with Vendor's Lien recorded in Volume 96193, Page 7691 of the Deed Records of Dallas County, Texas, having coordinates of N=6973649.3305, E=2500507.6984 (not monumented), from which a 3/8-inch iron rod found bears North 69 degrees 17 minutes 07 seconds West a distance of 0.32 feet and from which the south corner of Lot 10 and west corner of Lot 11 bears South 45 degrees 30 minutes 10 seconds East a distance of 13.66 feet;

THENCE North 45 degrees 30 minutes 10 seconds West along the northeast line of Haskell Avenue, the southwest lines of Lots 9 and 10, the southwest line of City Block 4/806, and the southwest line of said Valk tract a distance of 59.21 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6973690.8218, E=2500465.4725 (not monumented);

THENCE departing the northeast line of Haskell Avenue, the southwest line of said Valk tract, and the southwest line of Lot 9, over and across said Valk tract and Lot 9 along a curve to the right having a central angle of 00 degrees 46 minutes 34 seconds, a radius of 2045.00 feet, an arc length of 27.70 feet, and a chord bearing North 32 degrees 48 minutes 19 seconds West a distance of 27.70 feet to the northwest line of said Valk tract, the southeast line of Willow Street, a 43.9-foot right-of-way, the northwest line of Lot 9, and the northwest line of City Block 4/806, having coordinates of N=6973714.0992, E=2500450.4681 (not monumented), from which a 5/8 iron rod found (controlling monument) for the south corner of City Block 805 bears South 45 degrees 48 minutes 34 seconds West along the southeast line of said Willow Street a distance of 6.08 feet to the west corner of Lot 9 and the west corner of City Block 4/806 and continuing North 45 degrees 30 minutes 10 seconds West over and across Willow Street a distance of 43.90 feet;

THENCE North 45 degrees 48 minutes 34 seconds East along the northwest line of said Valk tract, the northwest line of Lot 9, the northwest line of City Block 4/806, and the southeast line of Willow Street a distance of 92.03 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6973778.2371, E=2500516.4441 (not monumented);

Exhibit A

FIELD NOTES DESCRIBING 0.1733 ACRE (7,548 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 302)
CITY OF DALLAS BLOCK 4/806
PART OF LOTS 9 AND 10, BLOCK 4/806, DR. J. M. BROWDER'S PROVIDENCE ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DON VALK

FIELD NOTES APPROVED: JER 7-3-13

THENCE departing the northwest line of said Valk tract, the northwest line of Lot 9, the northwest line of City Block 4/806, and the southeast line of Willow Street over and across said Valk tract and Lots 9 and 10 along said curve to the left having a central angle of 02 degrees 34 minutes 42 seconds, a radius of 1955.00 feet, an arc length of 87.97 feet, and a chord bearing South 33 degrees 09 minutes 22 seconds East a distance of 87.97 feet to the southeast line of said Valk tract and the northwest line of said Orchard tract, having coordinates of N=6973704.6042, E=2500564.5478 (not monumented);

THENCE South 45 degrees 48 minutes 18 seconds West along the southeast line of said Valk tract and the northwest line of said Orchard tract over and across said Lot 10 a distance of 79.30 feet to the **POINT OF BEGINNING**;

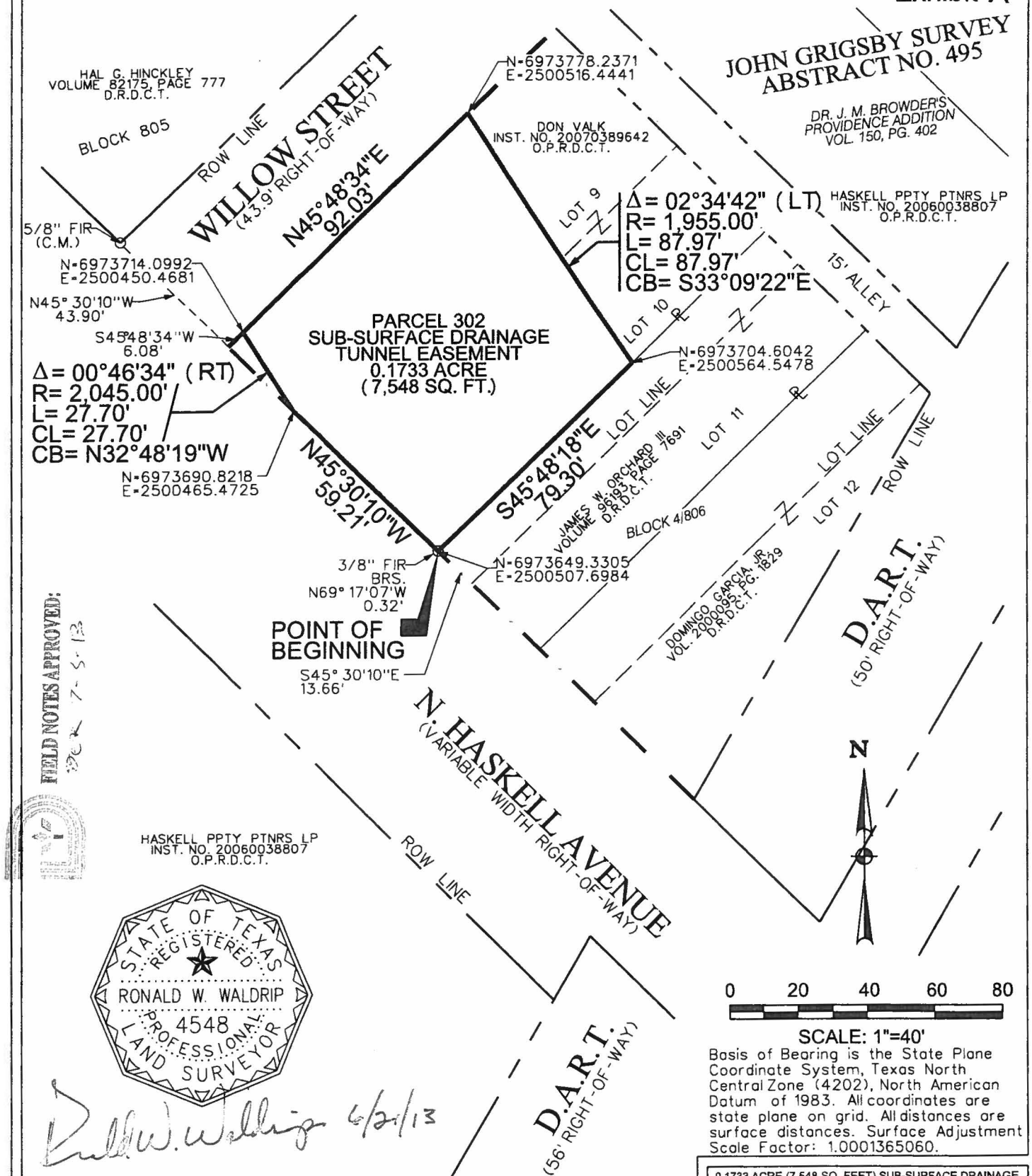
CONTAINING within the metes recited 0.1733 acre (7,548 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip 6/21/13

Exhibit A



FIELD NOTES APPROVED:
DCK 7-5-13

STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip 6/2/13

SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

ROW LINE		(C.M.)	CONTROL MONUMENT
PROPERTY LINE		FIR	FOUND IRON ROD
LOT LINE		FIP	FOUND IRON PIPE
SUBDIVISION LINE		D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
PROP. EASEMENT LINE		O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
IRON ROD			
X-CUT			
MONUMENT			

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

PAGE 3 OF 3

0.1733 ACRE (7,548 SQ. FEET) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 302) CITY OF DALLAS BLOCK 4/806 PART OF LOTS 9 AND 10, BLOCK 4/806, DR. J. M. BROWDER'S PROVIDENCE ADDITION JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM DON VALK

ARS Engineers, Inc.
Surv. Firm No. 10131901
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 16

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David Crockett Building, LLC, of a subsurface easement under approximately 3,287 square feet of land located on Alcalde Street near its intersection with Worth Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $5,087 ($3,287 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 3,287 square feet of land from David Crockett Building, LLC. This property is located on Alcalde Street near its intersection with Worth Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $5,087 ($3,287 plus closing costs and title expenses not to exceed $1,800)

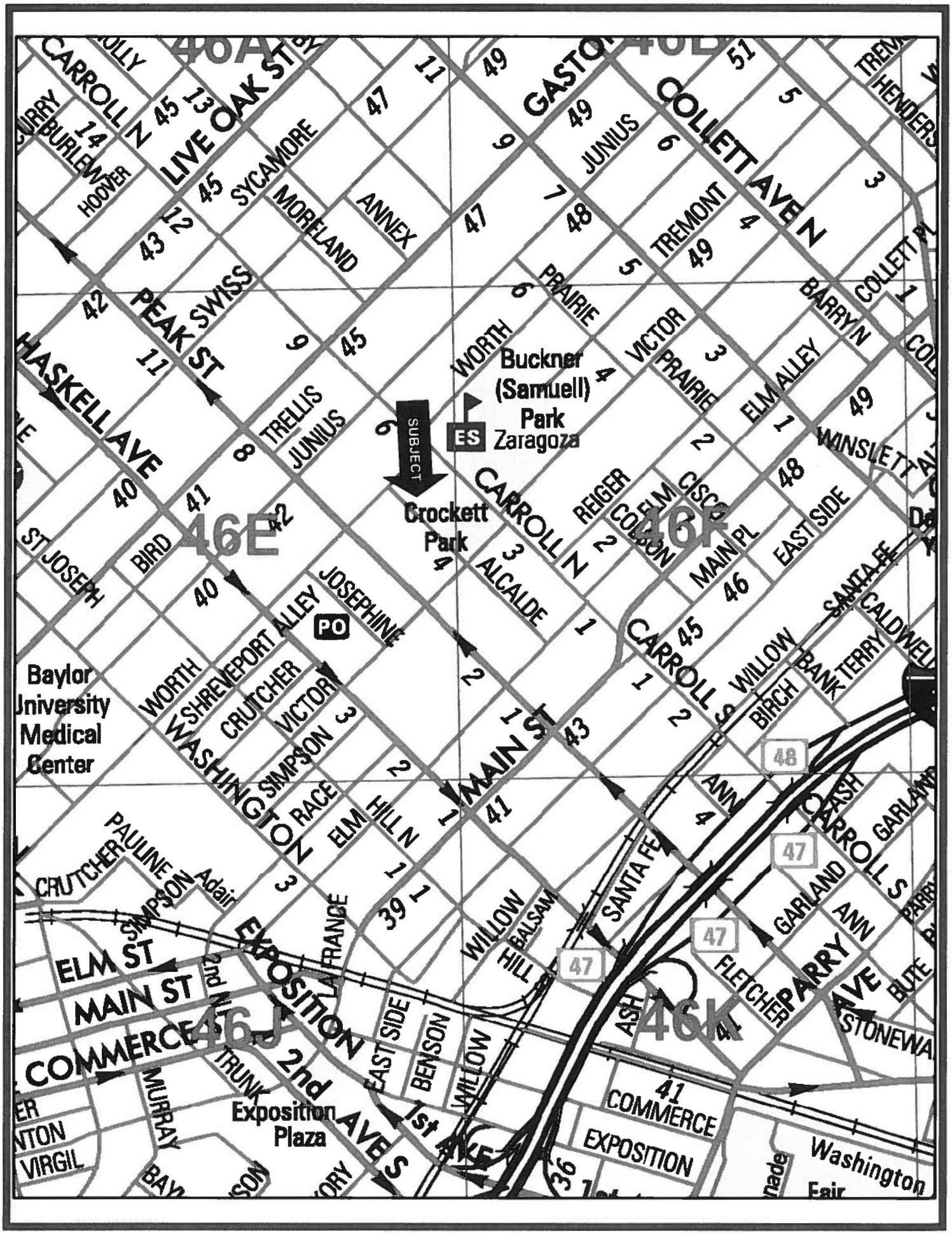
OWNER

David Crockett Building, LLC

Kenneth M. Good, Jr., Manager

MAPS

Attached



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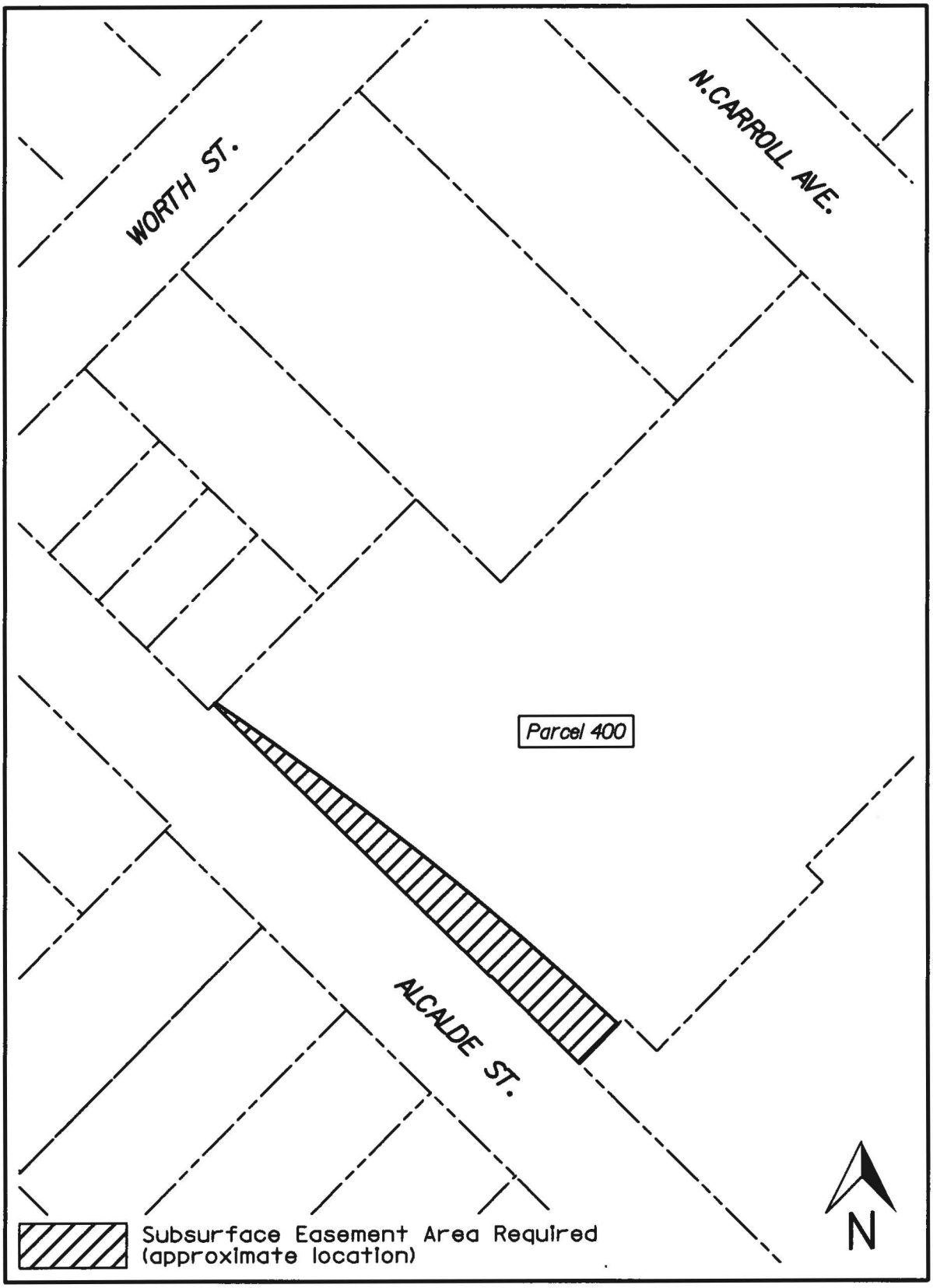
MAPSCO

46E

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


WORTH ST.
N.CARROLL AVE.
Parcel 400
ALCALDE ST.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,287 square feet in area, lying between the subsurface elevations of 207 feet and 382 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": David Crockett Building, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $3,287.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,800.00

"AUTHORIZED AMOUNT": $5,087.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525E51, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525E52. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

FIELD NOTES DESCRIBING 0.0755 ACRE (3,287 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 400)
PART OF LOT 1, CITY BLOCK F/797
DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKER PARK
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT

BEING a 0.0755 acre (3,287-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, being of Lot 1, City Block F/797, of the David Crockett Elementary School (Replacement Facility) and Buckner Park, an addition to the City of Dallas recorded in Volume 88031, Page 683 of the Deed Records of Dallas County, Texas, and being part of those certain tracts of land conveyed to the Dallas Independent School District (DISD) as evidenced by Warranty Deed recorded in Volume 71114, Page 273 of the Deed Records of Dallas County, Texas, and by City of Dallas Ordinance Number 6034 recorded in Volume 3955, Page 628 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northeast line of Alcalde Street, a variable width right-of-way, the southwest line of City Block F/797, and the southwest line of said addition for the south corner of said Lot 1 and the west corner of Lot 2, City Block F/797, having coordinates of N=6976006.2493, E=2499659.3195, (not monumented), from which a PK nail found bears North 44 degrees 34 minutes 30 seconds East a distance of 0.80 feet;

THENCE along the common northeast line of Alcalde Street, southwest line of said Lot 1, southwest line of City Block F/797, and the southwest line of said addition as follows:

North 45 degrees 16 minutes 54 seconds West a distance of 52.79 feet, having coordinates of N=6976043.3855, E=2499621.8164 (not monumented);

South 44 degrees 43 minutes 06 seconds West a distance of 0.50 feet, having coordinates of N=6976043.0303, E=2499621.4647 (not monumented);

North 45 degrees 16 minutes 54 seconds West a distance of 164.14 feet to the common northwest line of said Lot 1, northwest line of said addition, and the southeast line of Lot 3, City Block F/797 of the Millennium Park No. IV Addition, an addition to the City of Dallas recorded in Volume 2003113, Page 134 of the Deed Records of Dallas County, Texas, having coordinates of N=6976158.5085, E=2499504.8460 (not monumented), from which a 1/2-inch iron rod found bears South 44 degrees 34 minutes 08 seconds West a distance of 3.24 feet (controlling monument);

THENCE North 44 degrees 34 minutes 08 seconds East along the common northwest line of said Lot 1, and the southeast line of said Lot 3 of City Block F/797 a distance of 1.17 feet to the beginning of a non-tangent curve to the right, having coordinates N=6976159.3405, E=2499505.6656 (not monumented);

THENCE departing the common northwest line of said Lot 1 and southeast line of said Lot 3 of City Block F/797 along a curve to the right having a central angle of 08 degrees 44 minutes 42 seconds, a radius of 1430.00 feet, an arc length of 218.26 feet, a chord bearing South 51 degrees 14 minutes 22

FIELD NOTES APPROVED:
9/12/13

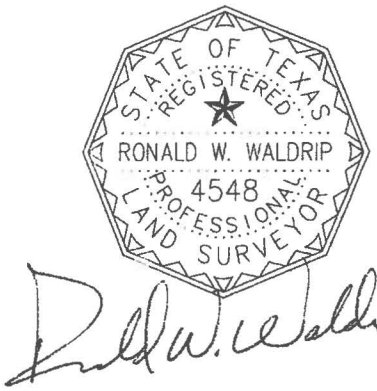
FIELD NOTES DESCRIBING 0.0755 ACRE (3,287 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 400)
PART OF LOT 1, CITY BLOCK F/797
DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKER PARK
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT

seconds East a distance of 218.05 feet to the southeast line of said Lot 1 and the northwest line of said Lot 2 of City Block F/797, having coordinates of N=6976022.8455, E=2499675.6713;

THENCE South 44 degrees 34 minutes 30 seconds West along the southeast line of said Lot 1 and northwest line of said Lot 2 of City Block F/797 a distance of 23.30 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.0755 acre (3,287 square feet) of land, more or less.

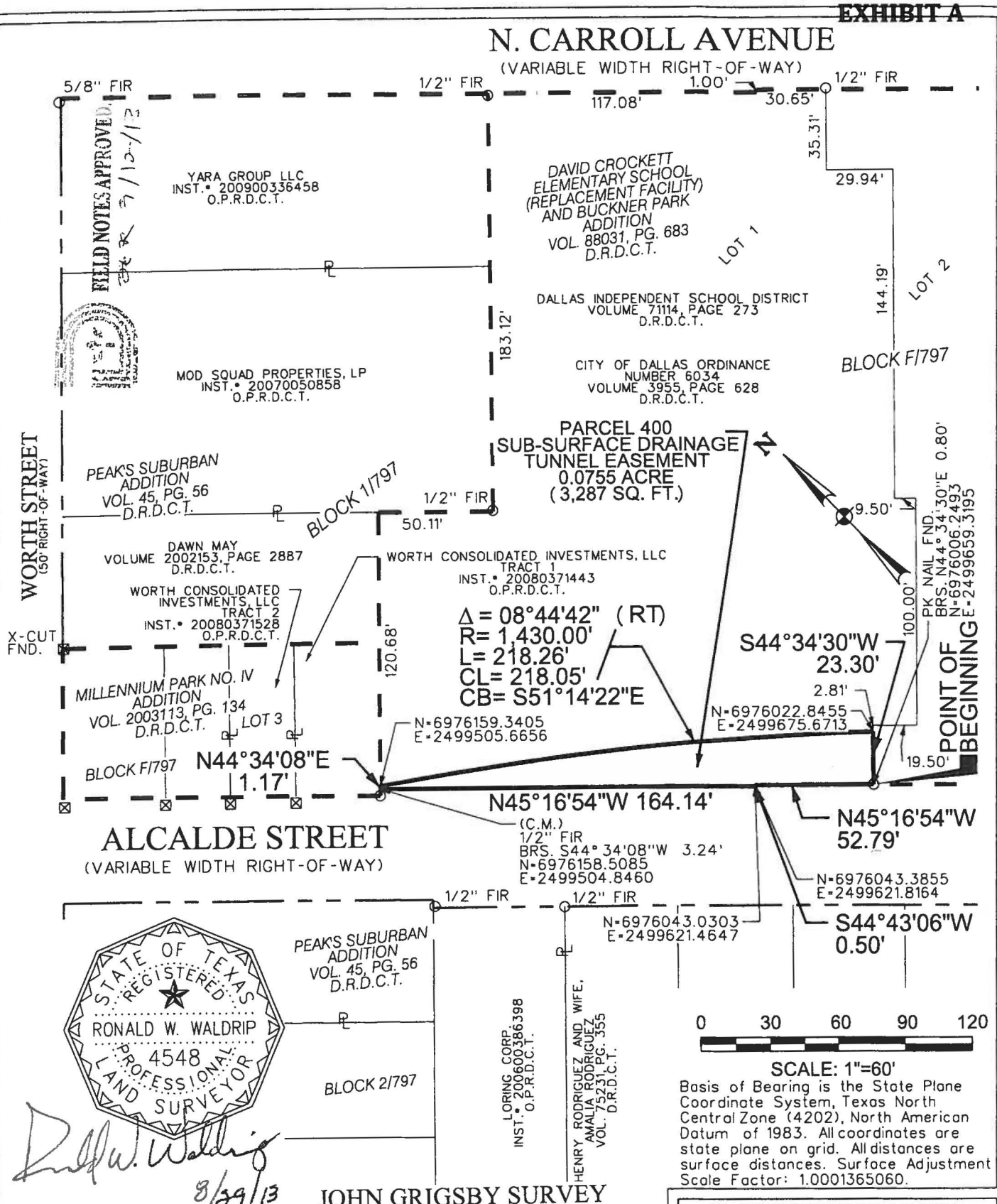
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



8/29/13

FIELD NOTES APPROVED:
DER 9/12/13

EXHIBIT A



STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip
8/29/13

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

LEGEND

ROW LINE		(C.M.)	CONTROL MONUMENT
PROPERTY LINE		FIR	FOUND IRON ROD
LOT LINE		FIP	FOUND IRON PIPE
SUBDIVISION LINE		D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
PROP. EASEMENT LINE		O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
IRON ROD			
X-CUT			
MONUMENT			

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 400)
PART OF LOT 1, CITY BLOCK 1/797
DAVID CROCKETT ELEMENTARY SCHOOL
(REPLACEMENT FACILITY) AND BUCKER PARK ADDITION,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46 E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Emmanuel Perez, of a subsurface easement under approximately 1,380 square feet of land located on Junius Street near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $2,666 ($966 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 1,380 square feet of land from Emmanuel Perez. This property is located on Junius Street near its intersection with Peak Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

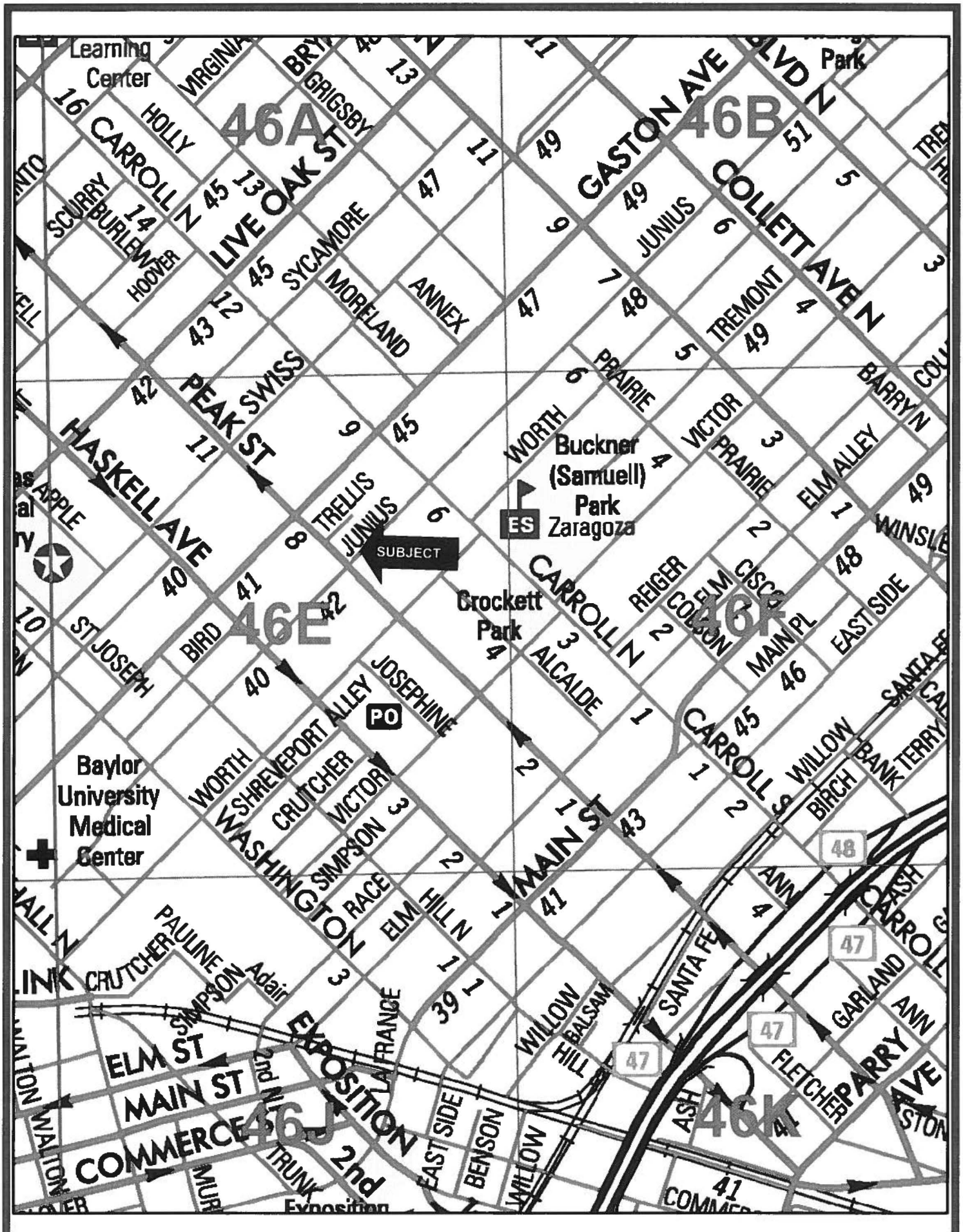
2006 Bond Funds - $2,666 ($966 plus closing costs and title expenses not to exceed $1,700)

OWNER

Emmanuel Perez

MAPS

Attached



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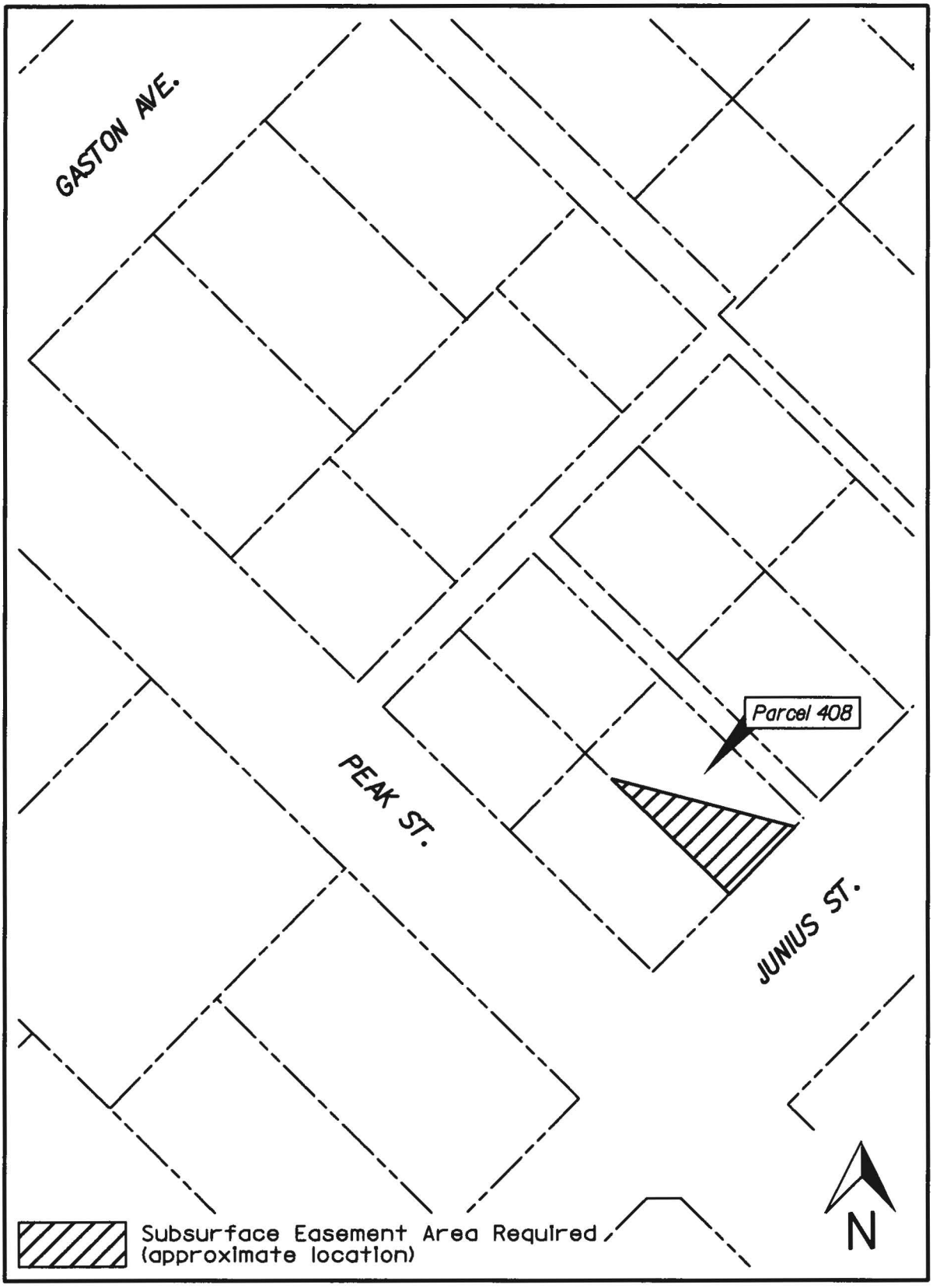
MAPSCO

46 E

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


GASTON AVE.
Parcel 408
PEAK ST.
JUNIUS ST.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 1,380 square feet in area, lying between the subsurface elevations of 212 feet and 385 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Emmanuel Perez, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $966.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,700.00

"AUTHORIZED AMOUNT": $2,666.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E45, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E46. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING 0.0317 ACRE (1,380 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 408)
PART OF LOT 2, CITY BLOCK 5/773, TRELLIS COURT, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM JENNIFER A. DAVIS AND DONALD K. LAMBRECHT, JR.

BEING a 0.0317 acre (1,380-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 2, City Block 5/773 of Trellis Court, an addition to the City of Dallas recorded in Volume 2, Page 219 of the Map Records of Dallas County, Texas and being part of that certain tract of land conveyed to Jennifer A. Davis and Donald K. Lambrecht, Jr. as evidenced by General Warranty Deed recorded in Volume 2000022, Page 5151 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northwest line of Junius Street, a 80-foot right-of-way, and the southeast line of City Block 5/773 for the common south corner of said Lot 2 and east corner of Lot 1, City Block 5/773, having coordinates of N=6976392.2502, E=2498813.6346 (not monumented), from which a 60D nail bears South 10 degrees 52 minutes 46 seconds East a distance of 2.99 feet;

THENCE North 45 degrees 27 minutes 14 seconds West departing the northwest line of Junius Street and the southeast line of City Block 5/773 along the common southwest line of said Lot 2 and the northeast line of said Lot 1 a distance of 69.58 feet, having coordinates of N=6976441.0550, E=2498764.0506 (not monumented);

THENCE South 75 degrees 10 minutes 00 seconds East over and across said Lot 2 a distance of 80.01 feet to the northwest line of Junius Street, the southeast line of said Lot 2, and the southeast line of City Block 5/773, having coordinates of N=6976420.5754, E=2498841.3805 (not monumented);

THENCE South 44 degrees 24 minutes 29 seconds West along the northwest line of Junius Street, the southeast line of said Lot 2, and the southeast line of City Block 5/773 a distance of 39.66 feet to the **POINT OF BEGINNING;**

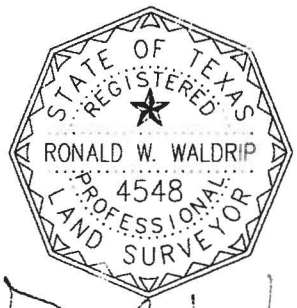
FIELD NOTES APPROVED:
JER 9/12/13

EXHIBIT A

FIELD NOTES DESCRIBING 0.0317 ACRE (1,380 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 408)
PART OF LOT 2, CITY BLOCK 5/773, TRELLIS COURT, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM JENNIFER A. DAVIS AND DONALD K. LAMBRECHT, JR.

CONTAINING within the metes recited 0.0317 acre (1,380 square feet) of land, more or less.

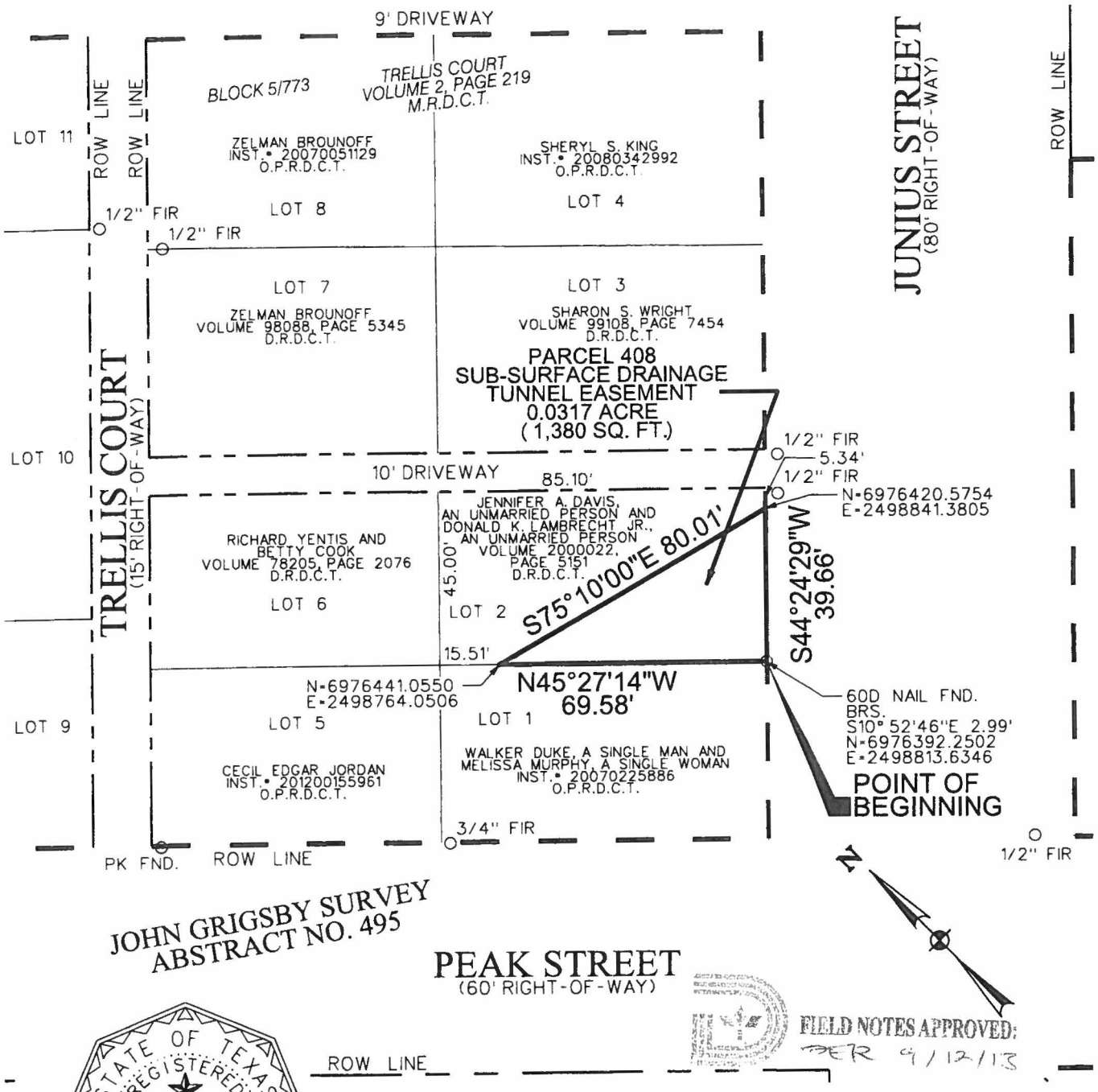
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrip 8/29/13

FIELD NOTES APPROVED:
DEK 9/12/13

EXHIBIT A



FIELD NOTES APPROVED:
PER 9/12/13

STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip
8/29/13

0 20 40 60 80

SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

	ROW LINE	(C.M.)	CONTROL MONUMENT
P	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
	PROP. EASEMENT LINE		
○	IRON ROD		
⊠	X-CUT	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
△	MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 408)
PART OF LOT 2, CITY BLOCK 5/773, TRELLIS COURT,
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hector Ventura, of a subsurface easement under approximately 3,694 square feet of land located on Worth Street at its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $4,286 ($2,586 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 3,694 square feet of land from Hector Ventura. This property is located on Worth Street at its intersection with Alcalde Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

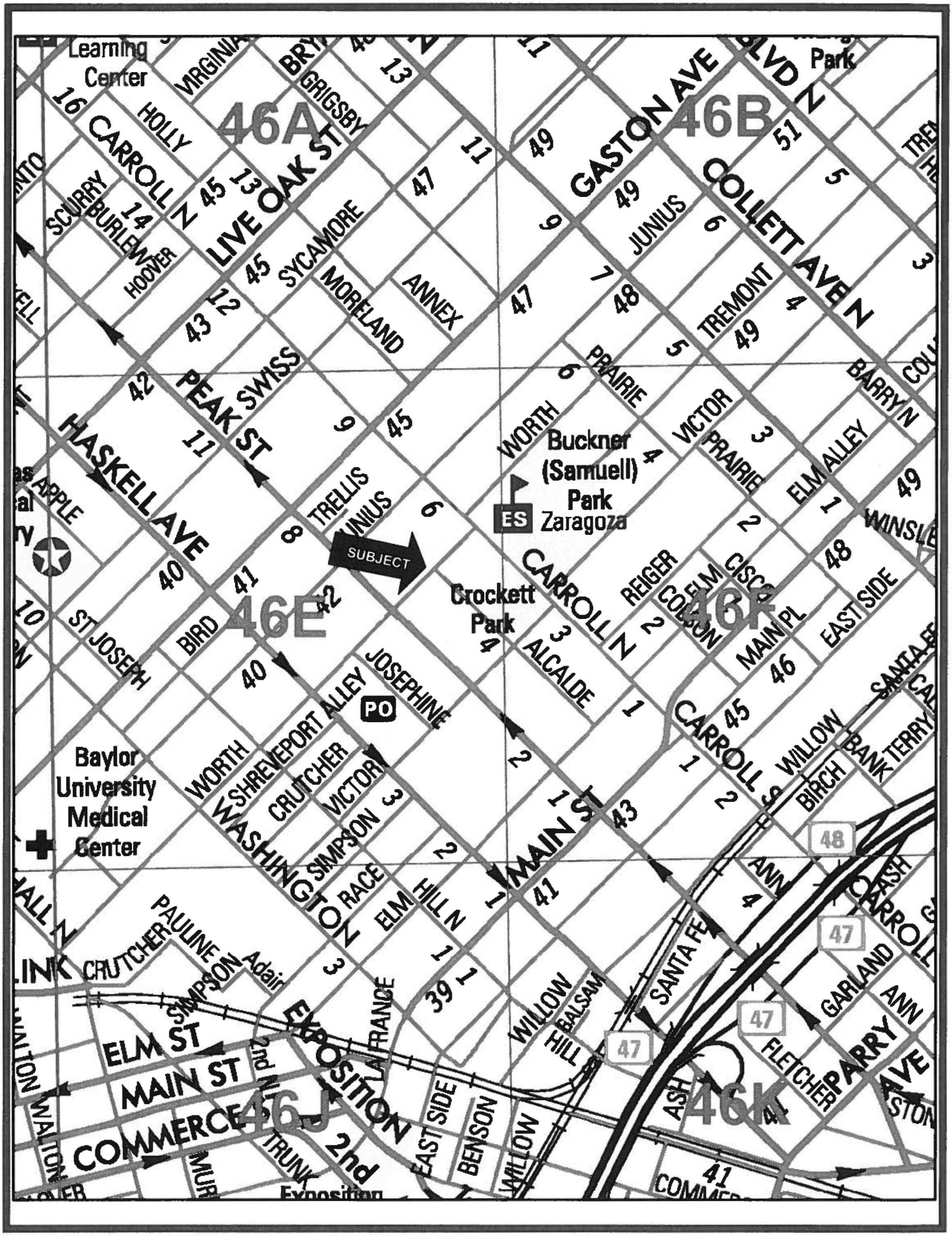
2006 Bond Funds - $4,286 ($2,586 plus closing costs and title expenses not to exceed $1,700)

OWNER

Hector Ventura

MAPS

Attached



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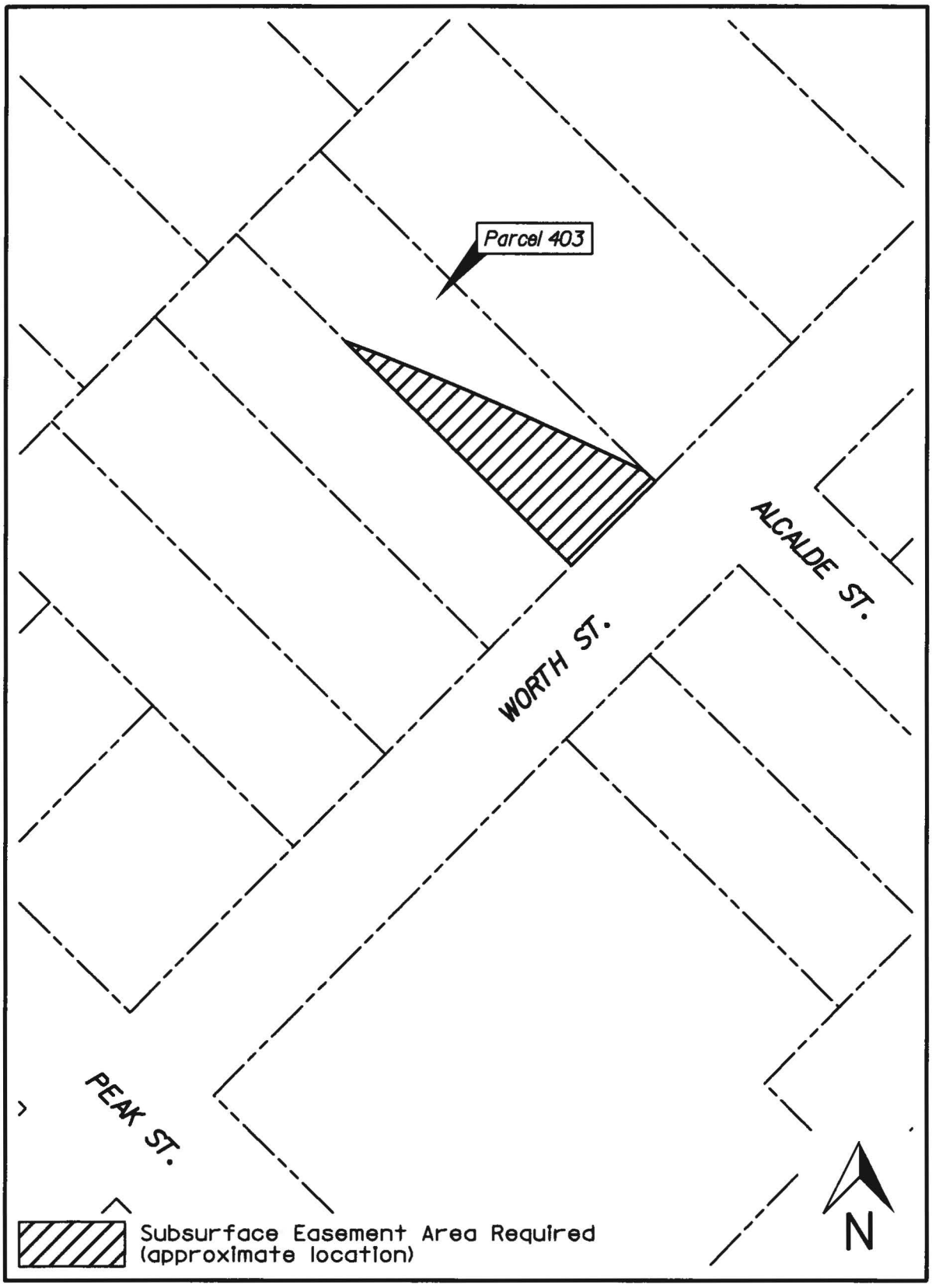
MAPSCO

46 E

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


Parcel 403
ALCALDE ST.
WORTH ST.
PEAK ST.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,694 square feet in area, lying between the subsurface elevations of 209 feet and 383 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Hector Ventura, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $2,586.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,700.00

"AUTHORIZED AMOUNT": $4,286.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E43, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E44. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING 0.0848 ACRE (3,694 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 403)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM HECTOR VENTURA

BEING a 0.0848 acre (3,694-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Block 4 (Official City of Dallas Block Number 4/792) of Peak's Suburban Addition, an addition to the City of Dallas recorded in Volume 45, Page 56 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Hector Ventura as evidenced by General Warranty Deed recorded in Instrument Number 201100331039 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING at a 1/2-inch iron rod (controlling monument) found in the northwest line of Worth Street, a 50-foot right-of-way, and the southeast line of City Block 4/792 for the east corner of said Ventura tract and the south corner of that certain tract of land conveyed to Don Yarbrough and Elizabeth Ann Nelson as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 2004126, Page 5118 of the Deed Records of Dallas County, Texas, having coordinates of N=6976256.8277, E=2499336.1375;

THENCE South 44 degrees 35 minutes 29 seconds West along the northwest line of Worth Street, the southeast line of City Block 4/792, and the southeast line of said Ventura tract a distance of 50.00 feet to the south corner of said Madden tract and the east corner of that certain tract of land conveyed to Richard A. Seltzer and Barbara Brock Seltzer as evidenced by Warranty Deed recorded in Volume 81029, Page 2029 of the Deed Records of Dallas County, Texas, having coordinates of N=6976221.2260, E=2499301.0399 (not monumented);

THENCE North 45 degrees 18 minutes 28 seconds West departing the southeast line of Worth Street and the southeast line of City Block 4/792 and along the common southwest line of said Ventura tract and northeast line of said Seltzer tract, over and across City Block 4/792, a distance of 135.40 feet to the beginning of a non-tangent curve to the right, having coordinates N=6976316.4377, E=2499204.7998 (not monumented);

THENCE departing the common southwest line of said Ventura tract and the northeast line of said Seltzer tract over and across said Ventura tract along a curve to the right having a central angle of 05 degrees 33 minutes 06 seconds, a radius of 1430.00 feet, an arc length of 138.56 feet, a chord bearing South 66 degrees 28 minutes 10 seconds East a distance of 138.50 feet to the common northeast line of said Ventura tract and the southwest line of said Yarbrough and Nelson tract, having coordinates of N=6976261.1495, E=2499331.7690;

THENCE South 45 degrees 18 minutes 28 seconds East along the common northeast line of said Ventura tract and the southwest line of said Yarbrough and Nelson tract a distance of 6.15 feet to the **POINT OF BEGINNING**;

FIELD NOTES APPROVED:
9/12/12

FIELD NOTES DESCRIBING 0.0848 ACRE (3,694 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 403)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM HECTOR VENTURA

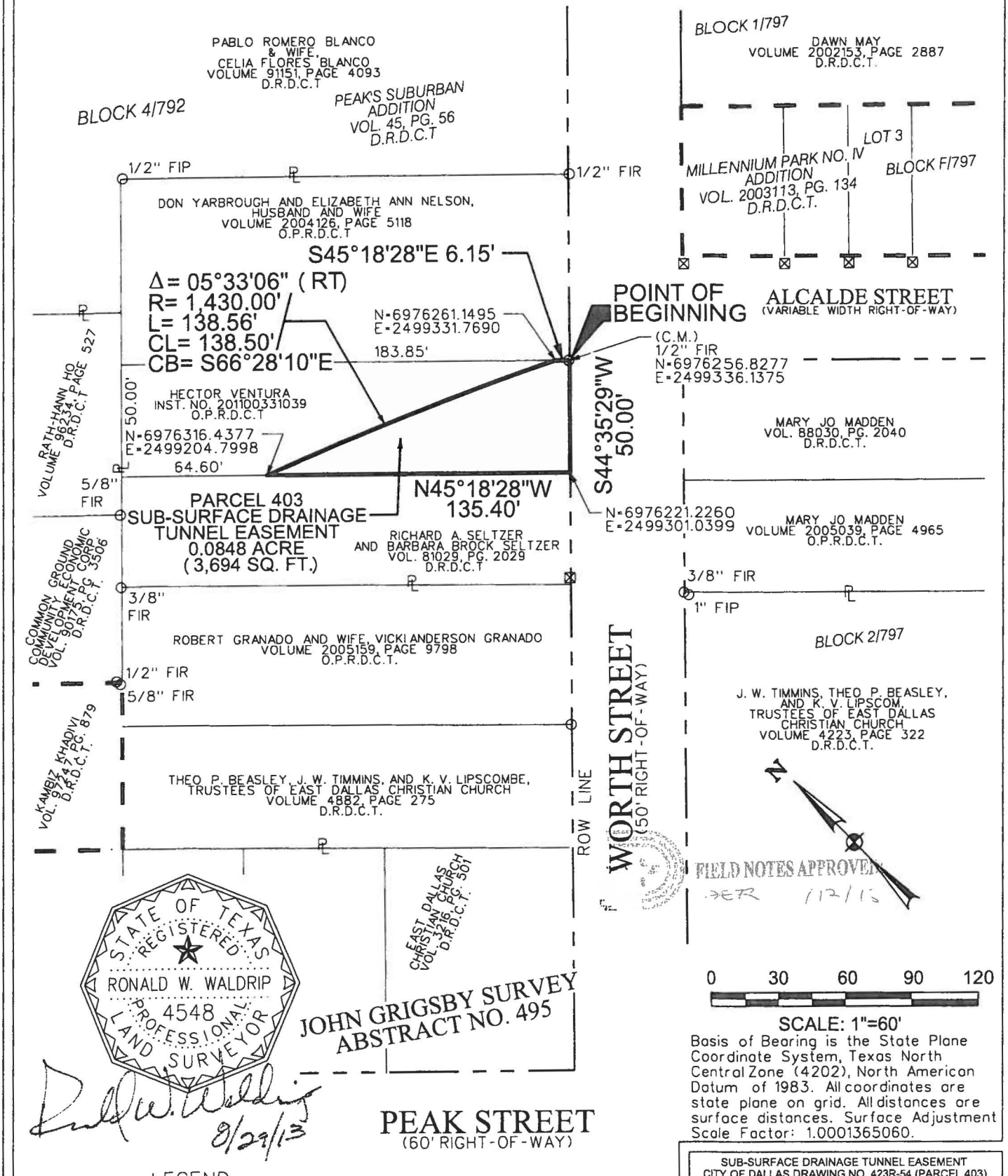
CONTAINING within the metes recited 0.0848 acre (3,694 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

Ronald W. Waldrip 9/29/13

FIELD NOTES APPROVED:
DCK 9/24/13

EXHIBIT A



8/29/13

SCALE: 1"=60'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

	ROW LINE	(C.M.)	CONTROL MONUMENT
℄	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T	DEED RECORDS DALLAS COUNTY TEXAS
	PROP. EASEMENT LINE		
○	IRON ROD		
⊠	X-CUT	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
△	MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 403)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joseph Anthony Suddath, of a subsurface easement under approximately 1,639 square feet of land located on East Side Avenue near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $3,831 ($2,131 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 1,639 square feet of land from Joseph Anthony Suddath. This property is located on East Side Avenue near its intersection with Haskell Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

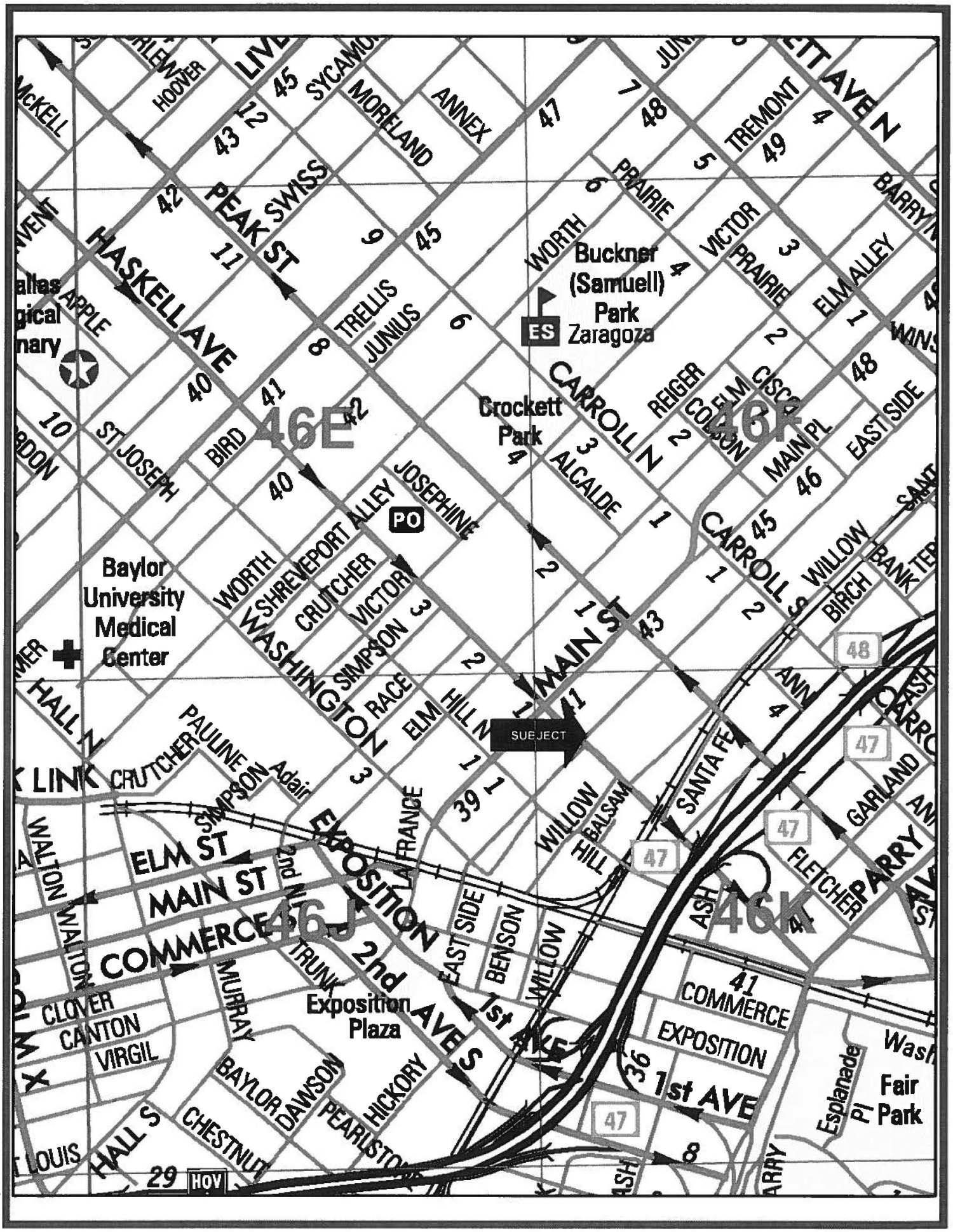
2006 Bond Funds - $3,831 ($2,131 plus closing costs and title expenses not to exceed $1,700)

OWNER

Joseph Anthony Suddath

MAPS

Attached



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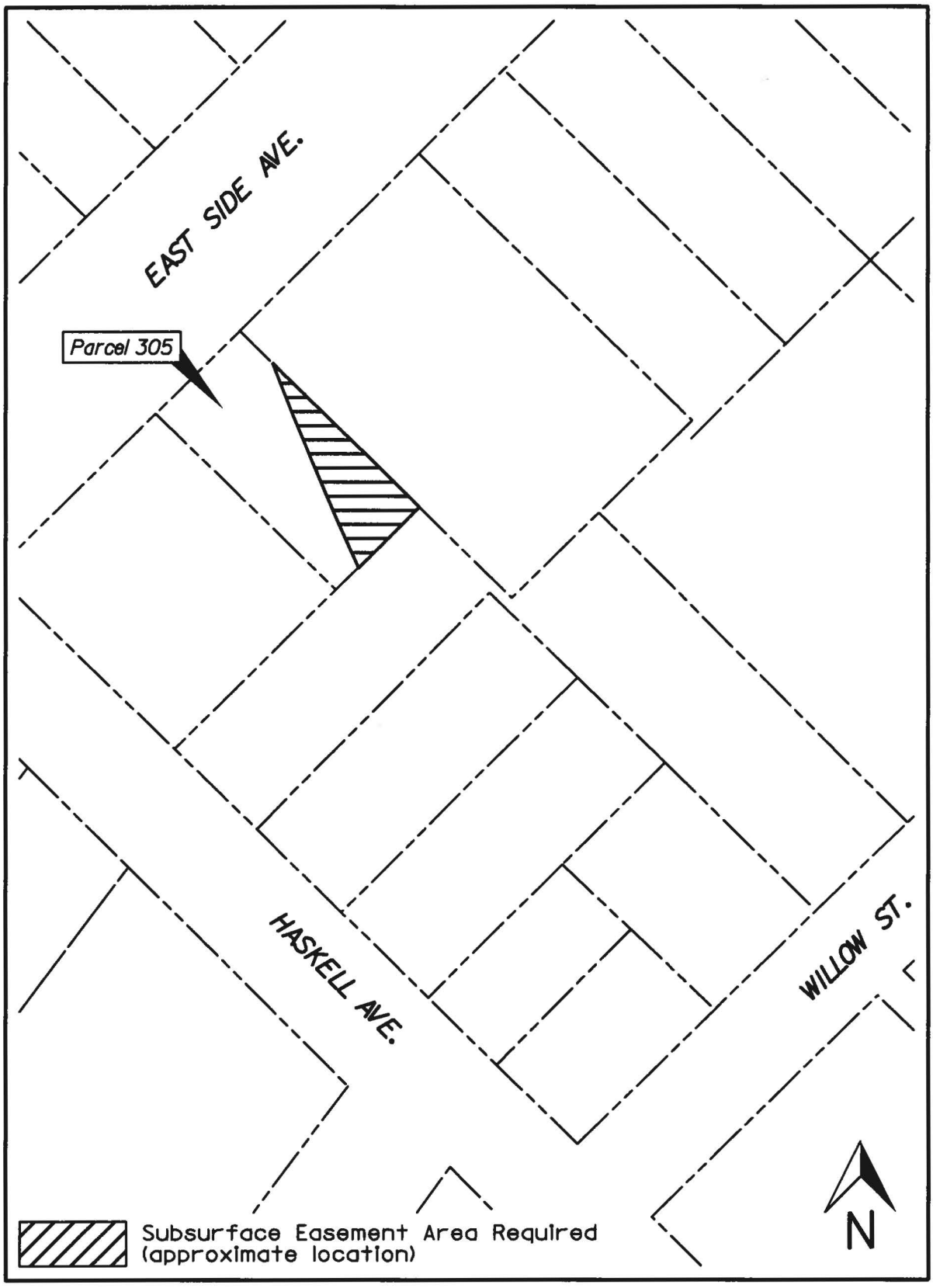
MAPSCO

46 K

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


EAST SIDE AVE.
Parcel 305
HASKELL AVE.
WILLOW ST.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 1,639 square feet in area, lying between the subsurface elevations of 196 feet and 370 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Joseph Anthony Suddath, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $2,131.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,700.00

"AUTHORIZED AMOUNT": $3,831.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E37, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E38. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING 0.0376 ACRE (1,639 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 305)
CITY OF DALLAS BLOCK 805 (UNPLATTED)
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM JOSEPH A. SUDDATH

BEING a 0.0376 acre (1,639 square feet) tract of land situated in City Block 805 (unplatted) and the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of that certain tract of land conveyed to Joseph A. Suddath as evidenced by Distribution Deed recorded in Instrument Number 20070208261 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

FIELD NOTES APPROVED: JEF 7-3-13

BEGINNING in the southeast line of said Suddath tract and the northwest line of that certain tract of land conveyed to Hal G. Hinckley as evidenced by deed recorded in Volume 82175, Page 777 of the Deed Records of Dallas County, Texas, having coordinates of N=6973984.8183, E=2500322.2433 (not monumented), from which a 5/8-inch iron rod found in the northeast line of Haskell Avenue, a variable width right-of-way, and the southwest line of City Block 805 bears South 45 degrees 19 minutes 15 seconds West a distance of 109.34 feet;

THENCE departing the southeast line of said Suddath tract and the northwest line of said Hinckley tract and along a curve to the right over and across said Suddath tract having a central angle of 02 degrees 39 minutes 55 seconds, a radius of 2030.00 feet, an arc length of 94.44 feet, and a chord bearing North 22 degrees 39 minutes 46 seconds West a distance of 94.43 feet to the northeast line of said Suddath tract and the southwest line of those certain tract of land conveyed to Gene Street as evidenced by deed recorded in Volume 93190, Page 604 of the Deed Records of Dallas County, Texas, having coordinates of N=6974071.9426, E=2500285.8647 (not monumented);

THENCE South 45 degrees 30 minutes 10 seconds East along the northeast line of said Suddath tract and the southwest line of said Street tract a distance of 87.55 feet to the east corner of said Suddath tract and the north corner of said Hinckley tract, having coordinates of N=6974010.5891, E=2500348.3045 (not monumented);

THENCE South 45 degrees 19 minutes 15 seconds West departing the southwest line of said Street tract along the southeast line of said Suddath tract and the northwest line of said Hinckley tract a distance of 36.66 feet to the **POINT OF BEGINNING**;

EXHIBIT A

FIELD NOTES DESCRIBING 0.0376 ACRE (1,639 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 305)
CITY OF DALLAS BLOCK 805 (UNPLATTED)
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM JOSEPH A. SUDDATH

CONTAINING within the metes recited 0.0376 acre (1,639 square feet) of land, more or less.

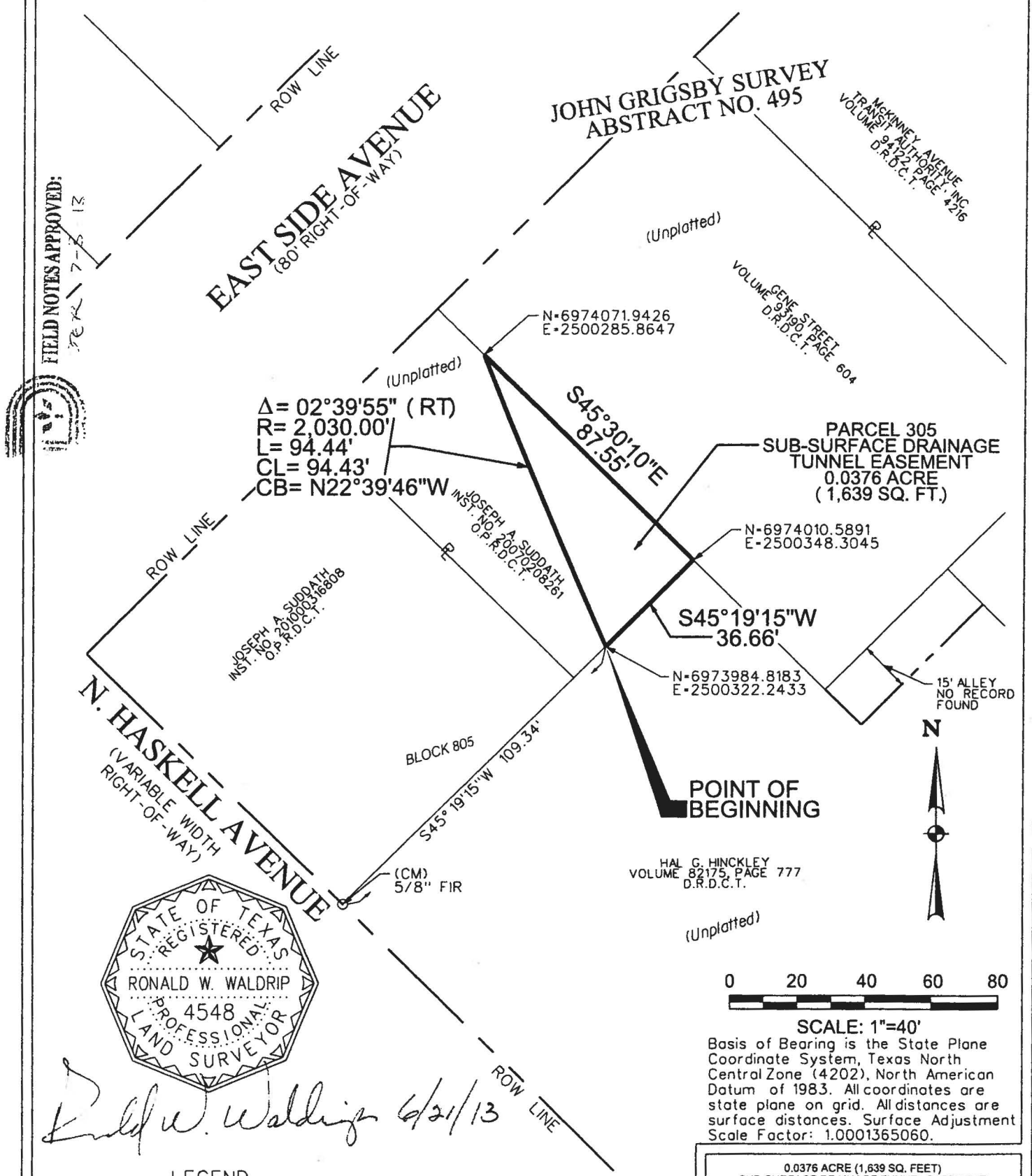
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

FIELD NOTES APPROVED:

STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip 6/21/13

EXHIBIT A



STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip 6/21/13

SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

ROW LINE		(C.M.)	CONTROL MONUMENT
PROPERTY LINE		FIR	FOUND IRON ROD
LOT LINE		FIP	FOUND IRON PIPE
SUBDIVISION LINE		D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
PROP. EASEMENT LINE		O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
IRON ROD			
X-CUT			
MONUMENT			

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

0.0376 ACRE (1,639 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 305)
CITY OF DALLAS BLOCK 805
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM JOSEPH A. SUDDATH

ARS Engineers, Inc.
Surv. Firm No. 10131901
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard A. Seltzer and Barbara Brock Seltzer, of a subsurface easement under approximately 6,950 square feet of land located on Worth Street near its intersection with Alcalde Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $6,565 ($4,865 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 6,950 square feet of land from Richard A. Seltzer and Barbara Brock Seltzer. This property is located on Worth Street near its intersection with Alcalde Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $6,565 ($4,865 plus closing costs and title expenses not to exceed $1,700)

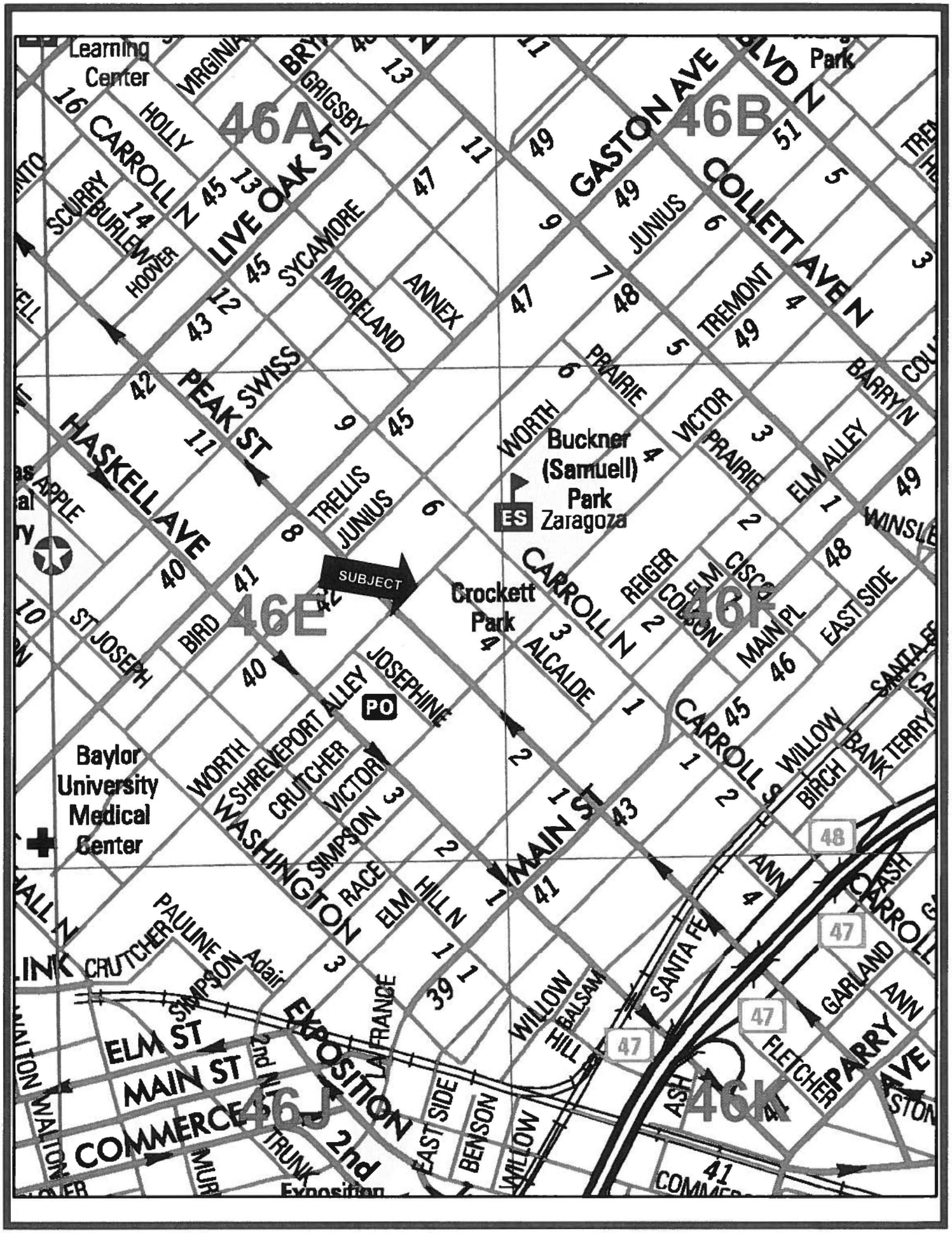
OWNER

Richard A. Seltzer

Barbara Brock Seltzer

MAPS

Attached



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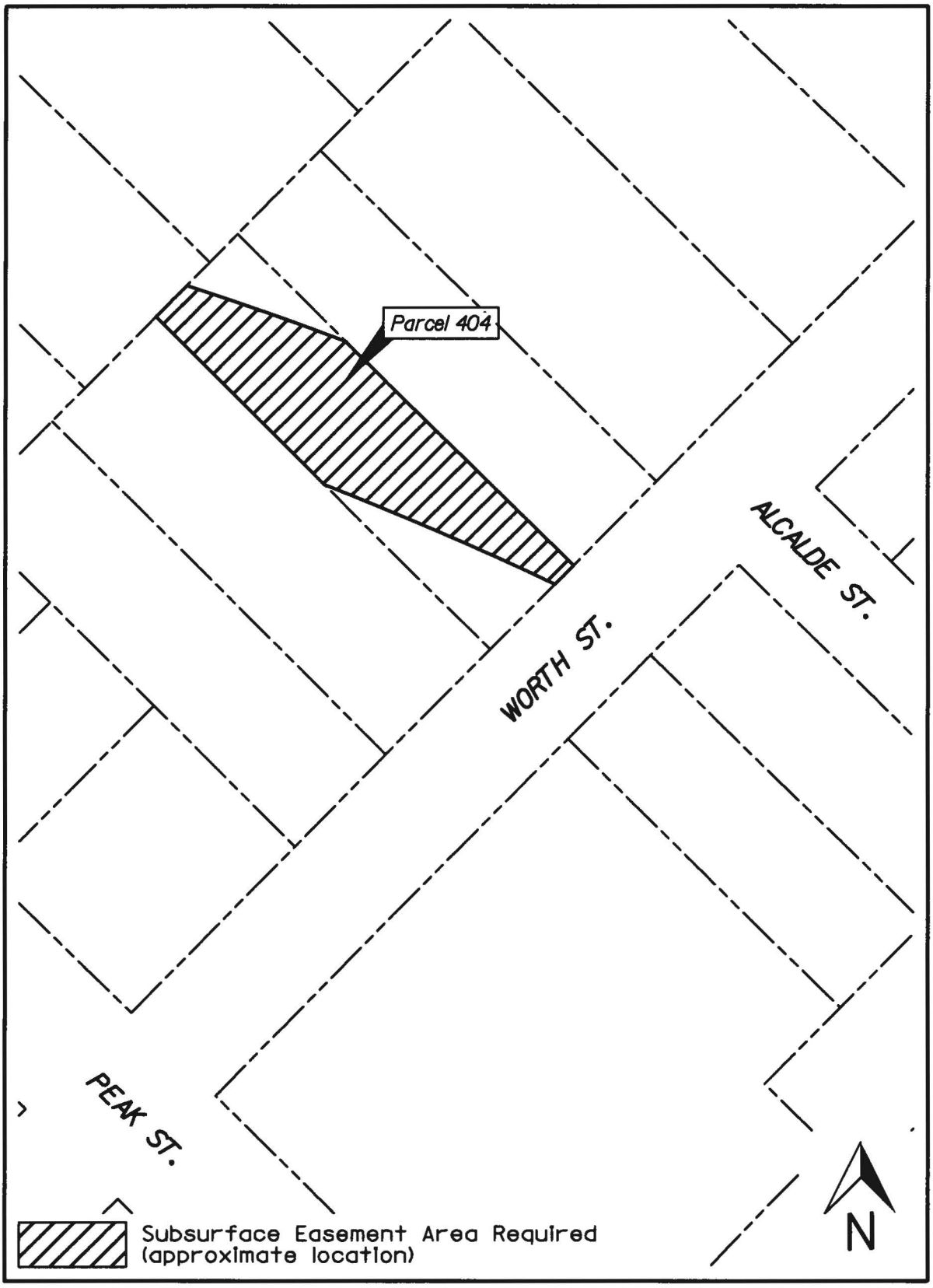
MAPSCO

46 E

0 Mi 0.14 Mi 0.29 Mi

Scale 1 : 9 195


Parcel 404
ALCALDE ST.
WORTH ST.
PEAK ST.
Subsurface Easement Area Required
(approximate location)
N

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 6,950 square feet in area, lying between the subsurface elevations of 209 feet and 384 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Richard A. Seltzer and Barbara Brock Seltzer, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $4,865.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,700.00

"AUTHORIZED AMOUNT": $6,565.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E41, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E42. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING 0.1596 ACRE (6,950 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 404)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM RICHARD A. SELTZER AND BARBARA BROCK SELTZER

BEING a 0.1596 acre (6,950-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Block 4 (Official City of Dallas Block Number 4/792) of Peak's Suburban Addition, an addition to the City of Dallas recorded in Volume 45, Page 56 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Richard A. Seltzer and wife, Barbara Brock Seltzer as evidenced by Warranty Deed recorded in Volume 81029, Page 2029 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northwest line of Worth Street, a 50-foot right-of-way, and the southeast line of City Block 4/792 for the east corner of said Seltzer tract and the south corner of that certain tract of land conveyed to Hector Ventura as evidenced by General Warranty Deed recorded in Instrument Number 201100331039 of the Official Public Records of Dallas County, Texas, having coordinates of N=6976221.2260, E=2499301.0399, from which a 1/2-inch iron rod (controlling monument) found for the east corner of said Ventura tract and the south corner of that certain tract of land conveyed to Don Yarbrough and Elizabeth Ann Nelson as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 2004126, Page 5118 of the Deed Records of Dallas County, Texas bears North 44 degrees 35 minutes 29 seconds East a distance of 50.00 feet;

THENCE South 44 degrees 35 minutes 29 seconds West along the northwest line of Worth Street, the southeast line of City Block 4/792, and the southeast line of said Seltzer tract a distance of 11.22 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6976213.2385, E=2499293.1656 (not monumented);

THENCE departing the common southeast line of said Seltzer tract, the southeast line of City Block 4/792, and the northwest line of Worth Street over and across said Seltzer tract and City Block 4/792, along a curve to the left having a central angle of 04 degrees 26 minutes 34 seconds, a radius of 1370.00 feet, an arc length of 106.23 feet, a chord bearing North 66 degrees 28 minutes 28 seconds West a distance of 106.21 feet to the common southwest line of Seltzer tract and the northeast line of that certain tract of land conveyed to Robert Granado and Vicki Anderson Granado as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 2005159, Page 9798 of the Official Public Records of Dallas County, Texas, having coordinates of N=6976255.6255, E=2499195.8009;

THENCE North 45 degrees 03 minutes 26 seconds West along the common southwest line of said Seltzer tract and northeast line of said Granado tract, continuing over and across City Block 4/792, a distance of 100.89 feet to the southeast line of that certain tract of land conveyed to Common Ground Community Economic Development Corporation as evidenced by Special Warranty Deed recorded in Volume 90175, Page 3506 of the Deed Records of Dallas County, Texas for west corner of said Seltzer tract and the north corner of said Granado tract, having coordinates N=6976326.8872, E=2499124.3965 (not monumented), from which a 3/8-inch iron rod found bears North 45 degrees 03 minutes 26 seconds West a distance of 0.43 feet;

FIELD NOTES APPROVED:
9/12/18

EXHIBIT A

FIELD NOTES DESCRIBING 0.1596 ACRE (6,950 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 404)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM RICHARD A. SELTZER AND BARBARA BROCK SELTZER

THENCE North 44 degrees 35 minutes 29 seconds East along the common northwest line of said Seltzer tract and southeast line of said Economic Development tract a distance of 18.52 feet to the beginning of a non-tangent curve to the right, having coordinates N=6976340.0733, E=2499137.3958 (not monumented);

THENCE over and across said Seltzer tract and along said curve to the right having a central angle of 02 degrees 51 minutes 45 seconds, a radius of 1430.00 feet, an arc length of 71.45 feet, and a chord bearing South 70 degrees 40 minutes 36 seconds East a distance of 71.44 feet to the common northeast line of said Seltzer tract and the southwest line of said Ventura tract, having coordinates of N=6976316.4377, E=2499204.7998;

THENCE South 45 degrees 18 minutes 28 seconds East along the common northeast line of said Seltzer tract and the southwest line of said Ventura tract a distance of 135.40 feet to the **POINT OF BEGINNING**;

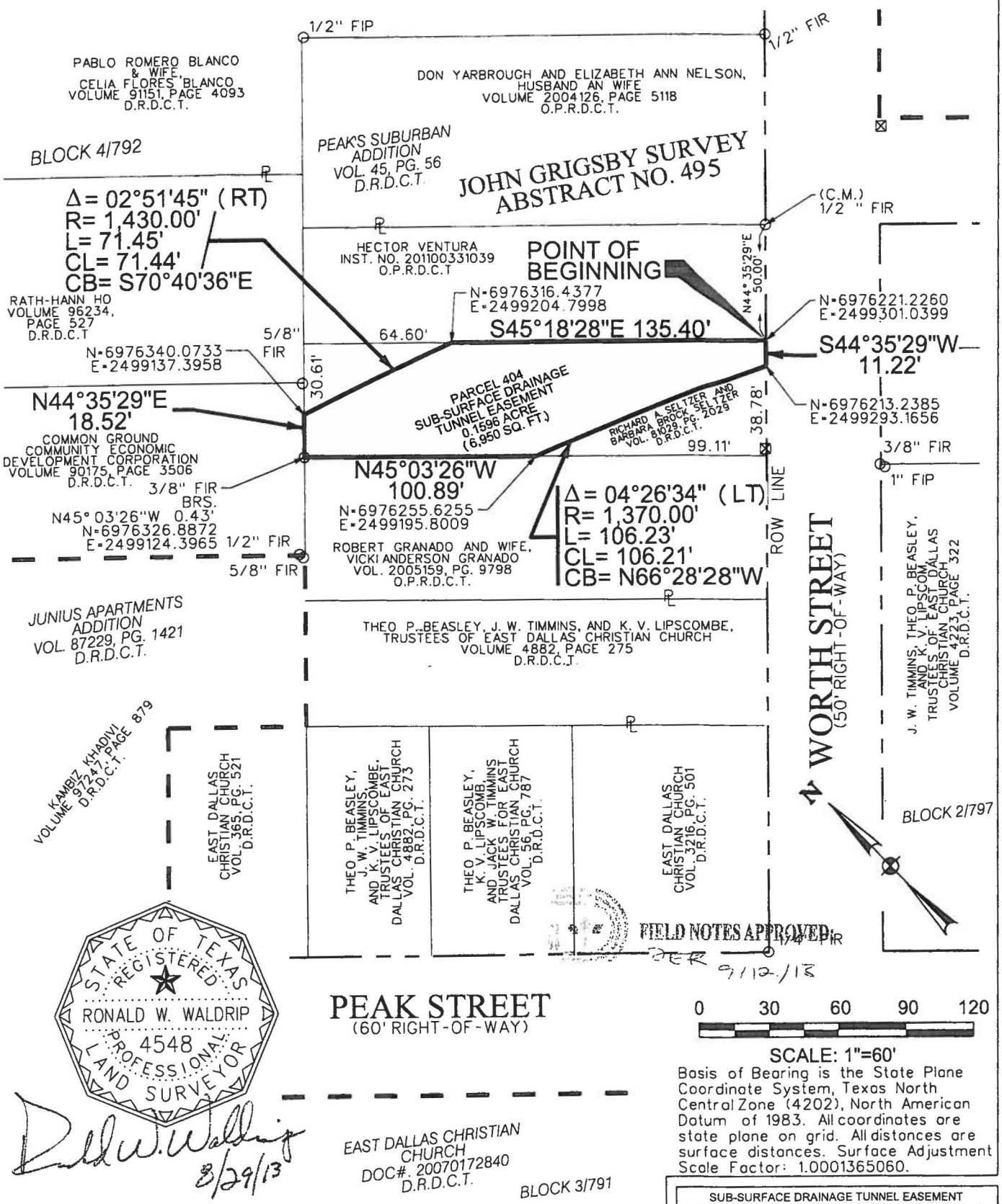
CONTAINING within the metes recited 0.1596 acre (6,950 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

Ronald W. Waldrip 8/29/13

FIELD NOTES APPROVED:
PER 7/12/13

EXHIBIT A



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

ROW LINE	(C.M.)	CONTROL MONUMENT
PROPERTY LINE	FIR	FOUND IRON ROD
LOT LINE	FIP	FOUND IRON PIPE
SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
PROP. EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
IRON ROD		
X-CUT		
MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 404)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Trinity Watershed Management

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 46E

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Walker Duke and Melissa Murphy, of a subsurface easement under approximately 3,602 square feet of land located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $4,221 ($2,521 plus closing costs and title expenses not to exceed $1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 3,602 square feet of land from Walker Duke and Melissa Murphy. This property is located on Junius Street at its intersection with Peak Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $4,221 ($2,521 plus closing costs and title expenses not to exceed $1,700)

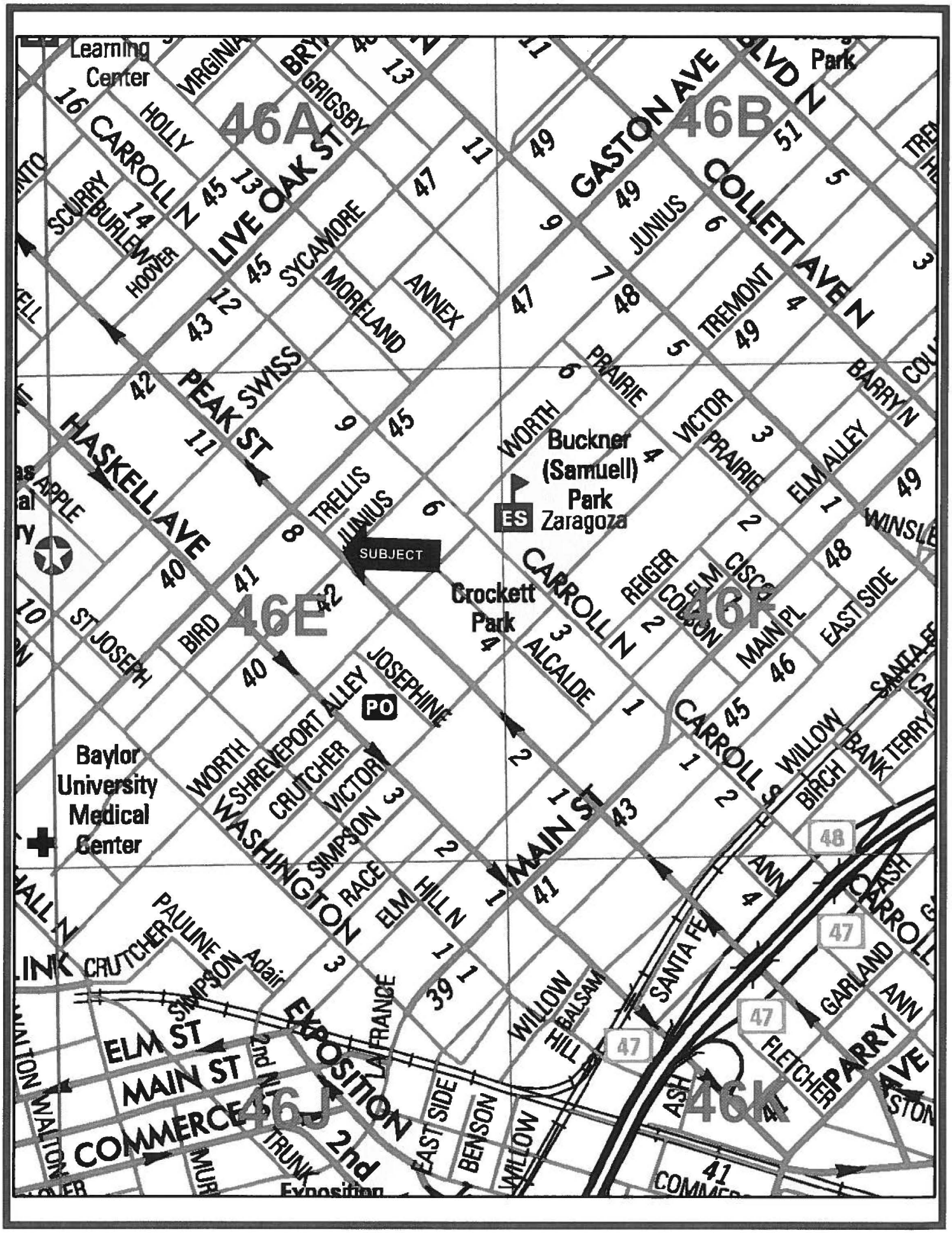
OWNER

Walker Duke

Melissa Murphy

MAPS

Attached



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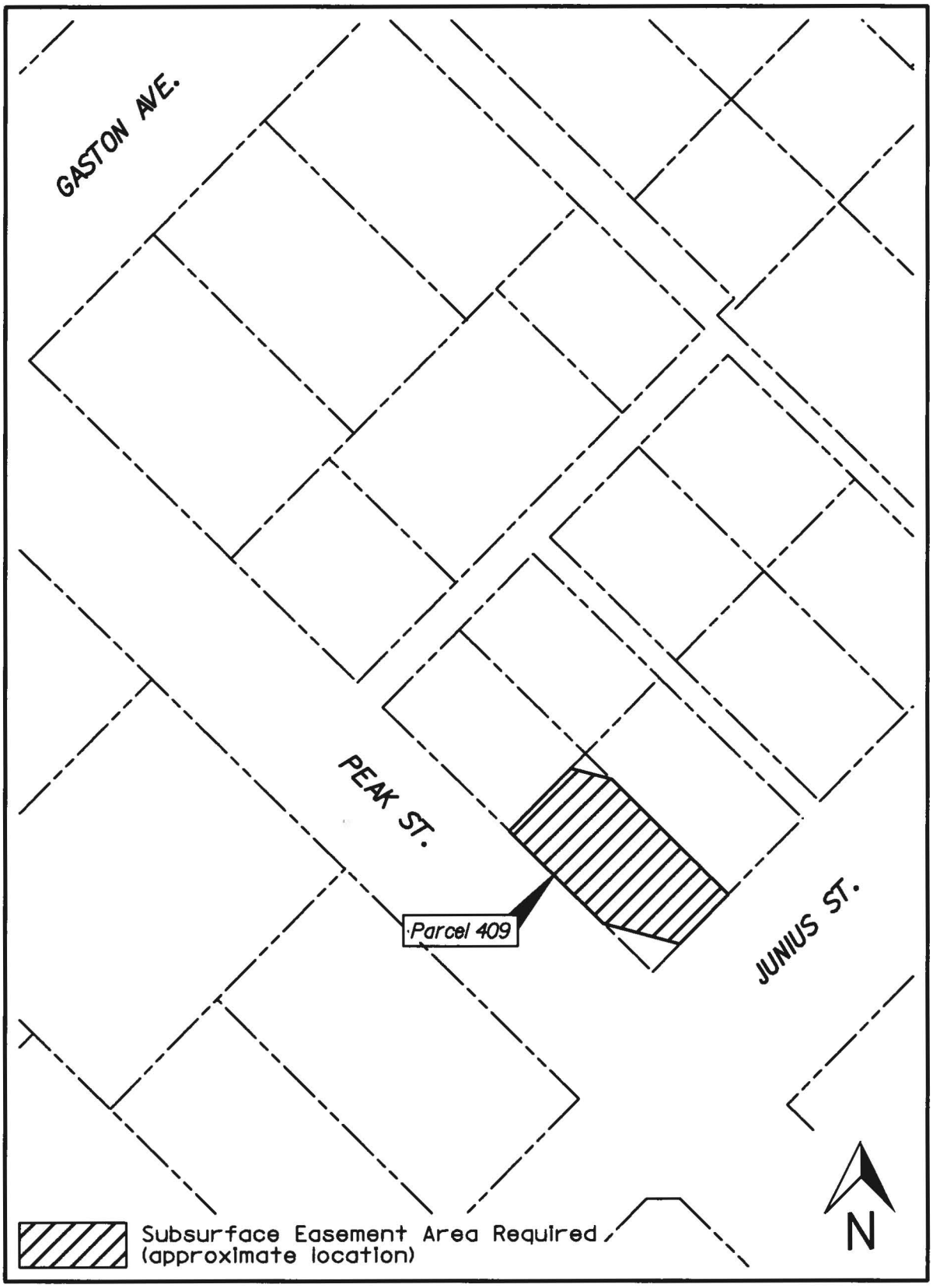

GASTON AVE.
PEAK ST.
Parcel 409
JUNIUS ST.
N
Subsurface Easement Area Required
(approximate location)

February 25, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,602 square feet in area, lying between the subsurface elevations of 212 feet and 386 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Walker Duke and Melissa Murphy, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $2,521.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,700.00

"AUTHORIZED AMOUNT": $4,221.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT PBW06T525E47, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT PBW06T525E48. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

FIELD NOTES DESCRIBING 0.0827 ACRE (3,602 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 409)
PART OF LOT 1, CITY BLOCK 5/773, TRELLIS COURT, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM WALKER DUKE AND MELISSA MURPHY

BEING a 0.0827 acre (3,602-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 1, City Block 5/773 of Trellis Court, an addition to the City of Dallas recorded in Volume 2, Page 219 of the Map Records of Dallas County, Texas and being part of that certain tract of land conveyed to Walker Duke and Melissa Murphy as evidenced by General Warranty Deed recorded in Instrument Number 20070225886 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northwest line of Junius Street, a 80-foot right-of-way, and the southeast line of City Block 5/773, for the common south corner of Lot 2, City Block 5/773, and east corner of said Lot 1, having coordinates of N=6976392.2502, E=2498813.6346 (not monumented), from which a 60D nail bears South 10 degrees 52 minutes 46 seconds East a distance of 2.99 feet;

THENCE South 44 degrees 24 minutes 29 seconds West along the northwest line of Junius Street, the southeast line of said Lot 1, the southeast line of City Block 5/773, and the southeast line of said addition a distance of 29.33 feet, having coordinates N=6976371.2987, E=2498793.1116 (not monumented);

THENCE North 75 degrees 10 minutes 00 seconds West departing the northwest line of Junius Street, the southeast line of said Lot 1, and the southeast line of City Block 5/773, over and across said Lot 1 a distance of 33.63 feet to the northeast line of Peak Street, a 60-foot right-of-way, the southwest line of said Lot 1, and the southwest line of City Block 5/773, having coordinates of N=6976379.9063, E=2498760.6095 (not monumented);

THENCE North 45 degrees 27 minutes 14 seconds West along the northeast line of Peak Street, the southwest line of said Lot 1, and the southwest line of City Block 5/773 a distance of 55.85 feet to the west corner of said Lot 1 and the south corner of Lot 5, City Block 5/773, having coordinates N=6976419.0794, E=2498720.8111 (not monumented);

THENCE North 44 degrees 24 minutes 29 seconds East departing the northeast line of Peak Street, and the southwest line of City Block 5/773 along the northwest line of said Lot 1 and the southeast line of said Lot 5 a distance of 37.16 feet, having coordinates of N=6976445.6210, E=2498746.8099 (not monumented);

THENCE South 75 degrees 10 minutes 00 seconds East departing the common southeast line of said Lot 5 and northwest line of said Lot 1, over and across said Lot 1 a distance of 17.84 feet to the northeast line of said Lot 1 and the southwest line of said Lot 2, having coordinates of N=6976441.0550, E=2498764.0506 (not monumented);

THENCE South 45 degrees 27 minutes 14 seconds East along the northeast line of said Lot 1 and the southwest line of said Lot 2 a distance of 69.58 feet to the **POINT OF BEGINNING**;

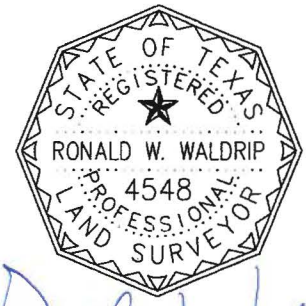
FIELD NOTES APPROVED:
DER 9/12/13

EXHIBIT A

FIELD NOTES DESCRIBING 0.0827 ACRE (3,602 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 409)
PART OF LOT 1, CITY BLOCK 5/773, TRELLIS COURT, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM WALKER DUKE AND MELISSA MURPHY

CONTAINING within the metes recited 0.0827 acre (3,602 square feet) of land, more or less.

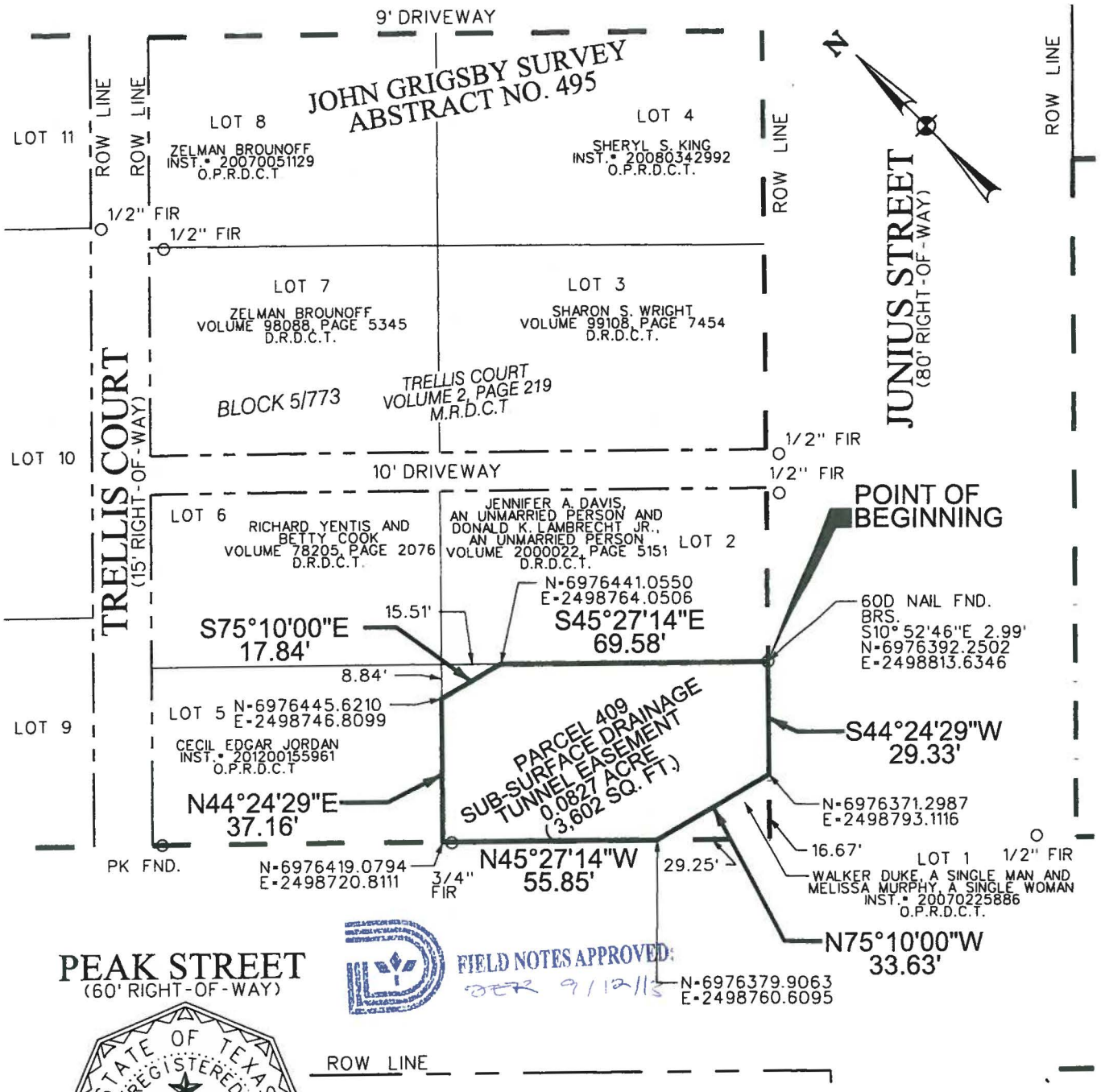
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrip 8/29/13

FIELD NOTES APPROVED:
9/12/13

EXHIBIT A



FIELD NOTES APPROVED:
BER 9/12/13

STATE OF TEXAS
REGISTERED
RONALD W. WALDRIP
4548
PROFESSIONAL
LAND SURVEYOR

Ronald W. Waldrip
8/29/13

SCALE: 1"=40'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

	ROW LINE	(C.M.)	CONTROL MONUMENT
PL	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
	PROP. EASEMENT LINE	O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
○	IRON ROD		
⊠	X-CUT		
△	MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 409)
PART OF LOT 1, CITY BLOCK 5/773, TRELLIS COURT,
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

ADDENDUM ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 56 L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District, animal production, community service center, farm and urban garden uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, south of Vesper Street, west of Bexar Street and east of Canaan Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions

Z145-124(AF)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 25, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z145-124(AF) **DATE FILED:** February 5, 2015

LOCATION: South of Vesper Street, west of Bexar Street and east of Canaan Street

COUNCIL DISTRICT: 7 **MAPSCO:** 56-L

SIZE OF REQUEST: Approx. 1.15 acres **CENSUS TRACT:** 115.00

REPRESENTATIVE: Michael Westfall, Kimley Horn

APPLICANT: Citybuild Community Development Corporation

OWNER: Citybuild Community Development Corporation and City of Dallas

REQUEST: An application for a Planned Development District for R-5(A) Single Family District, animal production, community service center, farm and urban garden uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: It is the intention of the applicant to add agricultural uses that allow the applicant to build a community based urban farm that focuses on small animal production, growing of fruits, herbs, vegetables, along with on-site educational services and general merchandise sales. Small animal production for consumption would include the raising of rabbits, chickens, fish, and goats. The request for a Planned Development District offers to comingle animal and crop production, a community service center, a retail store, and live-work units on one lot that is approximately 1.15 acres.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The site is located within a cul-de-sac at the end of the Bexar Street Corridor at the foothills of the Trinity River Levy behind multi-family residences. PD conditions were created to specifically focus on minimizing any potential impact on the surrounding neighborhood. Staff proposes 20-foot setbacks for the east portion of the property that falls on Bexar Street to be consistent with the front yard setbacks of the residences fronting Bexar Street and the a 10-foot setback for the northern portion that falls on Vesper St. In addition, the PD limits any structures to be no higher than 30 feet (the same as R-5(A)), the types of animals (rabbits, goats, chicken, and fish) and the location of the animals to be pushed to the rear of the property. It is because of these conditions, that the addition of agricultural uses is not anticipated to negatively impact surrounding properties.

2. *Traffic impact* – Staff has reviewed the request and has determined that the surrounding roadway system can accommodate the additional trips. In addition, the city of Dallas has committed over $5.8M in infrastructure improvements to the Bexar Street Corridor. Construction is underway.

3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan and the South Dallas Ideal/Rochester Park Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). The CRP lays the groundwork for future and more detailed planning for the Bonton Neighborhood, which falls within the Ideal/Rochester Park NIP target area.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The current R-5(A) district standards s allow either by right or through Specific Use Permit uses that the applicant is requesting like community service center, single family residential, and crop production. The objective of the Planned Development District is to allow for all these uses to be located on one lot, with the addition of animal production. It is the intent of the applicant and the belief of staff that this unique concept will serve the community and the surrounding neighborhood and continue to assist in the expansive community development efforts that are occurring in the area.

BACKGROUND INFORMATION:

- Spearheaded through the for-profit organization A Good-Works Company, this new PD is to be the catalyst for an urban commercial farming enterprise that produces organic produce in south Dallas using innovative urban farming techniques. The applicant plans to have crops intended to feed the community of Bonton. Additionally, the company seeks to manufacture and sell urban farming components such as urban chicken coops and wicking beds, as well as offer consultation services and farming/cooking courses for the neighboring residents.

- The Bonton neighborhood is located within a food desert, which is defined as urban neighborhoods without ready access to fresh, healthy, and affordable food. Instead of supermarkets and grocery stores, communities within Food Deserts may have no food access or are served only by fast food restaurants and convenience stores that offer few healthy, affordable food options. The lack of access contributes to a poor diet and can lead to higher levels of obesity and other diet-related diseases, such as diabetes and heart disease. The applicant feels that introduction of a community/neighborhood focused urban farm could help provide healthy alternatives.

Zoning History:

There have been no zoning requests within the immediate vicinity area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Vesper Street	Minor Arterial	40 feet
Bexar Street	Principal Arterial	60 feet

Land Use:

	Zoning	Land Use
Site	PD 595, R-5(A)	Single family
North	PD 856	Multi family
East	PD 595, R-5(A)	Single family
South	PD 595, R-5(A)	Trinity Levy
West	PD 595, R-S I(A)	Trinity Levy

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located in an area considered a Residential Neighborhood in *forward Dallas*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections. The PD is located at a cul-de-sac that serves to be a prominent location for the Bexar Street corridor. It is the end of the Dart Bus line 11, serves as an entrance for the community into the Trinity River Levy, and only blocks away are the Dallas Housing Authority's Buckeye Trail Commons Multi-Family Residential Housing Site and the City of Dallas' Southeast Service Center. The Urban Farm can serve to be an integral part for the corridor that joins the major elements located on the South Side of Bexar Street. In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods

Policy 7.1.3 Encourage a sense of community and identity
Policy 7.1.4 Promote clean and safe neighborhoods.
Policy 7.1.5 Provide public infrastructure to support neighborhoods.
Policy 7.1.6 Follow a consistent neighborhood planning framework.
Policy 7.1.5.2 Encourage neighborhood-serving office, retail, or other nonresidential uses to locate primarily on significant roads or at key intersections.

Area Plans:

Over the past decade, South Dallas has seen development spearheaded by the City of Dallas concentrating in a variety of different locations. One major example is the Bexar Street Corridor, where the subject site is located, and is also the primary focus of the City of Dallas' Community Revitalization Plan which calls for over $5.8 million in infrastructure improvements to be implemented and are currently underway. For the area the city of Dallas has embraced a multi-faceted redevelopment approach that calls for community development, partnerships with major stakeholders, and the streamlining of public investment and city resources.

Depicted in the South Dallas Ideal/Rochester Park Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP) is the vision for Bexar Street Corridor which lays the groundwork for future and more detailed planning within what is considered as the Ideal/Rochester Park NIP target area. The CRP lists 10 major goals that are intended to be addressed by the city's efforts. These goals are:

Goal 1: Improve the quality of housing
Goal 2: Improve the quality of public infrastructure and public facilities
Goal 3: Facilitate and promote economic development opportunities for existing residents and businesses
Goal 4: Strengthen linkages between land use and transportation

Goal 5: Improve public safety
Goal 6: Leverage resources for strategic neighborhood investments
Goal 7: Assemble vacant tax delinquent land for redevelopment
Goal 8: Stimulate and attract neighborhood investments
Goal 9: Address neighborhood blight through coordinated code compliance and enforcement
Goal 10: Foster community-wide participation in redevelopment processes

By allowing for this Planned Development District, the project will serve as an economic catalyst for redevelopment that addresses goals 1 through 8 and 10.

Land Use Compatibility:

The request site is primarily surrounded by multi-family residential to the north and west while single-family residential is located to the east. The Trinity River Levy is located to the south. The request site includes 10 lots totaling approximately 1.15 acres. All the lots are currently made up of vacant land.

Currently, there are two single family residences and two developable vacant lots that abut the property. Staff worked with the applicant in order to create conditions that would minimize the impact on these neighbors and any potential neighbors that may want to move into the developable lots in the future. The presence of the "caretaker" onsite will allow for somebody to address any concerns or unique situations that may occur on site late during late night hours.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-5(A) Single Family	20'	5' (single Fam structures) 10'(all other)	No Maximum	30'	40%	Minimum lot area for residential use is: 5,000 square feet	- Single Family Residential - Handicapped Group dwelling unit only - Allows for Crop Production - SUP for Community Service Center

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD	10' on Bexar St	5'		30'	35'	Minimum lot size is 5,000	- Live/Work Units - Crop Production - Animal Production - Community Service Center - Retail store

Traffic:

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Parking:

Current R-5 (A) Single Family parking standards regulate the site. For this particular project, the development plan will dictate the need for five (5) parking spaces. The site is envisioned to be pedestrian oriented as it serves primarily the surrounding neighborhood.

Landscaping:

The landscape plan calls for the location of trees along all the frontages of the property, which will reduce any potential visual and noise impact caused by the development. In addition the trees will serve to beautify the corner of Bexar Street.

CPC ACTION – February 5, 2015

Motion: It was moved to recommend **approval** of a Planned Development District for R-5(A) Single Family District and urban farm uses, subject to a development plan, landscape plan, and staff's recommended conditions on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, south of Vesper Street, west of Bexar Street and east of Canaan Street.

Maker: Emmons
Second: Rodgers
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Culbreath, Bagley, Shellene, Abtahi
Vacancy: 0

Notices: Area: 500 Mailed: 46
Replies: For: 5 Against: 0

Speakers: For (Did not speak): Pakeebea Cummings, 2614 Macon St., Dallas, TX, 75215
Daron Babcock, 2612 Valentine St., Dallas, TX, 75215
Daris Lee, 2618 Valentine St., Dallas, TX, 75215
Against: None

Proposed PD Conditions

"ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD _____ was established as a Planned Development District by Ordinance No. _____, passed by the Dallas City Council on _____, 2015. PD ____ was formerly a part of PD 595 - South Dallas/Fair Park Special Purpose District [SEC 51P-595.101 et seq.], which was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726), and amended by Ordinance No. 29052 passed by the Dallas City Council on June 26, 2013.

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on Lots 5, 6, 10, 11, 13, 14, 15, 16, 17, and 18 in Block 5, City Block 7077. PD _____ is generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the south levee of the Trinity River on the south. The size of PD _____ consists of approximately 1.15 acres.

SEC. 51P- ____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

URBAN GARDEN means an area managed and maintained to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, sale or donation. Urban gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBITS.

The following Exhibits are incorporated into this article:

(1) Exhibit "A": Development Plan.

(2) Exhibit "B": Landscape Plan.

SEC. 51P- ____.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

(b) For animal production, community service center, farm and urban garden uses, development and use of the Property must comply with the Development Plan (Exhibit "A"). If there is a conflict between the text of this division and the Development Plan, the text of this division controls.

SEC. 51P- ____.107. MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5 (A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to the DIR in this district; etc. In addition, the following main uses are also permitted by right:

(1) Animal production excluding beef or sheep ranching, dairy farming, and piggeries.

(2) Community service center.

(3) Farm.

(4) Urban garden.

SEC. 51P-____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5 (A) Residential District apply.

(b) Front yard along Bexar Street. Minimum front yard is 20 feet.

(c) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

(d) Corner side yard along Vesper Street. Minimum side yard is 10 feet.

(e) Floor area.

(1) Except as provided in this section, the maximum floor area is limited to those structures shown on the development plan attached hereto as Exhibit "A".

(2) The maximum floor area for a community service center is 5,000 square feet.

(3) The maximum floor area for a dwelling unit is 2,000 square feet whether contained in a single structure or part of a structure with other uses.

(4) Structures that assist in the growing of vegetation, such as bed covers, and raised planting beds, are not included when calculating the maximum square footage.

(5) Floor area ratio. Maximum floor area ratio for the combined uses of animal production, community service center, farm and urban garden is 0.35.

(6) Lot coverage. Maximum lot coverage is 35 percent for nonresidential structures.

(7) Stories. Maximum number of stories above grade is two.

SEC. 51P- ____.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off street parking and loading requirements for each use.

(b) Off-street parking and loading requirements for animal production, a community service center, farm and urban garden must be provided as shown on the development plan attached hereto as Exhibit "A".

SEC. 51P- ____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.112. LANDSCAPING.

(a) Landscaping. The minimum landscaping and screening requirements must be provided in accordance with the Landscape Plan attached hereto as Exhibit "B".

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-___.114. ADDITIONAL PROVISIONS

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Animal production and farm.

(1) There is no minimum acreage requirement upon which this use may be operated.

(2) The only animals included are chickens, fish, rabbits, and goats. Each shall require a minimum area as provided in this paragraph.

(i) Chickens. Nine cubic feet per chicken in each animal enclosure. Five square feet per chicken for areas designated as animal runs.

(ii) Goats. A minimum of nine square feet per goat.

(iii) Rabbits. A minimum of four cubic feet per rabbit.

(iv) Fish. A minimum of three gallons of water per one pound of fish.

(3) Structures may be erected for a pen, barn, shed, or silo for raising, treating, and storing of products raised on the premises as shown on the development plan attached hereto as Exhibit "A".

(4) Fences for animal enclosures must be of sufficient height and strength to retain the animals. Enclosures are only permitted in the areas shown on the development plan attached hereto as Exhibit "A".

(5) Small animal runs and pasturage may overlap to allow for comingling of animal uses.

(d) Urban garden.

(1) A bed cover may only cover one single growing bed.

(2) Except as provided in this subparagraph, maximum height of a bed cover is four feet from the growing surface or eight feet from grade, whichever is less. Within the required front yard, maximum height of a bed cover is four feet from grade.

(3) The on-site sale of food crops, ornamental crops, and eggs produced on the property is allowed. No other items may be sold on the property.

(4) Organic composting areas shall not exceed a total 15,000 square feet.

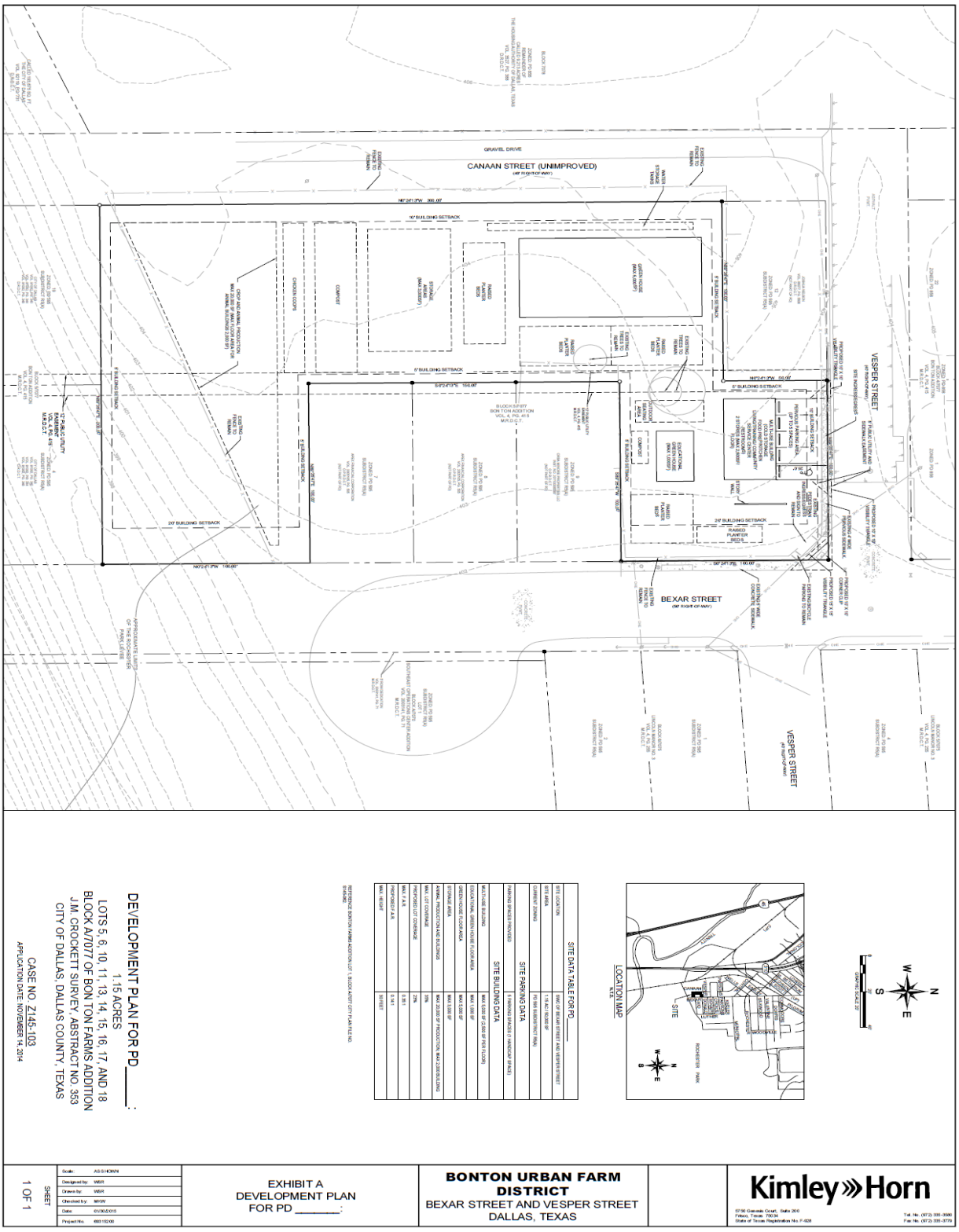
(e) Storage. Outside storage with visual screening not to exceed 3,000 square feet as shown on the development plan attached hereto as Exhibit "A".

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

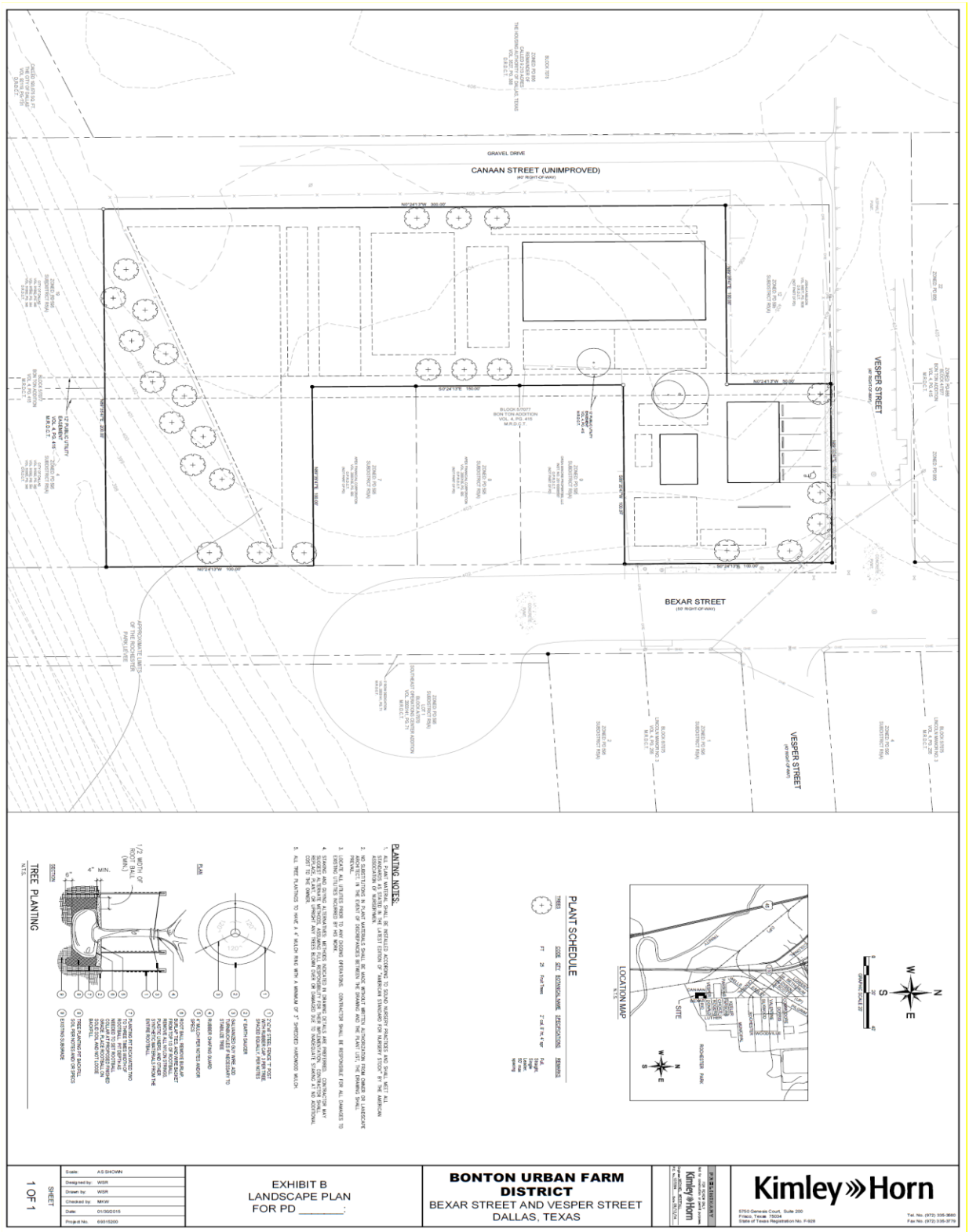
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

Proposed Development Plan



Proposed Landscape Plan


GRAVEL DRIVE
CANAAN STREET (UNIMPROVED)
(40' RIGHT-OF-WAY)
VESPER STREET
(80' RIGHT-OF-WAY)
BEXAR STREET
(80' RIGHT-OF-WAY)
N72°41'37"W 300.00'
S0°24'13"E 150.00'
N72°41'37"W 50.00'
N72°41'37"W 100.00'
S0°24'13"E 150.00'
S0°24'13"E 150.00'
N72°41'37"W 100.00'
BLOCK 5/7077
BONTON ADDITION
VOL. 4, PG. 415
M.R.D.C.T.
APPROXIMATE LIMITS OF THE ROCHESTER PARK LEVEE
ZONED PD 595
SUBDISTRICT RSM
ZONED PD 595
SUBDISTRICT 1
ZONED PD 595
SUBDISTRICT 2
ZONED PD 595
SUBDISTRICT 3
ZONED PD 595
SUBDISTRICT 4
ZONED PD 595
SUBDISTRICT 5
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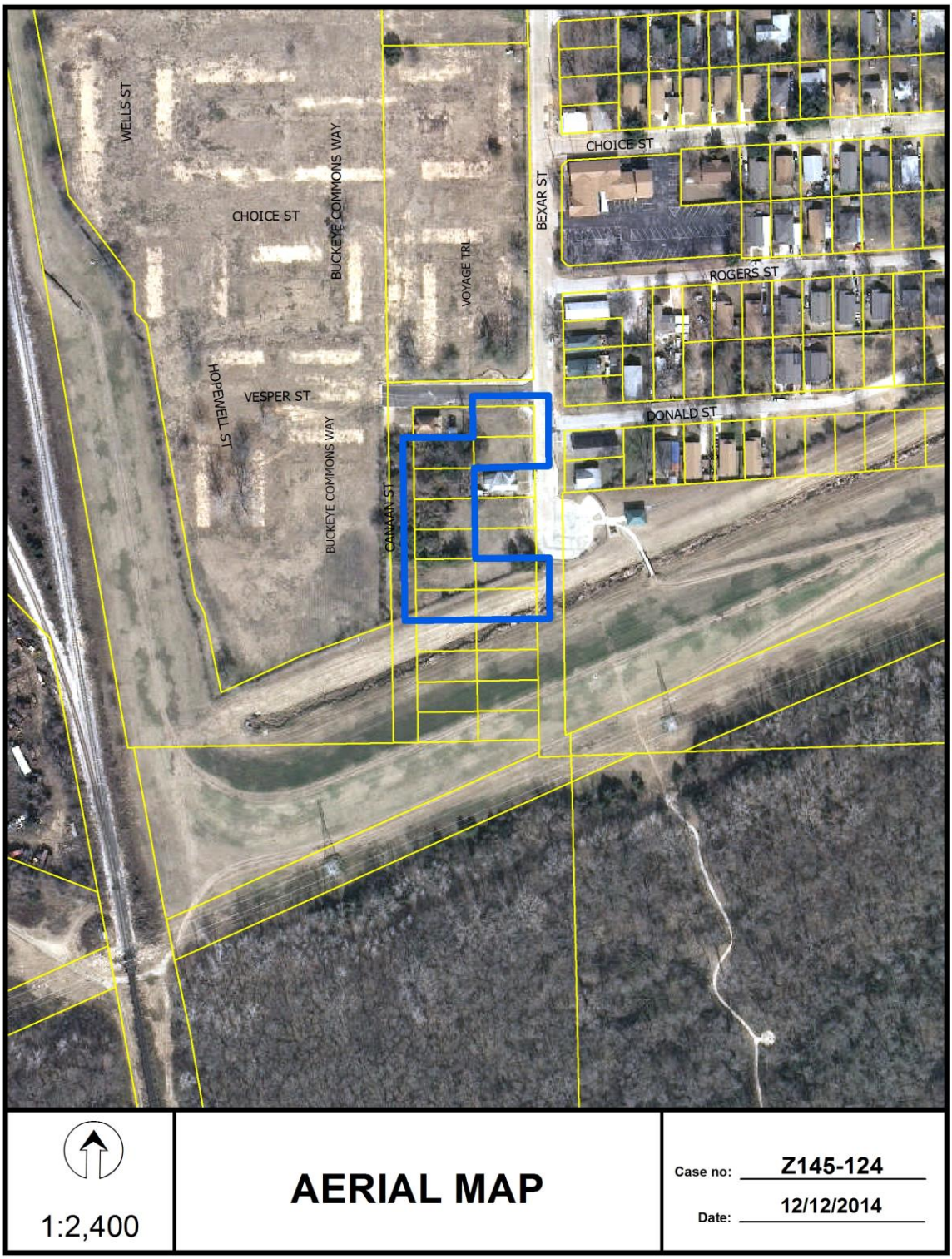
SUBDISTRICT 6
ZONED PD 595
SUBDISTRICT 7
ZONED PD 595
SUBDISTRICT 8
ZONED PD 595
SUBDISTRICT 9
ZONED PD 595
SUBDISTRICT RSM
ZONED PD 595
SUBDISTRICT RSM
ZONED PD 595
SUBDISTRICT RSM

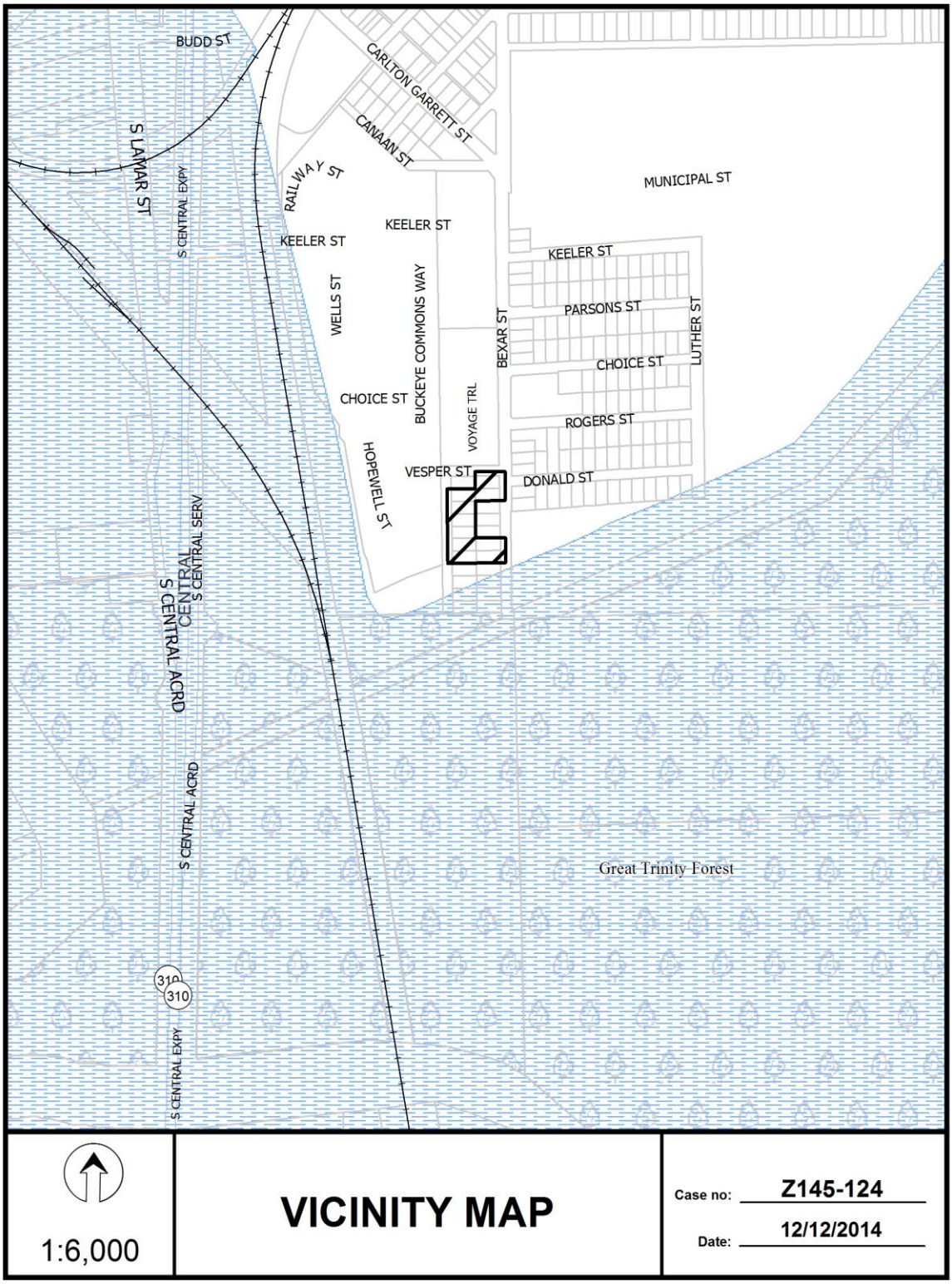
List of Officers

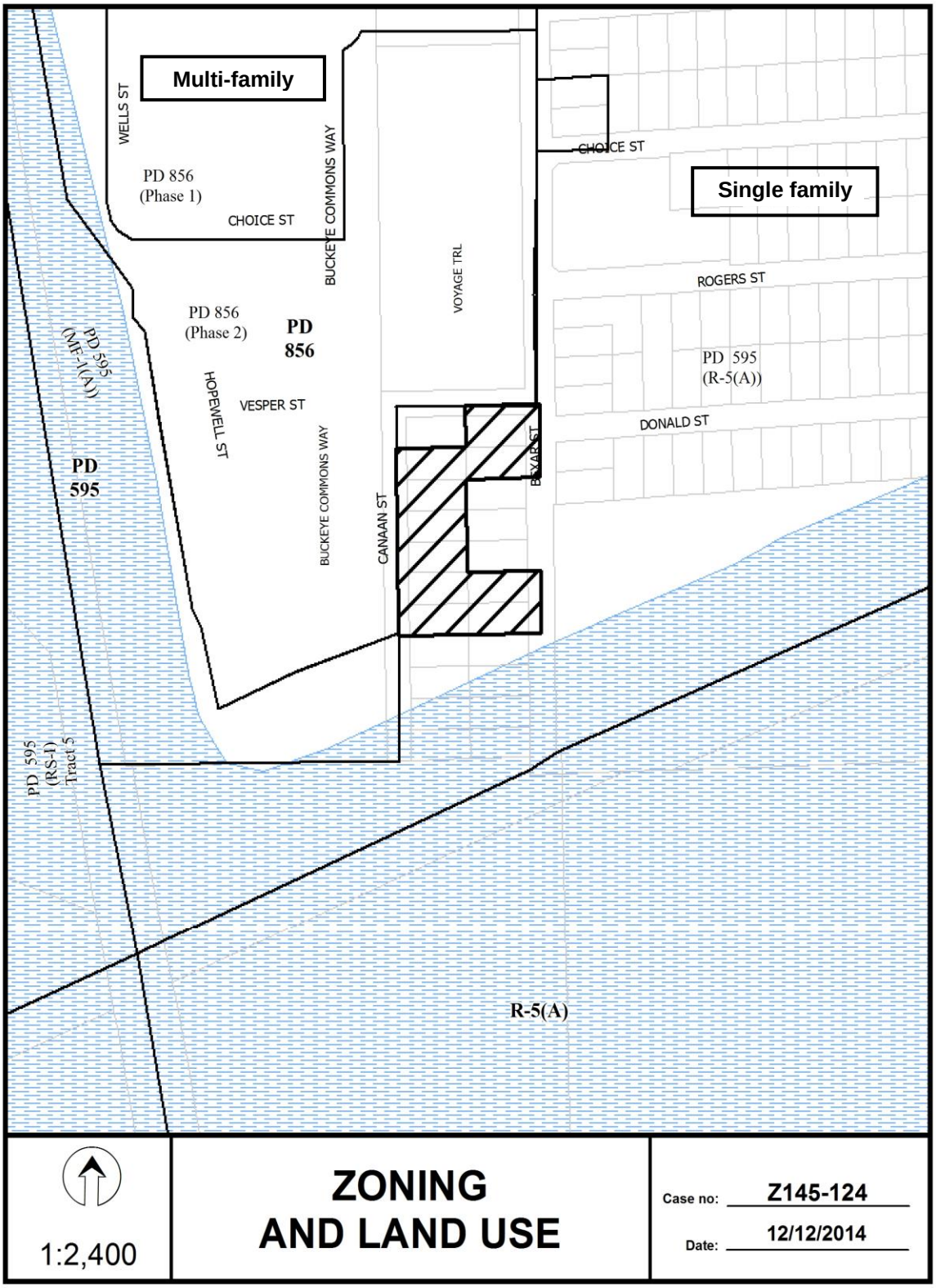
OWNER
Citybuild Community Development Corporation

Board of Directors

Bill Dawkins, President
Mary Anderwald, Secretary
Daron Babcock
Gary Jackson
Allen Hobbs
Michael Craven


WELLS ST
CHOICE ST
BUCKEYE COMMONS WAY
VOYAGE TRL
BEXAR ST
CHOICE ST
ROGERS ST
HOPEWELL ST
VESPER ST
BUCKEYE COMMONS WAY
CANADA ST
DONALD ST
1:2,400
AERIAL MAP
Case no: Z145-124
Date: 12/12/2014


BUDD ST
CARLTON GARRETT ST
CANAAN ST
S LAMAR ST
S CENTRAL EXPY
RAILWAY ST
KEELER ST
KEELER ST
MUNICIPAL ST
KEELER ST
WELLS ST
BUCKEYE COMMONS WAY
BEXAR ST
PARSONS ST
LUTHER ST
CHOICE ST
CHOICE ST
VOYAGE TRL
ROGERS ST
HOPEWELL ST
VESPER ST
DONALD ST
S CENTRAL
S CENTRAL SERV
S CENTRAL EXPY
S CENTRAL ACRD
Great Trinity Forest
310
310
1:6,000
VICINITY MAP
Case no: Z145-124
Date: 12/12/2014


Multi-family
Single family
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PD 856
(Phase 1)
CHOICE ST
BUCKEYE COMMONS WAY
VOYAGE TRL
CHOICE ST
ROGERS ST
PD 856
(Phase 2)
PD
856
PD 595
(MF-1(A))
HOPEWELL ST
VESPER ST
PD 595
(R-5(A))
DONALD ST
PD
595
BUCKEYE COMMONS WAY
CANAAN ST
BOXAR ST
PD 595
(RS-1)
Tract 5
R-5(A)
1:2,400
ZONING
AND LAND USE
Case no: Z145-124
Date: 12/12/2014

PARSONS ST
WELLS ST
CHOICE ST
ROGERS ST
DONALD ST
BUCKEYE COMMONS WAY
HOPEWELL ST
VESPER ST
VOYAGE TRL
BEXAR ST
CANAAN ST
46 Property Owners Notified (74 parcels)
5 Replies in Favor (5 parcels)
0 Replies in Opposition (0 parcels)
500' Area of Notification
2/5/2015 Date
Z145-124
CPC
N
W
E
S
1:2,400

02/04/2015

Reply List of Property Owners

Z145-124

46 Property Owners Notified ***5 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	6907	BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
O	2	6905	BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
O	3	6914	CANAAN ST	CITY BUILD COMMUNITY DEVELOPMENT
	4	7002	CANAAN ST	GOLDEN GATE BAPT CHURCH
	5	6710	BEXAR ST	EJIGO ENANO
	6	6714	BEXAR ST	EJIGU ENANU
	7	2621	CHOICE ST	MOORE SEQUINA
	8	2617	CHOICE ST	JONES ANNITRA
	9	2613	CHOICE ST	ELINSKI TIMOTHY
	10	2624	CHOICE ST	ROGERS BETTY L
	11	2628	CHOICE ST	ROMERO RODOLFO & MARIA
	12	2704	CHOICE ST	DANIELS LISA K
	13	2707	ROGERS ST	PINA JOSE &
	14	2703	ROGERS ST	FLORES GERMAN & JULIA
	15	2627	ROGERS ST	RAMIREZ HUMBERTO &
	16	6800	BEXAR ST	INDEPENDENT MISSIONARY
	17	6804	BEXAR ST	GABRIEL CORDELIA
	18	6808	BEXAR ST	PEREZ PABLO M
	19	6812	BEXAR ST	SPIRITUAL LIFE C O G I C
	20	2616	ROGERS ST	LANGLEY LUCILLE JONES
	21	2620	ROGERS ST	JONES WAYNE HAROLD &
O	22	2624	ROGERS ST	HIS BRIDGEBUILDERS INC
	23	2628	ROGERS ST	ATTAWAY KATRINA
	24	2704	ROGERS ST	NARVAEZ DAVIS G
	25	2708	ROGERS ST	DEHARO BENJAMIN &
	26	2712	ROGERS ST	NARVAEZ GERARDO & MARIA

02/04/2015

Reply	*Label #*		*Address*	*Owner*
	27	2707	DONALD ST	MURILLO LIBRADO &
	28	2703	DONALD ST	TREJO CIRILA & JUAN CARLOS HERNANDEZ
	29	2627	DONALD ST	DALLAS HOUSING ACQUISITION & DEV CORP
O	30	2623	DONALD ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
	31	2611	DONALD ST	BALL ROBERT N
	32	6900	BEXAR ST	SPIRITUAL LIFE COGIC
	33	6906	BEXAR ST	SPIRITUAL LIFE CHURCH OF
	34	2612	DONALD ST	SPIRITUAL LIFE CHURCH OF GOD IN CHRIST
	35	2614	DONALD ST	MENDOZA INOCENCIO & MARIA
	36	2620	DONALD ST	ESPINOZA VICTOR & LOURDES
	37	2624	DONALD ST	BISCO VANCE &
	38	2628	DONALD ST	PORRAGAS SANDRA
	39	6601	BEXAR ST	DALLAS HOUSING AUTHORITY
	40	6919	BEXAR ST	APEX FINANCIAL CORP
	41	6911	BEXAR ST	ORSA MINORE PROPERTIES LLC
	42	6902	CANAAN ST	NELSON JOSHUA
	43	7000	BEXAR ST	TEXAS UTILITIES ELEC CO
	44	6722	BEXAR ST	LORDS MISSIONARY BAPTIST
	45	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	46	9999	NO NAME ST	UNION PACIFIC RR CO

ADDENDUM ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 55 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue

Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan and conditions

Z145-149(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 25, 2015

Planner: Warren F. Ellis

FILE NUMBER:	Z145-149(WE)	**DATE FILED:**	December 23, 2014
LOCATION:	Korgan Street and South Ewing Avenue, southwest corner		
COUNCIL DISTRICT:	4	**MAPSCO:**	55-N
SIZE OF REQUEST:	Approx. 4.885 acres	**CENSUS TRACT:**	54.00

APPLICANT: Turner-Agassi Charter School Facilities Fund, L.P.

REPRESENTATIVE: Tommy Mann and Laura Hoffman, Winstead, PC

OWNER: City of Dallas

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for the development of an 81,298-square-foot open-enrollment charter school [KIPP School]. The school will be constructed in two phases and will enroll students from grades per-kindergarten to eighth grade.

CPC RECOMMENDATION: **Approval**, subject to a development plan, traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, traffic management plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The proposed charter school should have a minimal performance impact on the adjacent residential and retail developments. Even though the structure height exceeds the R-7.5(A) height standards by five feet, there should not be any negative impact on the adjacent uses. A major portion of Phase II is adjacent to the CR Community Retail District, which has a maximum permitted height of 54 feet. Phase II of the charter school is approximately 40 feet from the southern property line of an existing retail development. The placement of the second phase will allow for the off-street parking and queuing area to be adjacent to the residential uses, which are west of the proposed development. In addition, the off-street parking area will be properly screened with a minimal 6-foot solid fence, which will minimize the impact the vehicles may have on the residents.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system if the conditions are met. These conditions include queuing, turn lanes and the prohibition of on-street parking. The placement of the driveway approach on South Ewing Avenue should minimize the impact the vehicular traffic will have within a residential street.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. The request is in compliance with the Comprehensive Plan. The proposed campus is located between two zoning districts and is on the perimeter of a CR Community Retail District.

4. *Justification for PD Planned Development District* – The PDD is justifiable because the development will have specific development standards and regulations that will facilitate the development of the open-enrollment charter school. Even though a straight zoning provides specific development standards and regulations, a straight zoning cannot deviate from the regulations. The property currently has two zoning districts that runs through the site. A straight zoning with an SUP component will require a site plan that will have to comply with both zoning regulations, whereas a PDD will govern the development under specific regulations. In addition, the applicant is requesting modifications in the front yard setbacks along Korgan Street and in the height of the school. An SUP will not allow for any modifications in the development standards.

Zoning History: There have been no zoning changes in the surrounding area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Korgan Street	Local	25 ft.	25 ft.
South Ewing Avenue	Local	60 ft.	60 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

The applicant has also separated the modes of transportation into 2 areas. These areas will reduce the conflict between the vehicular traffic and bus traffic. The vehicular traffic's primary point of ingress and egress onto the campus is from South Ewing Street with a secondary option to exit the campus on Maryland Avenue.

The driveway approach on South Ewing Avenue will allow for a longer queuing/ stacking area along the southern portion on campus, which is adjacent to retail uses. In addition, the placement of the driveway approach on South Ewing Avenue should minimize the impact the vehicular traffic will have within a residential street.

The buses, on the other hand, will enter the campus from Korgan Street and will maneuver in a designation bus loop. The buses will exit onto South Ewing Street without impacting a majority of the residents along Kogan Street.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in a Residential Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.*

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A), CR	Vacant office building
North	R-7.5(A), CR	Single Family
South	R-7.5(A), CR	Retail and personal service, single family
East	CR	Retail
West	R-7.5(A)	Single Family

Land Use Compatibility:

The proposed charter school is compatible with the adjacent uses. Even though the proposed school is in a predominately residential area, it also adjacent to several retail and personal service uses. The applicant will comply with the R-7.5(A) Single Family District development standards and regulations except for the front yard along Korgan Street, and the structure height. The applicant is requesting to reduce the front yard setback along Korgan Street from 25 feet to 15 feet and increase the maximum structure height from 30 feet to 35 feet. In addition, the proposed open-enrollment charter school lot coverage is below the required R-7.5(A) Single Family District, which is 45 percent. Also, the Development Code allows for an institutional use to have a maximum lot coverage of 60 percent.

The construction of the proposed open-enrollment charter school will be developed in 2 phases. Phase I will consist of the construction of a one-story, 26,311-square-foot building that will be oriented toward Korgan Court. This phase will provide services for Pre-kindergarten to 5th grade students and will have a total of 14 classrooms. In addition, the maximum structural height will not exceed 30 feet. Phase II will be constructed on the southern portion of the site and will wrap around a portion of Phase I, which will accommodate an additional 30 classrooms for students in 5th through 8th grade. The second phase will be developed with a total of 54,987 square feet of floor area and will have a maximum structure height of 35 feet.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Proposed PDD Charter School	25'- S. Ewing St., 15' Korgan St.	5'	1 Dwelling Unit/ 7,500 sq. ft.	35'	35%		Single family, Charter School
R-7.5(A) other permitted structures	25'	10'/15'		30'	25% non-residential		institutional and community services, recreational uses
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance Article X, as amended.

Parking: The requirement for off-street parking for the school is derived by the following criterion: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

- one and one-half spaces for each kindergarten/elementary school classroom;
- three and one-half spaces for each junior high/middle school classroom.

The number of required off-street parking spaces for the school is 105 spaces. The total number of proposed classrooms determines the number of required parking spaces. The school is currently using 44 classrooms and is proposing to provide 106 off-street parking spaces.

CPC ACTION – February 19, 2015

Z145-149(WE) Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses, subject to a revised development plan, traffic management plan and revised conditions on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the southwest corner of Korgan Street and South Ewing Avenue.

Maker: Culbreath
Second: Rodgers
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Peadon
Vacancy: 0

Notices: Area: 500 Mailed: 188
Replies: For: 6 Against: 5

Speakers: None

LIST OF OFFICERS
Turner-Agassi Charter School Facilities Fund, L.P.

- Daniel Millman Principal & COO
- Bari Cooper Sherman Principal & General Counsel
- Robert Turner Principal & CEO

CPC PROPOSED PDD CONDITIONS

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property on the southwest corner of Korgan Court and S. Ewing Avenue. The size of PD ___ is approximately 4.885 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-___.104. EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit __A: development plan.

(2) Exhibit __B: traffic management plan.

SEC. 51P-___.105. DEVELOPMENT PLAN.

(a) For an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit ___A). In the event of a conflict between this article and the development plan, this article controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-___.106. MAIN USES PERMITTED.

(a) Except as provided below, the only uses permitted in this district are those uses permitted in the R-7.5(A) single family district, subject to the same conditions applicable in the R-7.5(A) single family district. For example, a use permitted only by

specific use permit (SUP) in the R-7.5(A) single family district is permitted only by SUP in this district, and a use subject to development impact review (DIR) in the R-7.5(A) single family district is subject to DIR in this district.

(b) Open-enrollment charter school is permitted by right.

SEC. 51P-___.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided herein, the yard, lot, and space regulations in the R-7.5(A) single family district apply to this district.

(b) For an open-enrollment charter school the following regulations apply.

(1) Front yard. Minimum front yard is 15 feet along Korgan Court.

(2) Lot Coverage. Maximum lot coverage is 40 percent.

(3) Height. Maximum structure height is 35 feet.

SEC. 51P-___.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

See Article X.

SEC. 51P-___.112. TRAFFIC MANAGEMENT PLAN

(a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan (Exhibit __B).

(b) Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way

(c) Traffic Study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2016**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

A. ingress and egress points;

B. queue lengths;

C. number and location of personnel assisting with loading and unloading of students;

D. drop-off and pick-up locations;

E. drop-off and pick-up hours for each grade level;

F. hours for each grade level; and

G. circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

A. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

B. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

(e) The developer is responsible for the following:

1. funding signs;

2. No on street parking should be allowed in the south side of Korgan Street. "No Parking" signs should be posted prior to the start of schools operations; and

3. Northbound exiting vehicles at Drive B should be restricted to right turns only.

SEC. 51P-___.113. SIGNS.

(a) For an open-enrollment charter school, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) One monument sign is permitted in the location as shown on the development plan. The maximum effective area is 175 square feet.

(c) For all other permitted uses, signs must comply with the provisions for non-business zoning districts contained in Article VII.

SEC. 51P-___.113. FENCE.

A minimum of a 4-foot fence must be provided for the interior play area in the location as shown on the development plan. A minimum of a 6-foot perimeter fence must be provided in the location as shown on the development plan. The fence materials may consist of chain link, masonry, wood, wrought iron or any material combinations.

SEC. 51P-___.114. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

(c) Classrooms. The maximum number of classrooms is 45.

(d) Grade levels. Grades pre-kindergarten through 8th grade are permitted.

(e) Hours of Operation. An open-enrollment charter school may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.

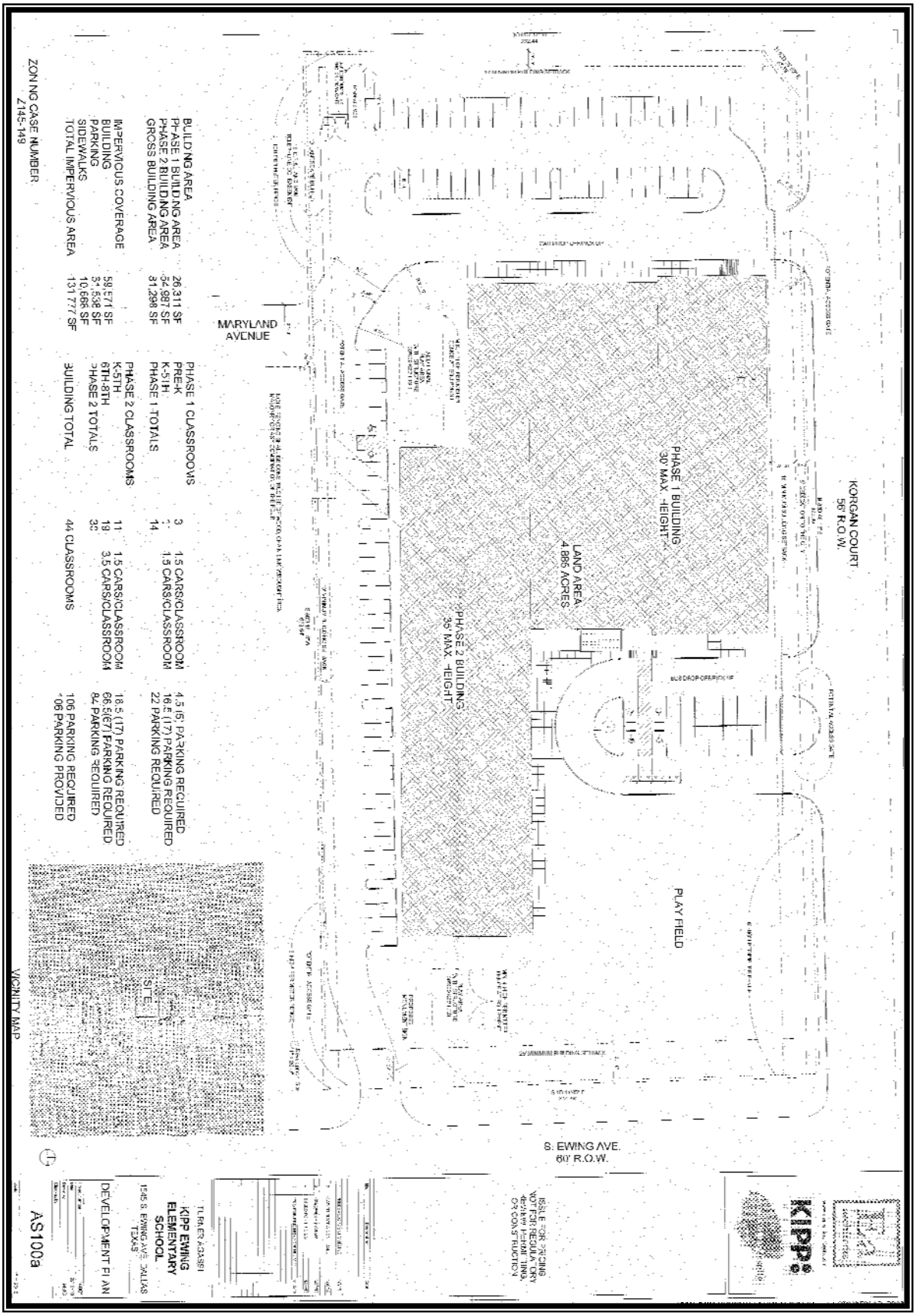
(f) Ingress-Egress. Ingress and egress must be provided in the locations shown on the approved development plan. No other ingress or egress is permitted.

SEC. 51P-___.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



Proposed Traffic Management Plan

Introduction:
The proposed public charter school campus is a redevelopment of an existing Dallas County facility located on the southwest corner of Korgan Street and Ewing Avenue. The school operation is an expansion of an existing public charter school already in operation in the Dallas area.

The school will start with approximately 300 students for the 2014-2015 school year, and may ultimately grow to up to 1,119 students after five years. The building has a total of 44 classrooms. The following table shows the proposed distribution of classrooms and students at build out, actual student distribution may vary by year:

Grade	Classrooms	Students	Drop-Off Time	Dismissal Time
Pre-K	3	60	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
Kindergarten	22	120	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
1st Grade		120	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
2nd Grade		120	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
3rd Grade		120	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
4th Grade		120	7:15 – 7:30 a.m.	3:30 – 3:50 p.m.
5th Grade		120	7:15 – 7:30 a.m.	4:30 – 5:00 p.m.
6th Grade	19	116	7:15 – 7:30 a.m.	4:30 – 5:00 p.m.
7th Grade		113	7:15 – 7:30 a.m.	4:30 – 5:00 p.m.
8th Grade		110	7:15 – 7:30 a.m.	4:30 – 5:00 p.m.
Total	**44**	**1,119**		

Morning drop-off is from 7:15-7:30 AM for students from Pre-K to 4th grade and from 7:10-7:30 AM for students from 5th to 8th grade, with school starting at 7:30 AM. Afternoon pick-up is between 3:30-3:50 PM for students from Pre-K to 4th grade and 4:30-5:00 PM for students from 5th to 8th grade. The pick-up and drop-off times can be modified to match the school operations. When the student population using the pick-up loading areas grows beyond a certain point, separate dismissals will be required. The pick-up time periods can be modified as long as pick-ups are divided into groups that are separated by at least 15 minutes.

Public charter schools can achieve bus usage of around 50%. While a similar percentage is possible at this campus, a bus usage of 20% for Pre-K – Grade 1 and 40% for Grades 2 – 8 is assumed for the queue calculations in order to ensure a conservative analysis of the queuing demand. The TMP is expandable to handle all 1,119 students in the unlikely event that buses are not used.

Proposed TMP Operation:

The proposed TMP has two loading areas which will operate the same in both the drop-off and pick-up time periods.

The Loading Area is entered from Ewing Avenue at the southern driveway. Starting from the entrance of the school to right before the loading area, vehicles will be queued in a double-stack manner. Just before the loading area, the traffic administrator manages the conversion back to a single queue. The Loading Area has approximately 1360' (68 vehicles) of queuing distance available within the site. Staff members will assist with loading and unloading. Once loaded or unloaded, the vehicles will loop around the parking lot and exit via the connection to Maryland Avenue.

At all locations loading is performed on the passenger side, and no students have to cross vehicle paths. For the afternoon pick-up time period, arriving vehicles will display a sticker or placard indicating which student(s) they are picking up. The traffic administrator posted in advance of the loading stations looks for this information and calls ahead to the loading station so that the appropriate students are waiting at the correct loading station when the vehicle arrives. When the vehicles have come to a stop at the loading station, the students are loaded into the vehicles with the assistance of the staff member at each loading station.

The school will use multiple pick-up groups depending on the number of students. The school can accommodate up to 340 students with a single dismissal time. When the student population using one dismissal time grows above 340, the students will be split in two groups with dismissals separated by at least 15 minutes. In the initial year after the busing assumptions, the elementary school of 300 students would have a parent pick-up of 240 students, which can be accommodated to one dismissal period. The elementary school would eventually grow to have a parent pick-up of 456 students at buildout, which will require two dismissal times.

At buildout the middle school (grades 5-8) will have 459 students being dismissed at 4:30-5:00PM, which is 275 students after the busing assumptions. This number of students can be accommodated within one dismissal time.

Even if there is no busing from the school, the full 1,119 students can be accommodated with four dismissal times (two for elementary school, two for middle school).

The Bus Loading Area is accessed from Korgan Street. The school's side of Korgan Street will be posted with No Parking signs to ensure two lanes are open for two-way traffic, even if resident vehicles are parked in front of the adjacent houses. The buses circulate through the parking lot east of the building, loading from an area adjacent to the building. The bus circulation area is completely separated from the parent vehicle circulation areas, and buses exit back onto Korgan Street. Space is available for temporary bus stacking if necessary, but no buses will be stored on the site overnight. The Bus Loading Area can accommodate multiple buses loading or unloading at the same time.

Queuing Analysis:

Based on observations of queuing at other public charter schools in the DFW area, KHA uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicle in queue

By design of the TMP, the largest single dismissal that would be the middle school grades 5 – 8, with 459 students at buildout. Therefore, the projected maximum queue length is:

(459 students dismissed – 184 Students using buses) * 0.20 = 55 vehicles in queue

The projected queue of 55 vehicles translates to 1,100' of queuing distance. This distance is well in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of charter schools which draw from a large area and tend to have fewer students arriving as pedestrians or by bicycle than traditional public schools.

The projected maximum queue demand of 1,100' can easily be accommodated within the queue distance available in the Loading Area. The Loading Area has 1,360' of distance available in the TMP, which is approximately 260' of queuing distance available in excess of the demand.

Projected Queue Demand:	1,100'	55 Vehicles
Available Queuing Distance:	1,360'	68 Vehicles
Surplus (Deficiency):	260'	13 Vehicles

While the TMP allows the school flexibility of schedule and dismissals within the TMP limits of 340 students picked up by parents per dismissal period, the following table shows the projected conditions at school buildout. As noted, the elementary dismissals are divided in two groups, while the grades 5-8 can be dismissed at one time. All dismissal groups have a comfortable amount of unused space in the available queue.

Queuing Summary - School Buildout Example							
Group	**Dismissal Time**	**Students Dismissed**	**Bus / Bike / Walk**	**Parent Pickup**	**Maximum Queue**	**Available Queue**	**Surplus (Deficiency)**
Elementary 1 Pre- K, K, 1	3:30 PM	300	60	240	48 vehicles 960’	68 vehicles 1,360’	20 vehicles 400’
Elementary 2 2, 3, 4	3:50 PM	360	144	216	43 vehicles 860’	68 vehicles 1,360’	25 vehicles 500’
Elementary 1 5, 6, 7, 8	4:30 PM	459	184	275	55 vehicles 1,100’	68 vehicles 1,360’	13 vehicles 260’

Parking:

The KIPP school property contains 106 parking spaces. The school use, with 25 elementary classrooms at 1.5 spaces each and 19 middle school (grades 6-8) classroom at 3.5 spaces each, will require 106 parking spaces at buildout for Phase 2 per Dallas City Code §51A-4.202(17)(C).

Summary:

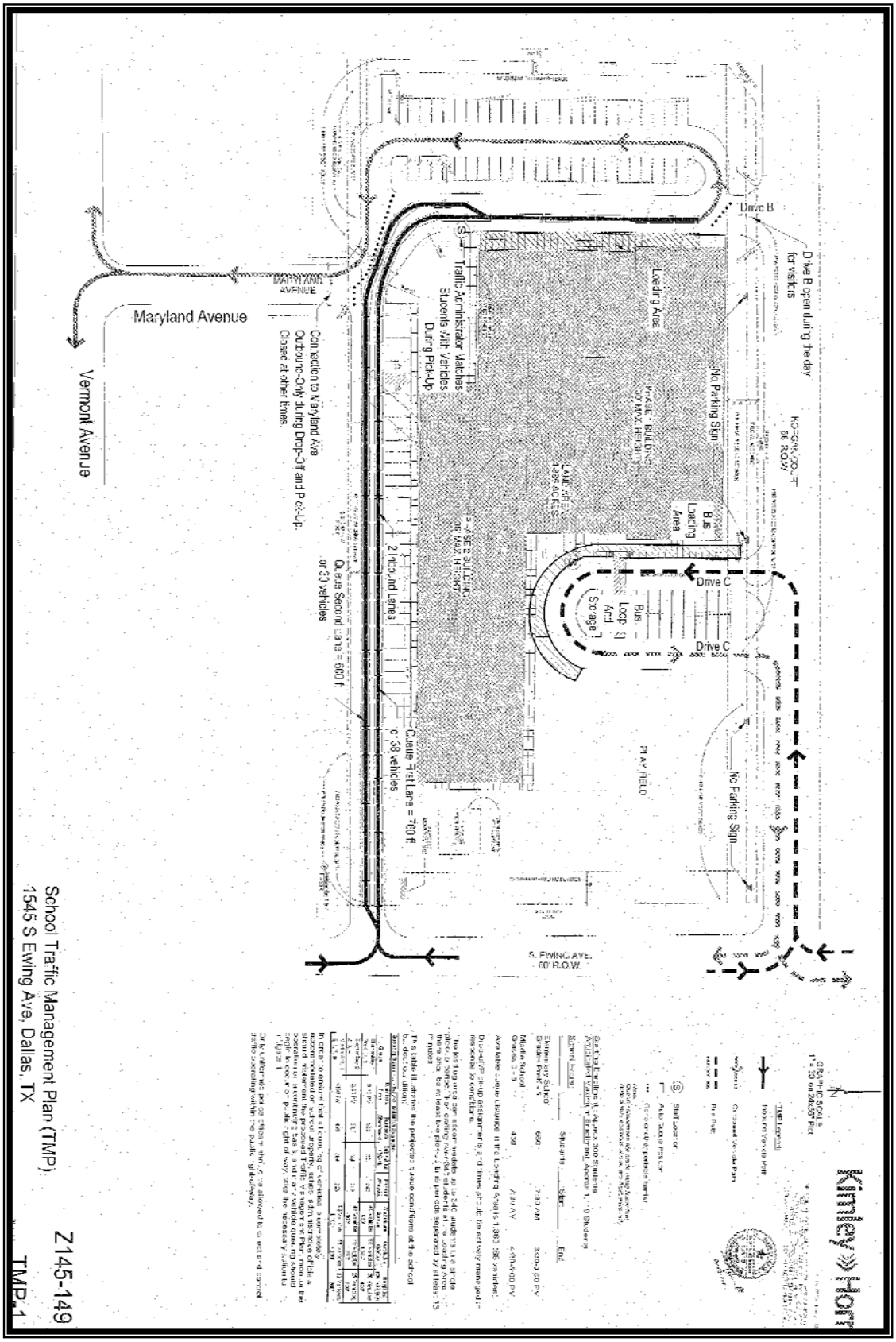
This TMP and the attached TMP plan define the drop-off and pick-up procedures for the KIPP Truth Academy at 1545 South Ewing Avenue with a maximum of 1,119 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school’s operations. The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

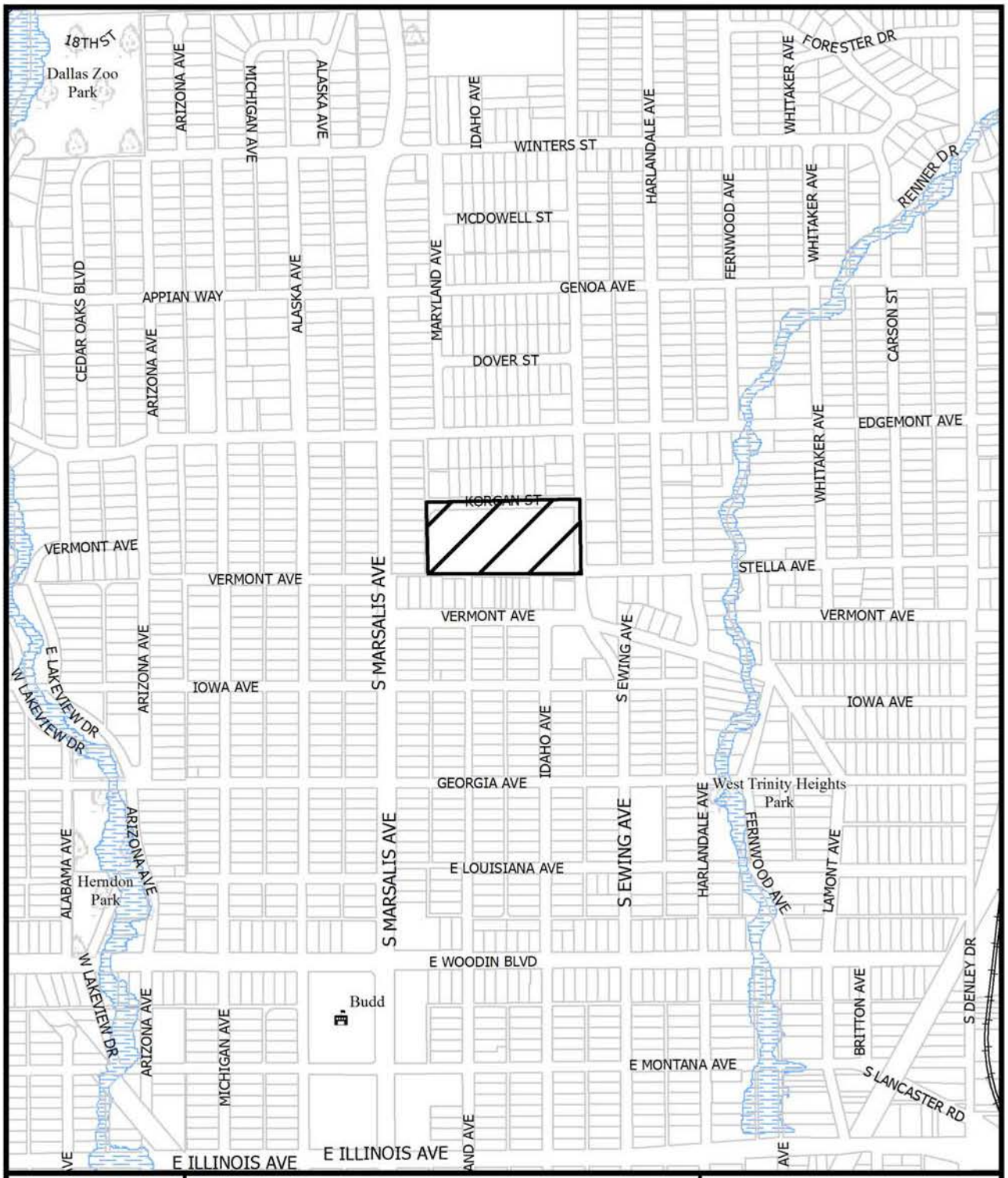
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at 1545 South Ewing Ave will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

In order to ensure that all queuing of vehicles is completely accommodated on school property, the school administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12750 Merit Drive, Suite 1000
Dallas, TX 75251
(972) 770-1300

PROPOSED TMP CIRCULATION PLAN





1:7,200

VICINITY MAP

Case no: Z145-149

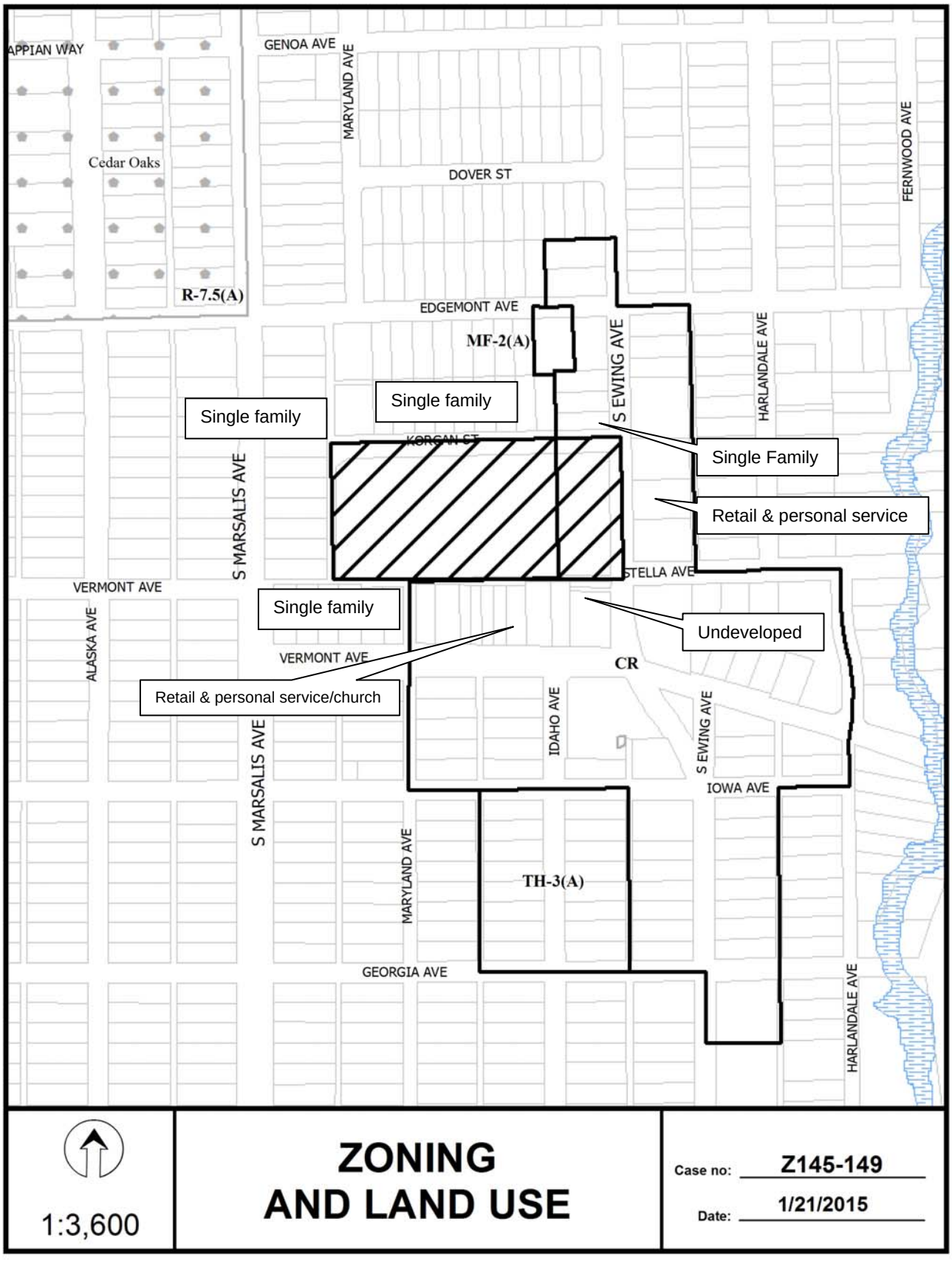
Date: 1/21/2015

1:3,600

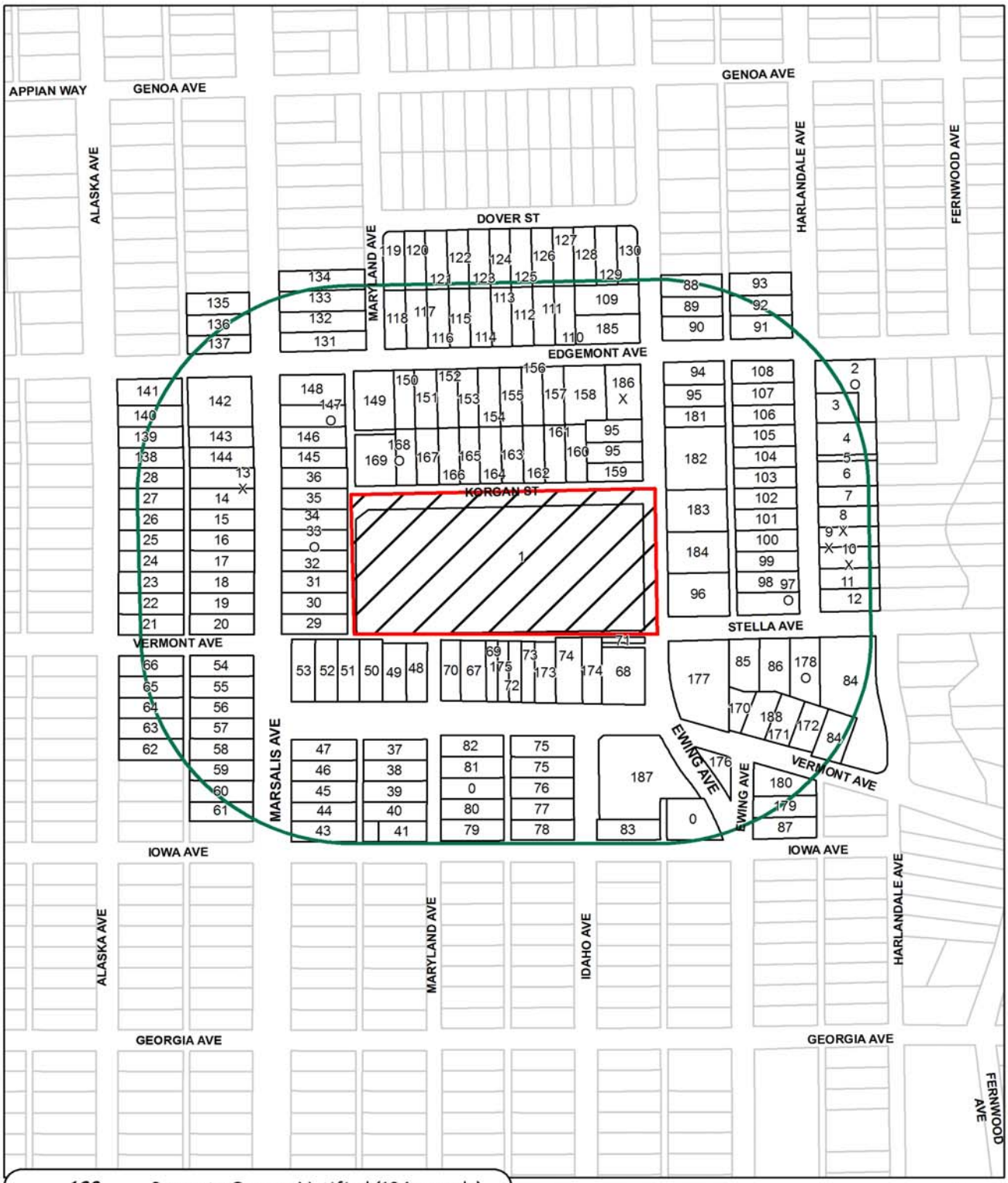
AERIAL MAP

Case no: Z145-149

Date: 1/21/2015


APPIAN WAY
GENOA AVE
MARYLAND AVE
Cedar Oaks
DOVER ST
FERNWOOD AVE
R-7.5(A)
EDGEMONT AVE
MF-2(A)
S EWING AVE
HARLANDALE AVE
Single family
Single family
KORGAN CT
Single Family
S MARSALIS AVE
Retail & personal service
STELLA AVE
VERMONT AVE
Single family
Undeveloped
ALASKA AVE
VERMONT AVE
CR
Retail & personal service/church
IDAHO AVE
S EWING AVE
IOWA AVE
S MARSALIS AVE
MARYLAND AVE
TH-3(A)
GEORGIA AVE
HARLANDALE AVE
1:3,600
ZONING
AND LAND USE
Case no: Z145-149
Date: 1/21/2015

CPC RESPONSES



188	Property Owners Notified (194 parcels)
6	Replies in Favor (6 parcels)
5	Replies in Opposition (5 parcels)
500'	Area of Notification
2/19/2015	Date

Z145-149
CPC

N
W E
S

1:3,600

Notification List of Property Owners

Z145-149

188 Property Owners Notified 6 Property Owners in Favor 5 Property Owners Opposed

Reply	*Label #*		*Address Owner*	
	1	1545	EWING AVE	County of Dallas
O	2	1500	HARLANDALE AVE	FINLEY I D
	3	1508	HARLANDALE AVE	DICKERSON SHARRIAN &
	4	1514	HARLANDALE AVE	TAYLOR JIMMY LEE &
	5	1522	HARLANDALE AVE	KING JUANITA
	6	1522	HARLANDALE AVE	POMPA FIDENCIO &
	7	1526	HARLANDALE AVE	POMPA RICARDO
X	8	1530	HARLANDALE AVE	BROWN LOU E
X	9	1534	HARLANDALE AVE	SMITH MARY L
X	10	1538	HARLANDALE AVE	SIMMONS ERMA JEAN
	11	1542	HARLANDALE AVE	SANCHEZ GABRIEL
	12	1546	HARLANDALE AVE	ESTEBEZ ARACELY
X	13	1603	MARSALIS AVE	MCDUFF MARY K
	14	1607	MARSALIS AVE	VERNON CLARK
	15	1611	MARSALIS AVE	PENDGRAFT WANDA N
	16	1615	MARSALIS AVE	MEADOWS BETTY MAY
	17	1619	MARSALIS AVE	HAMILTON LILLIE ANN
	18	1623	MARSALIS AVE	SHEFFIELD FRANCES
	19	1627	MARSALIS AVE	RODRIGUEZ YSIDRO & CARMEN
	20	1631	MARSALIS AVE	PASTERNAK VERONICA &
	21	1630	ALASKA AVE	POSADA MANUEL & MARIA D C
	22	1628	ALASKA AVE	HICKS DORIS
	23	1622	ALASKA AVE	YANG SENG
	24	1618	ALASKA AVE	HMK LTD
	25	1614	ALASKA AVE	MCDOWELL MERDIS
	26	1610	ALASKA AVE	RUTHERFORD ODESSIA

02/18/2015

Reply	*Label #*		*Address*	*Owner*
	27	1606	ALASKA AVE	LOVO MARIA
	28	1602	ALASKA AVE	COLLAZO FILOSONIO &
	29	1628	MARSALIS AVE	MORGAN HORACE RAY
	30	1622	MARSALIS AVE	ARIAS ESTEBAN LOPEZ
	31	1620	MARSALIS AVE	MITCHELL ROSA LEE
	32	1618	MARSALIS AVE	PENA GERMAN & ALEJANDRA
O	33	1614	MARSALIS AVE	PENA LUIS C & RAMONA
	34	1610	MARSALIS AVE	ARREOLA RAUL &
	35	1606	MARSALIS AVE	ROBERTSON RICK E
	36	1602	MARSALIS AVE	IGBOKWE OBI I
	37	1719	MARYLAND AVE	TAYLOR JAN &
	38	1723	MARYLAND AVE	CLEWIS ALVIN JR
	39	1727	MARYLAND AVE	URQUIZA GABRIEL &
	40	1729	MARYLAND AVE	KELLY FAYE CLARK
	41	1733	MARYLAND AVE	A HOME FOR YOU LLC
	42	705	IOWA AVE	NOBLE ELNORA
	43	1734	MARSALIS AVE	HERNANDEZ FRANCISCO
	44	1730	MARSALIS AVE	S & C HOLDINGS LLC
	45	1726	MARSALIS AVE	TIRADO FRANCISCO &
	46	1722	MARSALIS AVE	URQUIZA GABRIEL & ARACELI
	47	1718	MARSALIS AVE	JONES LEVATE B
	48	723	VERMONT AVE	NICKELBERRY NORMAN
	49	719	VERMONT AVE	RUVALCABA ENRIQUE
	50	715	VERMONT AVE	HOLLOMAN EUGEN C & VERA ANGELA BROWN
	51	711	VERMONT AVE	DOUGLAS JOHNNIE LEE
	52	707	VERMONT AVE	BRIGHTMAN PAUL JR
	53	701	VERMONT AVE	HENDERSON MINNIE
	54	1703	MARSALIS AVE	GUEL FELIPE JR
	55	1707	MARSALIS AVE	BEECHUM LEAMON JR ESTATE
	56	1711	MARSALIS AVE	VILLEGAS MOISES &
	57	1715	MARSALIS AVE	SEGURA MARIO & ROSAURA IVONE PENA

Reply	*Label #*		*Address*	*Owner*
	58	1719	MARSALIS AVE	DABBS DARRYL & DONNA
	59	1723	MARSALIS AVE	LIVING LIFE HOLY TEMPLE
	60	1727	MARSALIS AVE	LIVING LIFE HOLY TEMPLE
	61	1731	MARSALIS AVE	DELGADILLO JESUS A &
	62	1718	ALASKA AVE	LEDEZMA JUAN HERNANDEZ &
	63	1714	ALASKA AVE	MARCELL EVELYN O
	64	1710	ALASKA AVE	BOYD FRANCIS
	65	1706	ALASKA AVE	DALLAS WOMAN FAMILY CENTER
	66	1702	ALASKA AVE	CASTILLO MARTIN
	67	807	VERMONT AVE	MCNEELY RODNEY D
	68	1637	EWING AVE	RUEDA JUAN & CAMILA
	69	809	VERMONT AVE	MECCA TEMPLE #98
	70	801	VERMONT AVE	THOMAS KENNETH
	71	1631	EWING AVE	HEIDEN NADINE
	72	813	VERMONT AVE	YANKELEWITZ SARA W
	73	815	VERMONT AVE	HAMMOND RONNIE
	74	825	VERMONT AVE	STRINGER ALLEN WAYNE &
	75	1717	IDAHO AVE	IGLESIA ALAS DE AGUILA AG
	76	1727	IDAHO AVE	GARCIA JOHANNA S &
	77	1731	IDAHO AVE	GONZALEZ OMAR
	78	1735	IDAHO AVE	RAMIREZ JOSE
	79	1734	MARYLAND AVE	COOK MILDRED EST OF
	80	1730	MARYLAND AVE	HAYNES JERRY
	81	1722	MARYLAND AVE	LOPEZ SALVADOR
	82	1718	MARYLAND AVE	MALONE JOE E
	83	1734	IDAHO AVE	HOUSE OF REFUGE CHURCH OF
	84	1025	VERMONT AVE	FULL GOSPEL FIRST MISSION BAPTIST CHURCH INC
	85	816	STELLA AVE	MATA EDWARD
	86	822	STELLA AVE	HERNANDEZ GUADALUPE JR &
	87	1734	EWING AVE	NEW SOLOMON CHURCH OF THE LIVING WORD
	88	1438	EWING AVE	NELSON HARON & VERNA

02/18/2015

Reply	*Label #*		*Address*	*Owner*
	89	1442	EWING AVE	CRUZ EDITH REACHI &
	90	1444	EWING AVE	POMPA FIDENCIO &
	91	1445	HARLANDALE AVE	BROADNAX JASANDER
	92	1441	HARLANDALE AVE	VALDEZ HORTENSIA L
	93	1439	HARLANDALE AVE	DICKERSON CASTER
	94	1502	EWING AVE	BROOKS VELMA LRSHIP
	95	1504	EWING AVE	BROOKS VELMA
	96	1538	EWING AVE	OREO HOLDINIGS LLC
O	97	1547	HARLANDALE AVE	RAINES ELMA L
	98	1543	HARLANDALE AVE	THOMPSON O V
	99	1539	HARLANDALE AVE	MARTINEZ ELSA C
	100	1535	HARLANDALE AVE	TIPPS TENEISHA L
	101	1531	HARLANDALE AVE	HILL ALBERT D
	102	1527	HARLANDALE AVE	MCPHERSON STEVEN ALLEN &
	103	1523	HARLANDALE AVE	MOORE CARRIETTA
	104	1519	HARLANDALE AVE	GUERRAFRANCO JOSE AMADO
	105	1515	HARLANDALE AVE	ROY CLOVA LEE
	106	1511	HARLANDALE AVE	LEWIS MARY JANE &
	107	1507	HARLANDALE AVE	RICHARD JEWEL
	108	1501	HARLANDALE AVE	STANSELL WILFRED L &
	109	1443	EWING AVE	GEORGE JOSEPH K
	110	735	EDGEMONT AVE	HOWELL LULA MAE
	111	731	EDGEMONT AVE	WETHERSPOON VANETIA K
	112	727	EDGEMONT AVE	TURNER CURTIS M &
	113	723	EDGEMONT AVE	DUARTE FELIPE &
	114	719	EDGEMONT AVE	BANDA ROBERTO
	115	715	EDGEMONT AVE	WASHINGTON MELVIN E
	116	711	EDGEMONT AVE	HOLYFIELD THERON
	117	707	EDGEMONT AVE	COLEMAN CECIL B
	118	703	EDGEMONT AVE	BUNTON LILLIAN
	119	702	DOVER ST	NIXON MARTHA JO

02/18/2015

Reply	*Label #*		*Address*	*Owner*
	120	706	DOVER ST	POSADA HUMBERTO
	121	710	DOVER ST	MEDRANO ANTONIO
	122	714	DOVER ST	CONTRERAS SILVIA &
	123	718	DOVER ST	EYK PROPERTIES INC
	124	722	DOVER ST	FOSTER JANICE M
	125	726	DOVER ST	SMITH TRACEY &
	126	730	DOVER ST	DELGADO HUMBERTO
	127	734	DOVER ST	VAZQUEZ JOSE & CECILIA
	128	738	DOVER ST	GREEN MINNIE W EST OF
	129	742	DOVER ST	SANCHEZ PPTY MGMT INC
	130	744	DOVER ST	PIZARRO CAROLYN
	131	1446	MARSALIS AVE	LEFFALL EDWIN O
	132	1442	MARSALIS AVE	ROJAS SILVINO &
	133	1438	MARSALIS AVE	MAY JOSE FRANCISCO
	134	1434	MARSALIS AVE	ARNOLD CORNELIUS M
	135	1439	MARSALIS AVE	GONZALEZ NAYELI
	136	1443	MARSALIS AVE	GONZALEZ JOSE & MARIA T
	137	1447	MARSALIS AVE	CADMUS DOROTHY M LIFE ESTATE
	138	1514	ALASKA AVE	MARTINEZ JOHNNY R
	139	1510	ALASKA AVE	BALLARD TERESA
	140	1506	ALASKA AVE	JACKSON LULA E
	141	1502	ALASKA AVE	HEARN LAFAYETTE
	142	1503	MARSALIS AVE	ROBINSON SYLVIA A
	143	1511	MARSALIS AVE	BATTS CLAUDIS
	144	1515	MARSALIS AVE	RUNNELS EARSEL
	145	1516	MARSALIS AVE	THOMPSON CHARLES
	146	1512	MARSALIS AVE	MUNOZ MARIANA
O	147	1508	MARSALIS AVE	FRENCH PATRICIA
	148	1502	MARSALIS AVE	WILLIAMS JOYCE
	149	702	EDGEMONT AVE	HOLLOWAY DORIS P
	150	706	EDGEMONT AVE	ZUNIGA JOSE

02/18/2015

Reply	*Label #*		*Address*	*Owner*
	151	710	EDGEMONT AVE	VILLARREAL GUADALUPE
	152	714	EDGEMONT AVE	MORALES ARELI & FRANCISCA
	153	718	EDGEMONT AVE	PEREZ CARLOS COLMENERO &
	154	722	EDGEMONT AVE	ARREZ MAGDALENA
	155	726	EDGEMONT AVE	RECORD BESSIE MAE CROSBY
	156	730	EDGEMONT AVE	GARCIA GUADALUPE &
	157	734	EDGEMONT AVE	VILLEGAS AUGUSTINA
	158	740	EDGEMONT AVE	JOSEPH GEORGE K
	159	1523	EWING AVE	GOMEZ GUADALUPE
	160	739	KORGAN ST	VERDIN JOAQUIN JR &
	161	735	KORGAN ST	VERDIN JOSE RAMON &
	162	731	KORGAN ST	ROBERTS ANDREW JR
	163	727	KORGAN ST	TREVINO ANDRES G
	164	723	KORGAN ST	TREVINO GUILLERMINA
	165	719	KORGAN ST	TREVINO ENRIQUE G &
	166	715	KORGAN ST	TREVINO ANTONIO D
	167	711	KORGAN ST	TREVINO TONY D
O	168	707	KORGAN ST	HILL CURTIS L
	169	703	KORGAN ST	ADAMES SANTOS P
	170	1013	VERMONT AVE	RODRIGUEZ J RITO
	171	1017	VERMONT AVE	HERNANDEZ GUADALUPE &
	172	1019	VERMONT AVE	COPELAND CONCRETE
	173	819	VERMONT AVE	ALIA INC
	174	901	VERMONT AVE	RUEDA JUAN ROMAN
	175	811	VERMONT AVE	HOSANA FULL GOSPEL
	176	1718	EWING AVE	BURKINS TAMBRA
	177	1005	VERMONT AVE	BALLAS VICTOR
O	178	828	STELLA AVE	COPELAND WILLIE FAMILY TRUST
	179	1730	EWING AVE	LIGHTHOUSE OF GOSPEL CTR
	180	1724	EWING AVE	BRYAN DENROY SR
	181	1510	EWING AVE	HAMPTON QUINCY C

02/18/2015

Reply	*Label #*		*Address*	*Owner*
	182	1514	EWING AVE	MCNEELY RODNEY N
	183	1526	EWING AVE	MCNEELY RODNEY D
	184	1536	EWING AVE	REYES ROGELIO &
	185	1445	EWING AVE	GRIFFIN RODNEY D
X	186	1505	EWING AVE	MONEY DOUGLAS L
	187	900	VERMONT AVE	BASSAMPOUR FATEMAH
	188	1015	VERMONT AVE	HERNANDEZ JOSE GUADALUPE

ADDENDUM ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, roof plan and conditions
Z134-333(RB)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 25, 2015**

ACM: Ryan S. Evans

FILE NUMBER: Z134-333(RB) **DATE FILED:** December 20, 2013

LOCATION: Northeast Line of Bowen Street, between McKinney Avenue and Oak Grove Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 45-B

SIZE OF REQUEST: Approx. 1.2633 Acres **CENSUS TRACT:** 17.03

APPLICANT: TCDFW Development, Inc.

REPRESENTATIVE: Jonathan Vinson

OWNER: Lisar, Inc.

REQUEST: An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The purpose of the request is to provide a mixed use development with consideration of the following: 1) establish new use to capture certain operations for the McKinney Avenue Transit Authority; 2) increase in permitted floor area; 3) increase lot coverage; and, 4) a reduction of setbacks for portions of structure exceeding 36 feet.

CPC RECOMMENDATION: **Approval**, subject to a development plan, roof plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, roof plan, and conditions.

DESIGNATED ZONING CASE

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request.

Thoroughfare/Street	Existing & Proposed ROW
McKinney Avenue	Minor Arterial; 80' & 80' ROW
Bowen Street	Local; 40' ROW
Oak Grove Avenue	Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, 3, and 4 are provided for in the applicant's redevelopment of the property. As the applicant's proposed residential density (275 dwelling units) is permitted by existing zoning (even as part of a mixed use project), Objective No. 5 does not apply. While the applicant has requested an increase in floor area and lot coverage, it will be absorbed

within the development's vertical presence, which is permitted by existing zoning rights. While the additional setback for portions of structures greater than 36 feet does cause some concern, the site possesses benefit from adjacent right-of-way separation while being sensitive to a more urban form of pushing development to the street. Additionally, limits of vertical footprints will provide for protection of certain view corridors and increased air space throughout the development.

Lastly, with respect to No. 7, staff has encouraged providing for enhanced perimeter plantings within the northwest corner of the property as well as making a strong visual presence to the proposed McKinney Avenue Transit Authority's museum. Based on the attached recommended conditions, this too, is in line with the stated objective.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

> Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The site is developed with a restaurant and surface parking. The applicant proposes to remove the existing structure and redevelop the property with a mixed use development, with a focused commitment to a museum and trolley barn for the McKinney Avenue Transit Authority.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The request for a new PDS focuses on consideration of the following: 1) establish new use to capture certain operations for the McKinney Avenue Transit Authority; 2) increase in permitted floor area; 3) increase in lot coverage; and, 4) a reduction of setbacks for portions of structure exceeding 36 feet.

Surrounding land use predominately consists of a mix of nonresidential uses along the McKinney Avenue frontage, inclusive of a presence of multiple family uses. The

Greenwood Cemetery occupies the land area along the east line of Oak Grove Avenue, between McKinney Avenue and Hall Street.

The applicant's team has worked with staff to address the relaxed impact of revisions to existing development standards, while ensuring the unique opportunity to embrace the historical significance of trolley's presence in this city is a visible and inviting amenity to area residents and the corporate presence in the immediate area.

With respect to building mass, the applicant has requested relief from additional required setbacks for structure heights exceeding 36 feet. Staff is generally hesitant to support relief from what is generally known as a residential proximity slope (RPS) within all areas of the city governed by Chapter 51A of the Dallas Development Code. PDD No. 193 is a Chapter 51 code, thus the additional setbacks noted in this paragraph function like an RPS across the 2,620 acres regulated by PDD No. 193.

The applicant has worked with staff to ensure that building floor plates lessen as the structures increase in height. The result is a mix of structures that provide for air space and various view corridors into and out of the site, thus relief from the above additional setbacks is supported.

In summary, the anticipated development is envisioned to be in scale with existing developments in the immediate area. As such, staff supports the request subject to the attached plans and recommended conditions.

Landscaping: The applicant is proposing to comply with the existing landscape requirements required of PDD No. 193, subject to a few deviations: 1) reduced landscape area (from ≤10 percent to ≤5 percent of site); 2) alternate placement of street trees along McKinney Avenue; and 3) reduced landscape buffer for street-facing parking structures. Additionally, staff has asked the applicant to address the northwest corner of the site so as to provide for a seamless connection with the remaining development along the blockface as well as supporting the applicant's request to encroach into the required front yard to accommodate a proposed covered outside seating area for the to-be relocated restaurant that currently exists on the property. As a result, the attached conditions will address this area (see development plan for physical presence on the property).

Oak Grove Avenue: At this time, Public Works and Transportation is upgrading public infrastructure, inclusive of new sidewalk sections along the street, from McKinney Avenue to Hall Street and turning westward on Hall Street, to McKinney Avenue.

Sidewalks: In conjunction with the above referenced improvements along Oak Grove Avenue, the sidewalks along the east line were reconstructed to include a two foot-wide section of brick pavers. As part of staff's efforts to ensure the proposed mixed use development creates interest at street level, the attached plans capture similar two foot-wide sections (from back of curb) along both McKinney Avenue and Oak Grove Avenue that will utilize similar brick applications.

ZONING/ MAP NO.	LC Subdistrict (existing)	Applicant's request	Staff comments (where applicable)
LAND AREA	1.2633 ACRES	N/A	
USES	MIX OF USES WITH RESIDENTIAL	RETAIN LC AND PROVIDE FOR NEW USE TO CAPTURE TROLLEY PRESENCE	
F/S/R SETBACKS	10'/10'/25' (RES) PLUS ADDL. SETBACK >36' OF STR. HT.	10'-ALL STREET FRONTAGES; NO MIN. ALONG NORTHERN P/L	
DENSITY	~403 DWELLING UNITS (ASSUMES 50%/50% 1 BR/2 BR UNITS)	275 DU'S	
FLOOR AREA	247,630 SF (ASSUMES 1:1 RESIDENTIAL COMPONENT)	318,000 SF; CAP NONRESIDENTIAL AT 15,000 SF	318,000 SF; MINIMUM REQ. FOR TROLLEY OPERATIONS
HEIGHT	240'	NO ADDL. SETBACK FOR STRUCTURES >36'	
LOT COVERAGE	80%	82%, REDUCING FOOTPRINT AS STRUCTURES GO VERTICAL	
LANDSCAPE	PDD 193	PDD 193 W/REDUCED $\leq$ LANDSCAPE SITE AREA, REVISED TREE PLNTG. ZONE ON MCKINNEY; REV. GARAGE BUFFER ON OAK GROVE	
OFF-STREET PARKING	PER USE-PDD 193	N/A	ESTABLISHED MINIMUM PARKING FOR TROLLEY OPERATIONS
SIDEWALKS	6'	MCKINNEY AVE-8' UNOBSTRUCTED; BOWEN, OAK GROVE-6' UNOBSTRUCTED; ENHANCED ALONG MCKINNEY AND OAK GROVE	
DESIGN CRITERIA	N/A	SITE SPECIFIC PER ORD.	ENSURE TROLLEY MUSEUM HAS PROMINENT STREET APPEAL; PROHIBIT ROW USED FOR ROUTINE ACCESS TO TRASH AREA

CPC ACTION – February 5, 2015

Motion: It was moved to recommend **approval** of an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses, subject to a development plan, roof plan, and staff recommended conditions with the following modifications: 1) Maximum compact parking spaces at 15 percent and 2) Changing the landscaping requirement to 10 percent on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue.

Maker: Ridley
Second: Schultz
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 4 - Culbreath, Bagley, Shellene, Abtahi
Vacancy: 0
Conflict: 1 - Emmons

Notices: Area: 500 Mailed: 361
Replies: For: 3 Against: 1

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201
Phil Cobb, 4455 Belfort Ave., Dallas, TX, 75205
Micah Byrnes, 3699 McKinney Ave., Dallas, TX, 75219
Paul Freeland, Address not given
Steve Stoner, 400 S. Houston St., Dallas, TX, 75202
Against: Dolores Rogers, 3030 McKinney Ave., Dallas, TX, 75204

TCDFW DEVELOPMENT, INC. (APPLICANT)

OFFICERS AND DIRECTORS

Board of Directors

Name:	Title:
Michael S. Duffy	Director
Scott A. Dyche	Director

Officers

Name:	Title:
Scott A. Krikorian	Chief Executive Officer
Scott A. Krikorian	President
Adam Saphier	Executive Vice President
Matthew J. Nickels, III	Executive Vice President
Michael S. Duffy	Executive Vice President
Mark C. Allyn	Executive Vice President
John A. Stirek	Executive Vice President
T. Christopher Roth	Executive Vice President
James H. Matoushek	Executive Vice President
Scott A. Dyche	Executive Vice President
Joel Behrens	Senior Vice President
Valarie Gonzales	Vice President
S. Denton Walker, III	Vice President
Rebecca M. Savino	Secretary
Scott A. Dyche	Assistant Secretary
James H. Matoushek	Treasurer

CPC RECOMMENDED CONDITIONS

Division S-_____. Subdistrict _____.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2015.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located on the northeast line of Bowen Street between McKinney Avenue and Oak Grove Avenue. The size of PD Subdistrict _____ is approximately 1.2633 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

In this division:

(1) SUBDISTRICT means a subdistrict of PD 193.

(2) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed

(3) TROLLEY OPERATIONS means a facility owned and operated by McKinney Avenue Transit Authority (MATA) that provides for some or all of the following: 1) storage and maintenance of trolley cars and related equipment; 2) administrative offices; and, 3) museum space displaying artifacts of past and current MATA operations.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104 EXHIBITS.

(a) The following exhibit is incorporated into this division:

(b) Exhibit S-__A: development plan.

(c) Exhibit S-__B: roof plan.

SEC. S-___.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-_____A). In the event of a conflict between the text of this division and development plan, the text of this division controls.

SEC. S-___.106. MAIN USES PERMITTED.

(a) Except as those provided in this section, the main uses permitted in this subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in PD 193. For example, a use permitted in the LC Light Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following use is permitted.

--Trolley operations.

SEC. S-___.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-___.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls)

(a) Except as provided in this section, the yard lot and space regulations of the LC Light Commercial Subdistrict apply.

(b) Front yard.

(1) Minimum front yard on McKinney Avenue is 10 feet.

(2) Minimum front yard on Bowen Street is 10 feet from the street right-of-way as of the date of establishment of this subdistrict.

(3) Minimum front yard on Oak Grove Avenue is 10 feet.

(4) No additional setback is required for any portion of a building over 36 feet in height.

(5) Canopies and awnings may project to the property line on McKinney Avenue at a height no less than ten feet above grade, exclusive of supports.

(6) Balconies may project up to five feet into required front yard with a minimum of 16 feet of clearance above the sidewalk.

(7) Stoops, steps, planters, retaining walls, patios, transformers and other utility equipment, benches, pots, raised planters, sculptures, and other decorative landscape items may be located within the required setback with no projection limitation.

(c) Side and rear yard. No minimum side and rear yard.

(d) Floor Area. Except as provided in this subsection, maximum floor area is 318,000 square feet.

(1) Maximum floor area for all nonresidential uses, exclusive of trolley operations, is 15,000 square feet.

(2) Minimum floor area for all nonresidential uses, exclusive of trolley operations, is 11,200 square feet.

(3) Minimum floor area for trolley operations is 1,500 square feet.

(4) Minimum floor area for private amenity area is 1,250 square feet.

(e) Density. Maximum number of dwelling units is 275.

(f) Lot Coverage. Except as provided in this subsection, maximum lot coverage is 82 percent.

(1) For any portion of a building that is above 24 feet but less than 85 feet in height may not have a floor plate greater than 65 percent of the lot area.

(2) For any portion of a building that is equal to or greater than 85 feet in height may not have a floor plate greater than 25 percent of the lot area.

SEC. S-___.109. OFF STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Trolley Operations: A minimum of two off-street parking spaces must be provided.

(c) Loading areas must be located as shown on the Development Plan (Exhibit S- ___A).

(d) Access into the loading area from the public right-of-way for the routine placement of trash is prohibited.

(e) A maximum of 15 percent of the required off-street parking for the Property may be compact spaces.

SEC. S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A.

SEC. S-___.111. LANDSCAPING.

(a) Except as provided in this subsection, landscaping will be provided in accordance with the requirements applicable to the P.D. 193/LC subdistrict.

(b) A minimum of ten percent of the general landscape area must be landscape site area.

(c) A minimum of 50 percent of the required front yard within the landscape area must be provided.

(d) A minimum landscape buffer of eight feet between a street facing parking structure and Oak Grove Avenue must be provided.

(e) Sidewalks.

(1) McKinney Avenue. A minimum unobstructed width of eight feet must be provided, located between six and one-half feet and 14 feet from back-of-curb.

(2) Bowen Street and Oak Grove Avenue. A minimum unobstructed width of six feet must be provided.

(f) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII, and with the provisions of the McKinney Avenue Special Provision Sign District.

SEC. S-___.113. URBAN DESIGN REQUIREMENTS.

(a) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue street frontage and one each on the Bowen Street and Oak Grove Street frontage:

(1) Benches,
(2) Trash receptacles, and
(3) Bicycle racks.

(b) Tree wells are allowed within the sidewalk at a maximum spacing of 30 feet on-center with pedestrian street lamps spaced at 45 feet to 60 feet spacing with the exception of visibility triangles and vehicular drives.

(c) A minimum of two different facade materials must be provided on each street-facing facade.

(d) A minimum of one of the following architectural elements must be provided at all public entry points:

(1) Architecturally prominent public entrances,
(2) Canopies,
(3) Awnings, or
(4) Attached towers.

(e) Trolley Operations.

(1) Must be located as shown on the development plan.

(2) A minimum of 18 feet finished floor to ceiling must be provided.

(3) Bowen Street. The facade must be a minimum of 70 percent open as measured for that portion of the façade below 16 feet in height fronting on Bowen Street.

(4) Oak Grove Avenue. The facade must be a minimum of 50 percent open as measured for that portion of the façade below 16 feet fronting on Oak Grove Avenue.

(f) Minimum private open space. For a development on the Property containing a minimum of 140 dwelling units, a minimum of 8,000 square feet of private open space must be provided in the location as shown on the development plan.

SEC. S-___.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

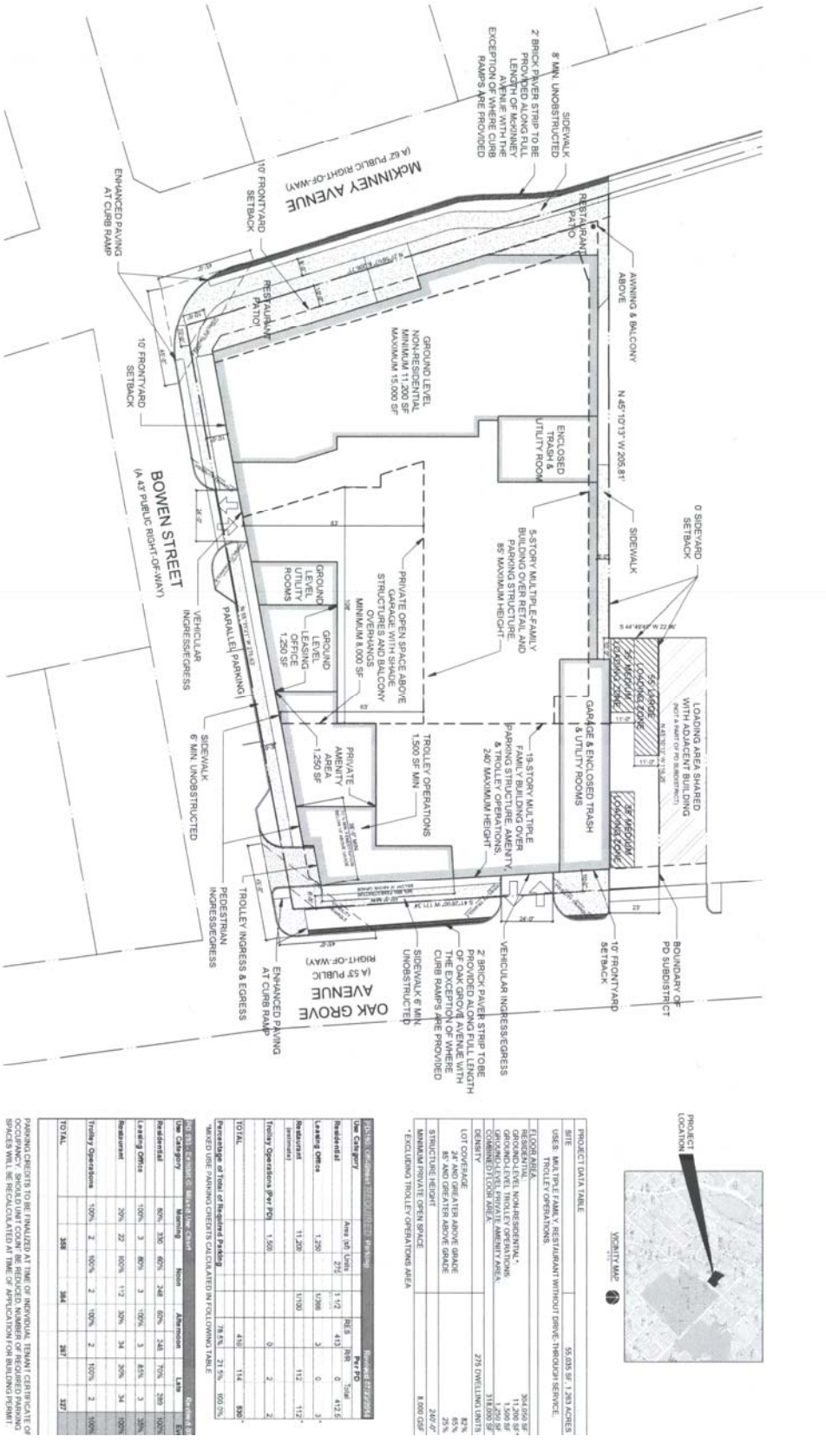
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property much comply with Part I of this article.

SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

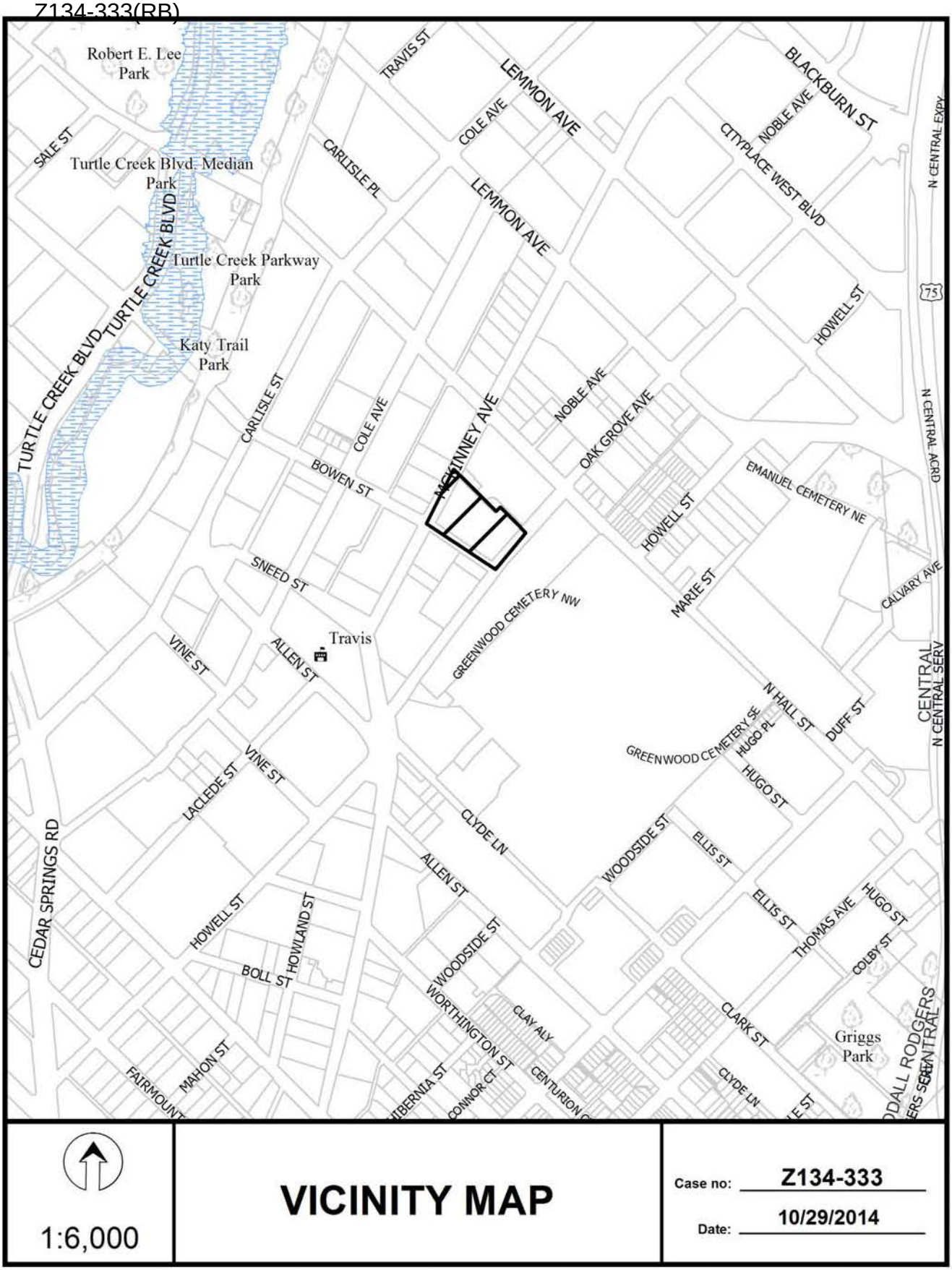
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



Proposed Development Plan

Proposed Roof Plan



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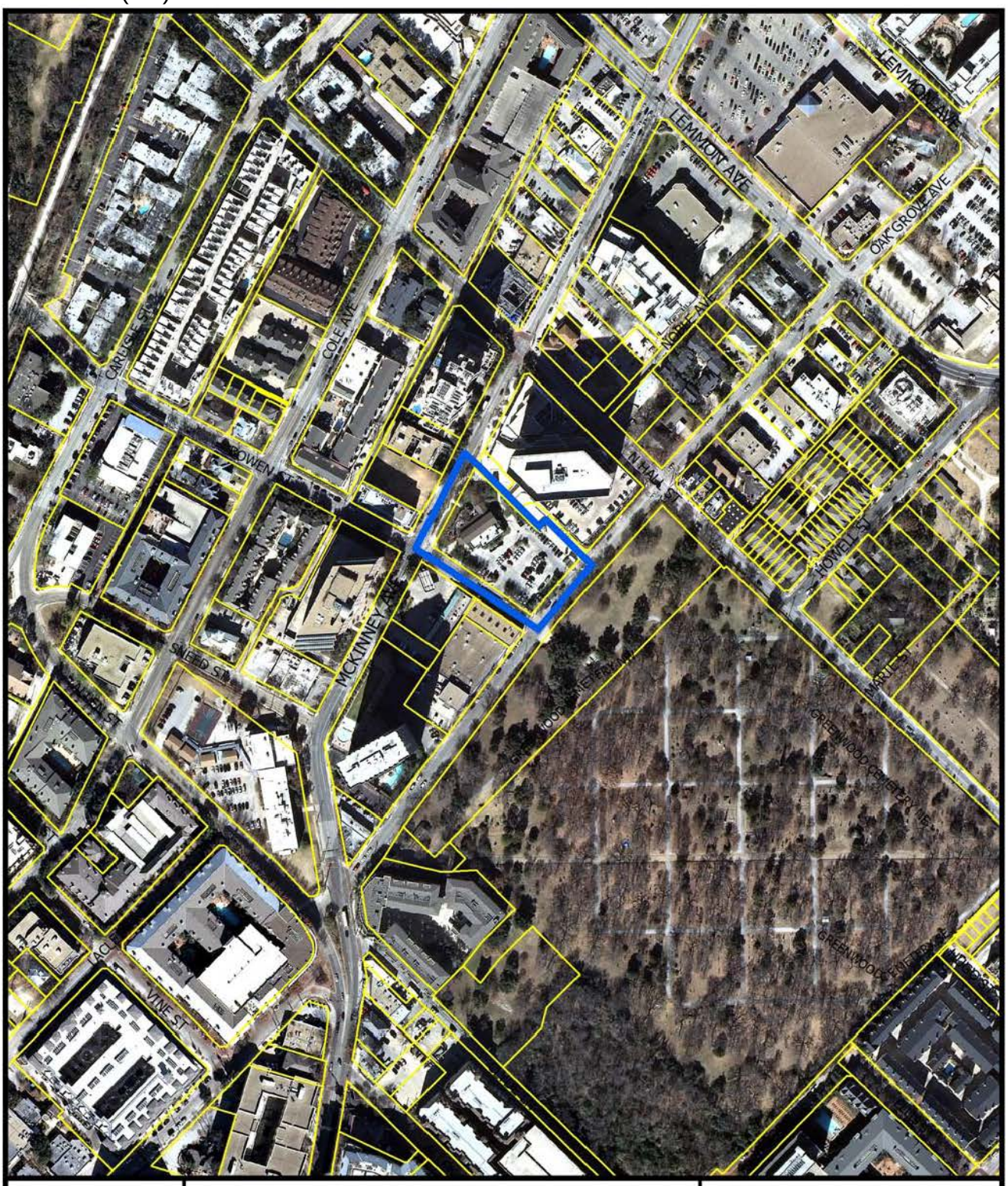
VICINITY MAP

Case no: Z134-333

Date: 10/29/2014



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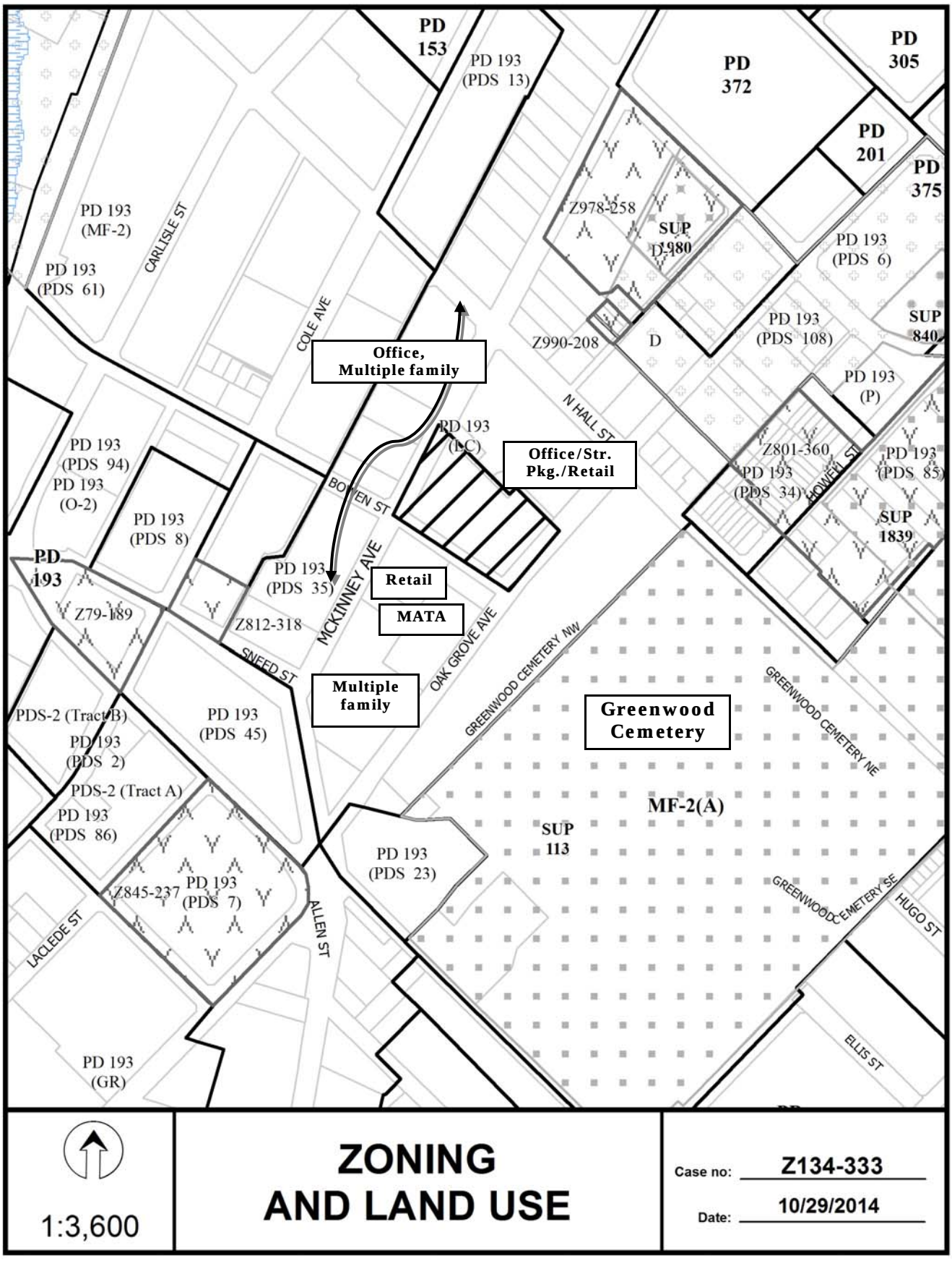
AERIAL MAP

Case no: Z134-333

Date: 10/29/2014



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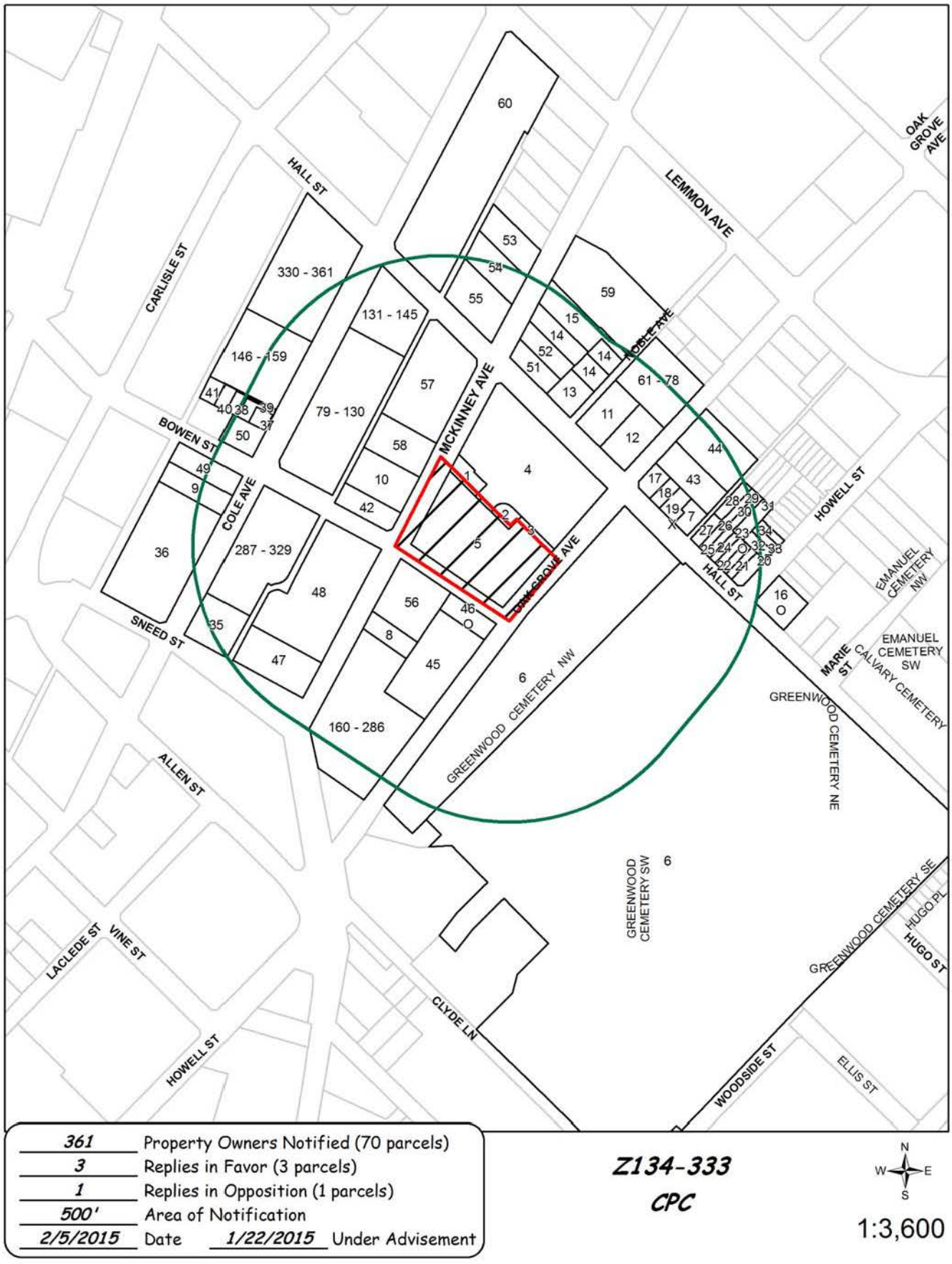
ZONING AND LAND USE

Case no: Z134-333

Date: 10/29/2014

Z134-333(RB)

CPC RESPONSES



02/04/2015

Reply List of Property Owners

Z134-333

361 Property Owners Notified ***3 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3230	MCKINNEY AVE	LISAR INC
	2	3230	MCKINNEY AVE	LISAR INC
	3	3205	OAK GROVE AVE	GAEDEKE HOLDINGS II LTD
	4	3232	MCKINNEY AVE	GAEDEKE HOLDINGS II LTD
	5	3230	MCKINNEY AVE	LISAR INC
	6	2501	HALL ST	GREENWOOD CEMETERY ASSN
	7	2816	HALL ST	MCKINNEY AVENUE
	8	3124	MCKINNEY AVE	MCKINNEY AVENUE
	9	3107	COLE AVE	BOUCHER DANIEL D
	10	3207	MCKINNEY AVE	GIBON MCCROREY HOLDINGS LLC
	11	2910	HALL ST	MCCROREY GIBON HOLDINGS LLC
	12	3301	OAK GROVE AVE	GIBON MCCROREY HOLDINGS LLC
	13	2916	HALL ST	GIBON MCCROREY HOLDINGS LLC
	14	3307	NOBLE AVE	PORTOLANI FAMILY LP
	15	3312	MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
O	16	3402	HOWELL ST	LAMBERT PAULA S
	17	2828	HALL ST	DENNING JEREMY & DEANNA
	18	2824	HALL ST	HENDERSON ROBERT J &
X	19	2820	HALL ST	NELSON WILLIAM & LINDA E
	20	2800	HALL ST	MCMINN WOODROW T & MARINDA J
	21	2800	HALL ST	MCNEW KIRK E &
	22	2800	HALL ST	RIVERA FRANK
O	23	2800	HALL ST	GOETZ GEOFFREY & MARILYN
	24	2800	HALL ST	RICHIE CHRISTOPHER R & JULIE K
	25	2800	HALL ST	LAGERSTEDT STIG R & DENISE C
	26	2800	HALL ST	WEAVER LINDSAY D

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	27	2800	HALL ST	ANTIL JERRY & PAMELA B
	28	3405	HOWELL ST	KO JASON B
	29	3405	HOWELL ST	CHASE BOBBY J &
	30	3405	HOWELL ST	DAIGLE CHASE H
	31	3405	HOWELL ST	SMIALEK KYLE
	32	3405	HOWELL ST	SANDERS JULIA E & JOSEPH M SANDERS
	33	3405	HOWELL ST	MARTINEZ ALEXIS
	34	3405	HOWELL ST	REAM ROBERT J TR
	35	3006	COLE AVE	ROCKLAND LP
	36	3015	COLE AVE	POST APARTMENT HOMES LP
	37	3207	COLE AVE	WARNICK HAROLD B
	38	3207	COLE AVE	STANIS GRANT
	39	3207	COLE AVE	HANSEN SARAH M
	40	3207	COLE AVE	FELDMAN JULIE & MATTHEW
	41	3207	COLE AVE	LOUKAIDES ALEXANDER
	42	3203	MCKINNEY AVE	DFW MAPLE LEAF PTNRS LLC
	43	3308	OAK GROVE AVE	PRIDE & JOY CAPITAL LP
	44	3316	OAK GROVE AVE	OAK GROVE PARTNERS LTD
	45	3120	MCKINNEY AVE	MCKINNEY AVENUE
O	46	3153	OAK GROVE AVE	MCKINNEY AVENUE TRANSIT
	47	3101	MCKINNEY AVE	YOUNG CANNON PROPERTIES LP
	48	3131	MCKINNEY AVE	VELOCIS MCKINNEY LP
	49	3111	COLE AVE	ANDERSON MICHAEL J
	50	3205	COLE AVE	KASNETZ ANDREW B
	51	3300	MCKINNEY AVE	REGISTER CHARLES
	52	3306	MCKINNEY AVE	REGISTER CHARLES
	53	3317	MCKINNEY AVE	PDC INTERESTS LLC
	54	3309	MCKINNEY AVE	RACHOFSKY M J TRUST ETAL
	55	3301	MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
	56	3128	MCKINNEY AVE	AZIZA INVESTMENTS INC
	57	3227	MCKINNEY AVE	FATH DALLAS RESIDENCES LP

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	58	3219	MCKINNEY AVE	W&K REAL ESTATE PTNRS INC
	59	3324	MCKINNEY AVE	3324 MCKINNEY AVE APTS INV LLC
	60	3402	COLE AVE	POST APARTMENT HOMES LP
	61	3321	OAK GROVE AVE	DEARING GEORGE C
	62	3321	OAK GROVE AVE	GAY DONNA BERNARD
	63	3321	OAK GROVE AVE	LAMB MICHAEL D
	64	3321	OAK GROVE AVE	MANRIQUE RAUL E CUBILLAS
	65	3321	OAK GROVE AVE	GODFREY DANIEL E
	66	3321	OAK GROVE AVE	HUTCHINSON JEFFREY KEITH
	67	3321	OAK GROVE AVE	MAHMALJI DAVID
	68	3321	OAK GROVE AVE	CONNER CRAIG
	69	3321	OAK GROVE AVE	SHACKLETT SUZY
	70	3321	OAK GROVE AVE	PERRY BRIAN
	71	3321	OAK GROVE AVE	NOBLE JEFFREY S
	72	3321	OAK GROVE AVE	REDINGER SARA J
	73	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE INVESTMENTS LLC
	74	3321	OAK GROVE AVE	JERNIGAN BRUCE ALLLEN
	75	3321	OAK GROVE AVE	MCMAHON NENA L
	76	3321	OAK GROVE AVE	BORG STEPHEN W
	77	3321	OAK GROVE AVE	MINTER STEVEN S
	78	3321	OAK GROVE AVE	GOODING BRAD E
	79	3208	COLE AVE	DILLING CAITLIN C
	80	3208	COLE AVE	PINKER MARC
	81	3208	COLE AVE	JAMES KIM
	82	3208	COLE AVE	WOODALL MARK E &
	83	3208	COLE AVE	PLESNARSKI WILLIAM
	84	3208	COLE AVE	SAMUEL ANN LINDA
	85	3208	COLE AVE	CROSBIE PETER J
	86	3208	COLE AVE	PAK CHRISTOPHER
	87	3208	COLE AVE	DYNAN THOMAS & CAROLINE M
	88	3208	COLE AVE	WICKER MALLORIE

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	89	3208	COLE AVE	CAHILL HEATHER
	90	3208	COLE AVE	ARNOLD NANCY G
	91	3208	COLE AVE	HANNA MARY C
	92	3208	COLE AVE	WIDENER MICHAEL LEE & INNA
	93	3208	COLE AVE	DUELKS BRADFORD B
	94	3208	COLE AVE	GONZALEZ RAY L
	95	3208	COLE AVE	SAKHAI MARYAM
	96	3208	COLE AVE	PATEL CHIRAG
	97	3208	COLE AVE	VARGHESE THOMAS
	98	3208	COLE AVE	STEPHENS CHARLES
	99	3208	COLE AVE	KOJDER JESSICA
	100	3208	COLE AVE	MITTEN JENNIFER
	101	3208	COLE AVE	THAKRAR ANISH
	102	3208	COLE AVE	HAYES JILL BETH
	103	3208	COLE AVE	PAPE AUTUMN R
	104	3208	COLE AVE	DEMIRKOL HANDE
	105	3208	COLE AVE	WEDEBERG BRADLEY A & LEE B
	106	3208	COLE AVE	KRACKE KIM B
	107	3208	COLE AVE	MINGLE DANIEL
	108	3208	COLE AVE	BELL THERESA MARIE
	109	3208	COLE AVE	KNOTT LAURA G
	110	3208	COLE AVE	CURRA CHRISTOPHER J
	111	3208	COLE AVE	DYKEMAN ALICE MGMT TR THE
	112	3208	COLE AVE	HOUCK TROY
	113	3208	COLE AVE	WOODS JOSEPH D
	114	3208	COLE AVE	NEUNERT CINDY E
	115	3208	COLE AVE	PIERCE ROGER A
	116	3208	COLE AVE	HARE JAMIE
	117	3208	COLE AVE	LATHAM KATHLEEN
	118	3208	COLE AVE	HERNANDEZ CARDENAS ANN V
	119	3208	COLE AVE	EGGEBRECHT DARREN W

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	120	3208	COLE AVE	CALEGARI MAUD B
	121	3208	COLE AVE	PFITZINGER BRIAN S
	122	3208	COLE AVE	CHARUWORN NART
	123	3208	COLE AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
	124	3208	COLE AVE	HARLOW CHARLES J
	125	3208	COLE AVE	DAVIS JENNIFER
	126	3208	COLE AVE	KNIGHT ALLISON M
	127	3208	COLE AVE	GREEN MARY POLK
	128	3208	COLE AVE	FINKEL FAMILY TRUST
	129	3208	COLE AVE	LAU HOWARD
	130	3208	COLE AVE	HURTADO ANDREA
	131	3230	COLE AVE	BHAMIDIPATI PRABHAKAR
	132	3230	COLE AVE	GARLICK RYAN M
	133	3230	COLE AVE	WOODWARD LOIS N
	134	3230	COLE AVE	WEBER KARIN
	135	3230	COLE AVE	WILLIAMS STEVE F
	136	3230	COLE AVE	LUNA JOHN B
	137	3230	COLE AVE	SHAW BRITTANY
	138	3230	COLE AVE	WILLIAMS CURTIS A
	139	3230	COLE AVE	
	140	3230	COLE AVE	COSTA FRANCESCO
	141	3230	COLE AVE	KLUGE DENNIS L &
	142	3230	COLE AVE	TOLLESON CHAD M & JESSCIA
	143	3230	COLE AVE	PETERSON DAVID J &
	144	3230	COLE AVE	HESS DOUGLAS ALLEN
	145	3230	COLE AVE	RIVERA FRANK
	146	3215	COLE AVE	L1 PROPERTIES LLC
	147	3215	COLE AVE	HARRISON SUZANNE & JAMES M
	148	3209	COLE AVE	LOPEZ ROLAND V
	149	3209	COLE AVE	GONZALEZ DEVIN
	150	3215	COLE AVE	OLIVERI CHARLES

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	151	3215	COLE RD	OLIVERI CHARLES W SR
	152	3215	COLE AVE	MCBEE DAVID H
	153	3209	COLE AVE	BRIDGE TOWER DALLAS ONE LLC
	154	3215	COLE AVE	FOLDESY SHAWN E
	155	3209	COLE AVE	HERNANDEZ GUILLERMO A & GABRIELA
	156	3209	COLE RD	J & O BLAKE FAMILY LLC
	157	3215	COLE AVE	VIOLI MICHAEL &
	158	3209	COLE AVE	MORROW SAMUEL S
	159	3215	COLE AVE	MURPHY CYRUS
	160	3030	MCKINNEY AVE	ROBINSON INDUSTRIES, INC
	161	3030	MCKINNEY AVE	BRINKMAN JEANNIE &
	162	3030	MCKINNEY AVE	AMMON SUSAN
	163	3030	MCKINNEY AVE	DOTY YVONNE D
	164	3030	MCKINNEY AVE	KAY DANA L
	165	3030	MCKINNEY AVE	HAYS RAYMOND R & DINAH D
	166	3030	MCKINNEY AVE	BAILEY LIVING TRUST
	167	3030	MCKINNEY AVE	LAWSON LILLIAN I
	168	3030	MCKINNEY AVE	KLEINE WILLIAMS D & ANN
	169	3030	MCKINNEY AVE	BROSI SCOTT C &
	170	3030	MCKINNEY AVE	NAPPI DAVID J
	171	3030	MCKINNEY AVE	GARCIA RICARDO LUIS & VERONICA M
	172	3030	MCKINNEY AVE	SIMPSON ANN
	173	3030	MCKINNEY AVE	HAIRE SCOTT L
	174	3030	MCKINNEY AVE	PHILLIPS WAYNE D
	175	3030	MCKINNEY AVE	STEELE JOHN RODMAN EST OF &
	176	3030	MCKINNEY AVE	SAHWANI DIANA
	177	3030	MCKINNEY AVE	BERTHOLD ROMBERG &
	178	3030	MCKINNEY AVE	WAGMAN FELICIA A MD
	179	3030	MCKINNEY AVE	MULLICAN MARY A
	180	3030	MCKINNEY AVE	VU CHI T
	181	3030	MCKINNEY AVE	NEAL BARBARA H

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	182	3030	MCKINNEY AVE	STERN FAMILY LIVING TRUST
	183	3030	MCKINNEY AVE	OLKKOLA EDWARD E
	184	3030	MCKINNEY AVE	KLEIN HANNE
	185	3030	MCKINNEY AVE	DYKES DONALD E
	186	3030	MCKINNEY AVE	GOLDFARB FAMILY TRUST U A
	187	3030	MCKINNEY AVE	PEPMILLER DELMAR D &
	188	3030	MCKINNEY AVE	CARTER HALEY MARCUS JR &
	189	3030	MCKINNEY AVE	SAMARA KENNETH J
	190	3030	MCKINNEY AVE	BAILEY KATHLEEN C LIVING TRUST
	191	3030	MCKINNEY AVE	BATCHELOR JAMES F &
	192	3030	MCKINNEY AVE	BRANTLEY GLADYS
	193	3030	MCKINNEY AVE	GRIFFIN ELIZABETH R
	194	3030	MCKINNEY AVE	ESTELLHANCOCK MARITA
	195	3030	MCKINNEY AVE	BAKER DONNA LYNN
	196	3030	MCKINNEY AVE	PETTIT MICHAEL B &
	197	3030	MCKINNEY AVE	ISMAIL SALIM & SHIREEN SALIM
	198	3030	MCKINNEY AVE	WALKER DAVID G
	199	3030	MCKINNEY AVE	CAMPEAU CORP TEXAS
	200	3030	MCKINNEY AVE	GWYN JAMES W & V MARIE
	201	3030	MCKINNEY AVE	SEAMAN GARY L & CAROLYN K
	202	3030	MCKINNEY AVE	HELVEY KENT
	203	3030	MCKINNEY AVE	SPIEGELMAN WILLARD
	204	3030	MCKINNEY AVE	MALKA MICHAEL A
	205	3030	MCKINNEY AVE	CARPENTER SUSAN
	206	3030	MCKINNEY AVE	DONALDSON NIGEL A
	207	3030	MCKINNEY AVE	STREIDL LISA ANN
	208	3030	MCKINNEY AVE	SANDKNOP RYAN
	209	3030	MCKINNEY AVE	LAMB SHELLY S
	210	3030	MCKINNEY AVE	MOSSER ROBERT E
	211	3030	MCKINNEY AVE	MCKEE JOHN
	212	3030	MCKINNEY AVE	BALL JEANNIE C

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	213	3030	MCKINNEY AVE	KHOSHNOUDI AHMAD &
	214	3030	MCKINNEY AVE	WOOD ELLEN
	215	3030	MCKINNEY AVE	MCDONALD MARLA
	216	3030	MCKINNEY AVE	HALLIDAY EDWIN JAY & LYNN MARY
	217	3030	MCKINNEY AVE	WANSTRATH LAURA
	218	3030	MCKINNEY AVE	BRITTINGHAM GUILLERMO M &
	219	3030	MCKINNEY AVE	DUFFIELD ANNE E
	220	3030	MCKINNEY AVE	TOUMANI RAFIK & SEDI
	221	3030	MCKINNEY AVE	DIPASQUA ALPHONSO &
	222	3030	MCKINNEY AVE	MILES JANIS C
	223	3030	MCKINNEY AVE	CARUSO RONALD
	224	3030	MCKINNEY AVE	THOMAS JOHN C & DEBRA
	225	3030	MCKINNEY AVE	FRANKEL DOUGLAS &
	226	3030	MCKINNEY AVE	GILHOOLY STEPHEN
	227	3030	MCKINNEY AVE	FREEMAN JOE E & CHERYL W
	228	3030	MCKINNEY AVE	WAUGH JOHN MARK TR &
	229	3030	MCKINNEY AVE	SELLARS JOHN P
	230	3030	MCKINNEY AVE	HARRIS CURTIS D &
	231	3030	MCKINNEY AVE	BROOKSHIER FAMILY TRUST
	232	3030	MCKINNEY AVE	BERNSTEIN BASIL
	233	3030	MCKINNEY AVE	MUIR J DUNCAN
	234	3030	MCKINNEY AVE	PRICE SANDRA NELSON
	235	3030	MCKINNEY AVE	PETERKIN NELL & LAWRENCE
	236	3030	MCKINNEY AVE	GREEN RAY E & VICKIE
	237	3030	MCKINNEY AVE	NORRIS PAUL
	238	3030	MCKINNEY AVE	CUNNINGHAM GENE M
	239	3030	MCKINNEY AVE	BRYAN BARRY
	240	3030	MCKINNEY AVE	KHOSHNOUDI BAHAR
	241	3030	MCKINNEY AVE	BROWN WILLIAM T II
	242	3030	MCKINNEY AVE	BARRY ELLEN M &
	243	3030	MCKINNEY AVE	HARRIS ELIZABETH K

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	244	3030	MCKINNEY AVE	FISCHER REVOCABLE TRUST
	245	3030	MCKINNEY AVE	LADD DENNIS
	246	3030	MCKINNEY AVE	JORDAN STEVEN C
	247	3030	MCKINNEY AVE	LADD DENNIS &
	248	3030	MCKINNEY AVE	AHNERT EDWARD F &
	249	3030	MCKINNEY AVE	TRIMBLE RODNEY B
	250	3030	MCKINNEY AVE	TARPLEY KRISTA J
	251	3030	MCKINNEY AVE	WHITWELL STEPHEN
	252	3030	MCKINNEY AVE	SCHMIDT KEITH A
	253	3030	MCKINNEY AVE	BARNES MITZI T
	254	3030	MCKINNEY AVE	CCR FAMILY TRUST
	255	3030	MCKINNEY AVE	KELLY MICHAEL J
	256	3030	MCKINNEY AVE	HAKIM CAMILLE A &
	257	3030	MCKINNEY AVE	SCHROEDER PATRICIA C REVOCABLE TRUST
	258	3030	MCKINNEY AVE	FELSTED KAREN E
	259	3030	MCKINNEY AVE	FARROWGILLIESPIE ALAN C
	260	3030	MCKINNEY AVE	FRANKS ROBERT C &
	261	3030	MCKINNEY AVE	HARGROVE T GEDDIE
	262	3030	MCKINNEY AVE	BARTON STANLEY & LINDA
	263	3030	MCKINNEY AVE	PUTNAM DONOVAN &
	264	3030	MCKINNEY AVE	APPERSON MARK W
	265	3030	MCKINNEY AVE	COLLINS FLOYD W
	266	3030	MCKINNEY AVE	ROGERS CULLEN A &
	267	3030	MCKINNEY AVE	CORTEZ CARLOS R
	268	3030	MCKINNEY AVE	MCLAUGHLIN KATHLEEN
	269	3030	MCKINNEY AVE	BIRKNER JOHN H
	270	3030	MCKINNEY AVE	SHELMIRE SUSAN
	271	3030	MCKINNEY AVE	WEATHERBY LESTER C JR & MORGAN TRUST CO-TR
	272	3030	MCKINNEY AVE	HAKIM CAMILLE & HAIFA TR

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	273	3030	MCKINNEY AVE	BERG ALAN G
	274	3030	MCKINNEY AVE	BUTTS KELEM B &
	275	3030	MCKINNEY AVE	HEPFNER JAMES P
	276	3030	MCKINNEY AVE	ROBERTSON REBEL LEA LEGACY TRUST
	277	3030	MCKINNEY AVE	LA TOUR 2302 LLC
	278	3030	MCKINNEY AVE	MILDEBRATH MARK E & DANA
	279	3030	MCKINNEY AVE	NELSON RANDALL & KIMBERLY
	280	3030	MCKINNEY AVE	BERGNER JOHN F &
	281	3030	MCKINNEY AVE	STEWART JEFFREY G
	282	3030	MCKINNEY AVE	SKYLINE TRUST
	283	3030	MCKINNEY AVE	HAWLEY JOHN R & MARCIA H
	284	3030	MCKINNEY AVE	SKYLINE TRUST
	285	3030	MCKINNEY AVE	SKYLINE TRUST
	286	3030	MCKINNEY AVE	SKYLINE TRUST
	287	3100	COLE AVE	AFTABROUSHADR KAMBIZ
	288	3100	COLE AVE	ALLSION CHRIS
	289	3100	COLE AVE	RAFFEL SCOTT J & KATHY E
	290	3100	COLE AVE	ZHANG HELEN X Y
	291	3100	COLE AVE	BRANT SARAH M
	292	3100	COLE AVE	KOJIMA SHIHOKO
	293	3100	COLE AVE	PALETTI SONIA
	294	3100	COLE AVE	NICOLLE BRYCE DAUVERGNE
	295	3100	COLE AVE	CHESNUT JOHN
	296	3100	COLE AVE	SMITH HOLLY F
	297	3100	COLE AVE	REYES ROBERT M
	298	3100	COLE AVE	TEJURA SEEMA V
	299	3100	COLE AVE	RAFEA VEEDA
	300	3100	COLE AVE	ZERR JOSEPH
	301	3100	COLE AVE	KJELDGAARD DAVID
	302	3100	COLE AVE	MATAMOROS JOSEPH A

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	303	3100	COLE AVE	DRAPER DUANE D
	304	3100	COLE AVE	ZENTNER DANIEL J
	305	3100	COLE AVE	HAUCK HANS G &
	306	3100	COLE AVE	WHEAT DAVID G
	307	3100	COLE AVE	MURRAY ESTATE LLC
	308	3100	COLE AVE	FLEMING STEPHEN M
	309	3100	COLE AVE	BENAVIDES MICHAEL L
	310	3100	COLE AVE	YU MIMI
	311	3100	COLE AVE	GAMINI MORTEZA & BORTAY
	312	3100	COLE AVE	SKAINES JONATHAN B
	313	3100	COLE AVE	LOZANO JAVIER ALBERTO NEYRA & YEAL JOSEPH
	314	3100	COLE AVE	THELEN TODD M
	315	3100	COLE AVE	OREILLEY KATHLEEN
	316	3100	COLE AVE	SALANON EMANUEL JOEL
	317	3100	COLE AVE	GARCIA EDWARD I
	318	3100	COLE AVE	AHN SAM
	319	3100	COLE AVE	MILLIET MARK JOSEPH
	320	3100	COLE AVE	MAYES EVAN Z
	321	3100	COLE AVE	REISMAN MARK L
	322	3100	COLE AVE	PHILLIPS THOMAS L
	323	3100	COLE AVE	ROSENBAUM RICO
	324	3100	COLE AVE	YOUNG LINDSAY &
	325	3100	COLE AVE	WARMAN DAVID
	326	3100	COLE AVE	VONBORSIG MICHAEL A
	327	3100	COLE AVE	LIN CONSTANCE LEECHEN
	328	3100	COLE AVE	YORK ROBERT A &
	329	3100	COLE AVE	DEMEIS DANIEL G
	330	3235	COLE AVE	COOKE AMY M
	331	3235	COLE AVE	NGUYEN THONG

02/04/2015

Reply	*Label #*	*Address*		*Owner*
	332	3235	COLE AVE	FREDERICK KYLE
	333	3235	COLE AVE	
	334	3235	COLE AVE	HALL DOUGLAS K
	335	3235	COLE AVE	SHEINBERG DARREN
	336	3235	COLE AVE	BURKE ASHLEE ESTELLE & AARON
	337	3235	COLE AVE	CHAPMAN ALBERT J III
	338	3235	COLE AVE	WELLS ALEX L
	339	3235	COLE AVE	HALLOCK KEITH R JR
	340	3235	COLE AVE	KNOWLTON KELLY
	341	3235	COLE AVE	MAJOR DAVID P
	342	3235	COLE AVE	MALLOY BETHANY E
	343	3235	COLE AVE	THOMPSON SCOTT JAY
	344	3235	COLE AVE	DEERING CHRISTOPHER
	345	3235	COLE AVE	WILCOX AUSTIN J
	346	3235	COLE AVE	HUMPHRIES MATTHEW SHAWN
	347	3235	COLE AVE	MILES BRANDON
	348	3235	COLE AVE	WHITE STEVEN M & TERESA J
	349	3235	COLE AVE	GOLDMAN DAVID
	350	3235	COLE AVE	LITOFF AUSTIN
	351	3235	COLE AVE	LECOVER MATTHEW L
	352	3235	COLE AVE	KUO ANDY
	353	3235	COLE AVE	FICKE GEOFFREY E
	354	3235	COLE AVE	AN JADHAVJI INVESTMENTS LLC
	355	3235	COLE AVE	BARNEY JOHN DAVID
	356	3235	COLE AVE	PAINTER KENNETH R
	357	3235	COLE AVE	MEHTA EMILY BALCH & GAURAV
	358	3235	COLE AVE	VANN RHONDA H
	359	3235	COLE AVE	ELKINS LARRY G
	360	3235	COLE AVE	FIORE ANGELA M
	361	3235	COLE AVE	MAIONE MICHAEL

ADDENDUM ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 V

SUBJECT

A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, James B. Bonham Elementary School, as required by Section 6-4 of the Dallas City Code to allow a mixed beverage permit for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pie Tap Henderson LLC, dba Pie Tap] on the northeast line of North Henderson Avenue south of Bonita Avenue - AV145-002 - Financing: No cost consideration to the City

BACKGROUND

This item is moved forward to continue the permitting process for the subject development project.

Section 6-4 of Chapter 6, "Alcoholic Beverages," of the Dallas City Code allows Council to grant a variance from the usual spacing required between an alcohol business and a protected use. The usual spacing requirement is 300 feet in a direct line from the property line of the public DISD school to the property line of the place of business.

The standard for approval of the variance is that:

A. the application is for one of the following permits pursuant to the following chapters of the Texas Alcoholic Beverage Code:

(i) a brewer's permit, Chapter 12;
(ii) a distiller's and rectifier's permit, Chapter 14;
(iii) a winery permit, Chapter 16;
(iv) a wine and beer retailer's permit, Chapter 25;
(v) a wine and beer retailer's off-premise permit, Chapter 26;
(vi) a mixed beverage permit with a food and beverage certificate, Chapter 28; or
(vii) a manufacturer's license, Chapter 62.

BACKGROUND (Continued)

B. the application is for one of the following land uses:

   (i) general merchandise or food store use with 10,000 square feet or more of floor area
   (ii) restaurant without drive-in or drive-through service with a food and beverage certificate pursuant to the Texas Alcoholic Beverage Code;
   (iii) alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery; or
   (iv) alcoholic beverage manufacturing.

C. alcoholic beverages will not be sold by drive-in or drive-through service; and

D. enforcement of the spacing requirements in this particular instance:

   (i) is not in the best interest of the public;
   (ii) constitutes waste or inefficient use of land or other resources;
   (iii) creates an undue hardship on an applicant for an alcohol permit;
   (iv) does not serve its intended purpose;
   (v) is effective or necessary; or
   (vi) for any other reason that the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

An application for a waiver of the spacing requirements was submitted on January 20, 2015, by Pie Tap, Henderson LLC. James B. Bonham Elementary School, located to the west of the request site, creates the need for the variance.

The applicant has submitted the attached letter providing a statement of why the variance meets the standard of approval.

The approximately 0.344 acre request site, which is located in Subdistrict 1 of the Henderson Avenue Special Purpose District (Planned Development District No. 462), is currently under construction for a shell building. The request site is surrounded by a multifamily use to the north, single family uses to the northeast and east, an undeveloped residential lot is to the southeast, a public school is to the southwest, duplexes are to the west, and a veterinary clinic to the northwest.

The public school is located to the southwest of the request site. While the required spacing from a school is measured property line to property line, the walking distance from the entrance of the school to the proposed restaurant is approximately 240 feet. Due to the protected site being across a major street that contains retail uses, staff has no objection this request.

This item requires two seconds to pass.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 9, 2009, the City Council approved an amendment to Section 6-4 of Chapter 6, “Alcoholic Beverages,” of the Dallas City Code to allow a process for a variance to the spacing requirements between a business selling alcohol and a public or private school.

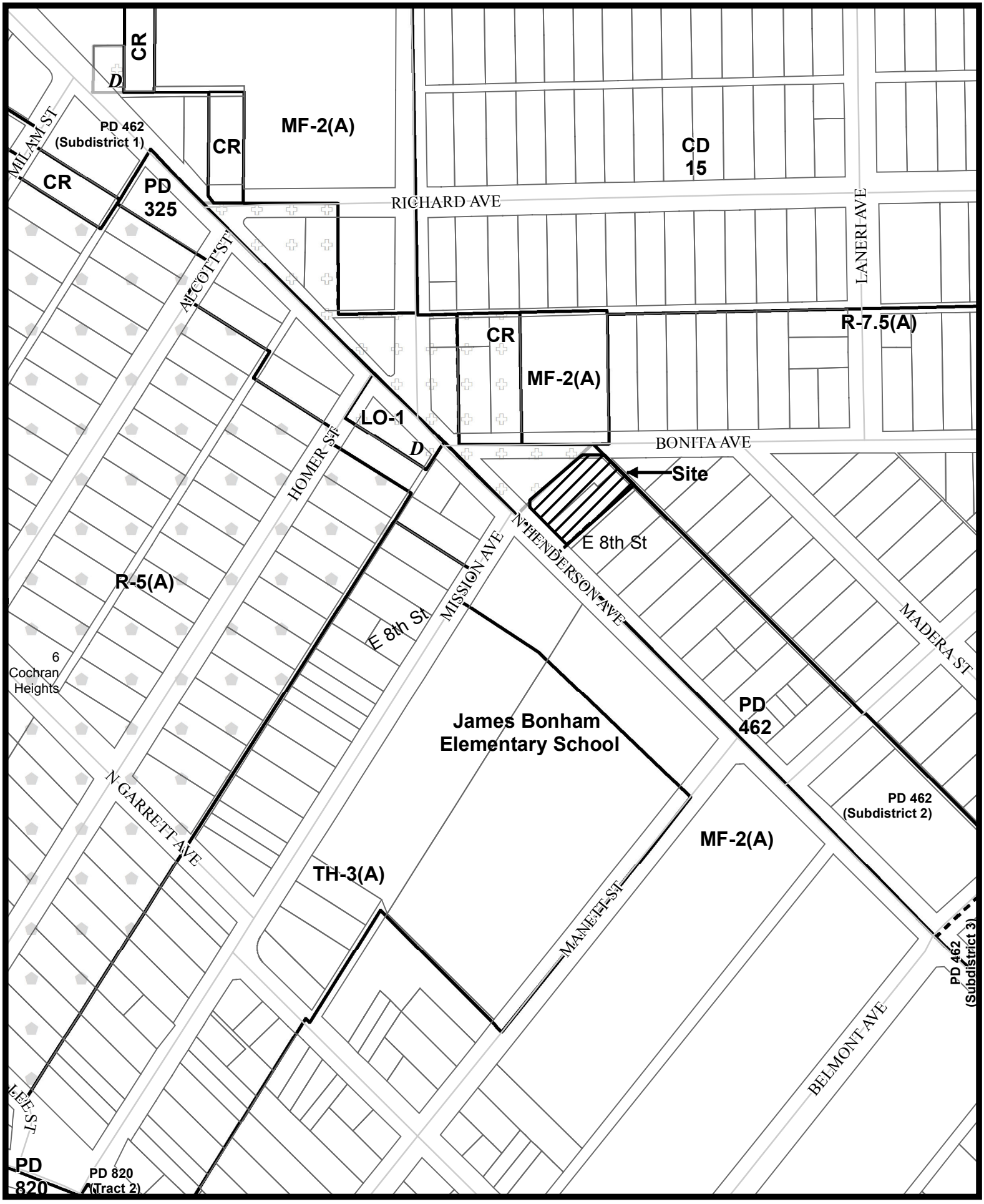
On October 26, 2011, September 26, 2012, and January 22, 2014, the City Council further amended Section 6-4 of Chapter 6.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:2,400

AV145-002

CITY OF DALLAS

APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant: Pie Tap, Henderson LLC
(Must match the business name on TABC application)

Contact person, title: Santos T. Martinez
(Land owner, business owner, representative)

Contact person's phone: 214-761-9197

Contact person's address: 900 Jackson, Suite 640, Dallas, TX 75202

Property owner's name: North Henderson Ave. LLC

Address of request site: 2708 N. Henderson, Suite ~~100~~ ~~$200~~ 110+130

Protected use's address: 2617 N. Henderson

Type of protected use:
- ○ Church
- ● Public school / open-enrollment charter school
- ○ Private school
- ○ Public hospital
- ○ Daycare/child-care facility

Type of business seeking to sell alcohol:
- ○ Alcoholic beverage manufacturing
- ○ General merchandise or food store with 10,000 square feet or more floor area
- ○ Microbrewery, microdistillery, or winery
- ● Restaurant without drive-in or drive-through service

Type of TABC permit(s) to be sought:
- ○ Brewer's permit, "B" / Manufacturer's license, "BA"
- ○ Distiller's and rectifier's permit, "D"
- ○ Food and beverage certificate, "FB"
- ● Mixed beverage permit,"MB"
- ○ Wine and beer retailer's off-premise permit, "BQ"
- ○ Wine and beer retailer's permit, "BG"
- ○ Winery, "G"

The nonrefundable variance application fee is $1,200.00 and the sign fee, which is between $10 and $50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

> Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose; is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

REQUIRED ATTACHMENTS:
- ○ Statement of request
- ○ List of officers for alcohol business and property owner
- ○ Sealed alcohol survey showing 300 foot radius and door to door measurements (*protected use must be indicated on this survey*)

AUTHORIZATION BY PROPERTY OWNER(S)

I, Alex von Gontard, the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

Alex von Gontard
Owner's Printed Name

Owner's Signature

APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Richard Hicks
Applicant's Printed Name

Applicant Signature

Sworn to and subscribed before me by on this day 12 of January in the year 2015, to certify which witness my hand and seal of office.

SANTOS TREY MARTINEZ
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
April 2, 2015

Notary Public in and for the State of Texas

Date received: _____ Receipt No.: 5205 Case number: _____

AV application 3-25-14

AV145-002
DRD 1/2015

Masterplan
Land Use Consultants

January 19, 2015

Mr. David Cossum
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla, Room 5DS
Dallas, Texas 75201

RE: Variance for restaurant without drive-in or drive-through service to sell alcoholic beverages for on-premise consumption at 2708 N. Henderson, Suites ~~100~~ 110 and ~~200~~ 130. SUP

Dear Mr. Cossum:

Pie Tap Henderson LLC. has been working to develop the property listed above. They submitted a building permit to construct a new restaurant in March of 2014. The property is located in PDD 461 sub-district 1 and permits a restaurant by right. There are no alcohol overlays on the property.

The property is located across the street from James B. Bonham Elementary school. This campus is still listed as an elementary school despite the fact that it was closed for student instruction in 2013.

Students that attended this campus receive educational instruction at Robert E. Lee Elementary at 2911 Delmar Avenue. DISD does not offer any educational services on this campus. However, it is still listed as a protective use. This creates an undue hardship for the property owner in their attempts to secure the proper licenses to sell alcoholic beverages.

We do not believe it is in the best interest of the City to continue to count this elementary school as a protective use as people attempt to develop the last vacant commercial properties along this segment of N. Henderson. This 3.8 acre property creates an impediment for proper development in this area. Although the applicant and property owner have invested almost two million dollars in new construction, it has been halted until a resolution can be made regarding this spacing requirement. Since this campus has been officially closed, and there are no current attempts to re-open the campus for instruction, we believe it is in the best interest to move forward with a variance request.

We have included a TABC field survey, list of officers, and application for this variance request. Ordinarily, we would identify the distance between the front door of the protected use and the proposed use. However, in this instance, we did not show that specific measurement since the protected use is closed. We are happy to provide this additional detail if needed for this request.

Please feel free to contact our offices if you need any additional information regarding this application.

Santos T. Martinez
Authorized representative for
Pie Tap Henderson, LLC.

From Start to Satisfaction 900 Jackson St. Suite 640, Dallas, TX 75202 ▶ tel 214.761.9197 fax 214.748.7114 ▶ masterplanconsultants.com

North Henderson Avenue LLC
List of Officers

Alex Von Gontard

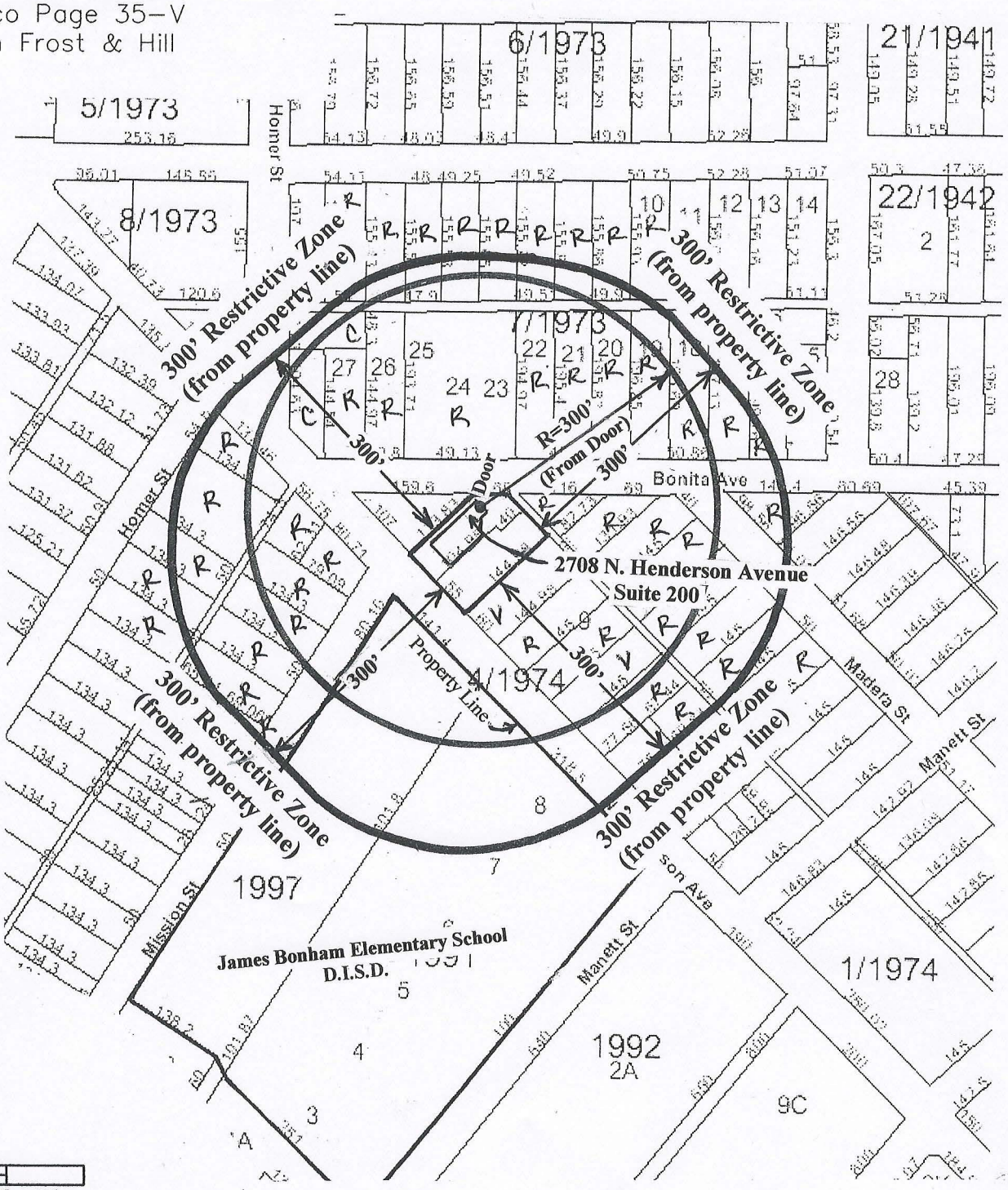
Peter Von Gontard

Pie Tap Henderson LLC
List of Officers

Richard Hicks

ALCOHOL MEASUREMENT PLAT

PIE TAP
2708 N. Henderson Avenue
Suite 200
Dallas, Texas 75206
Mapsco Page 35–V
Martin Frost & Hill



SCALE 1" = 200'

I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold meets the location requirements in Dallas City Code 6–4.

The PIE TAP, located at 2708 N. Henderson Avenue, Suite 200, in the City of Dallas, is within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6–4.

The property complies; located within a Wet Area, Zoned PD 462, Subdistrict I.

R = Residential
C = Commercial
V = Vacant

Date 12/2/2015

Job 14–745

This survey was performed for an alcohol–measurement certification. All improvements may not been shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.

STATE OF TEXAS REGISTERED BEN D. RYCHLIK #1630 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor 1630

SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948–3324
Fax: (214) 946–7540

FIRM Registration / License No. 10040200

February 25, 2015

WHEREAS, Subsection 6-4(g) of the Dallas City Code authorizes the City Council to grant variances from the alcohol spacing requirements prescribed by Subsection 6-4(a) of the Dallas City Code; and

WHEREAS, Pie Tap Henderson LLC, dba Pie Tap has submitted an application for a mixed beverages permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code for a restaurant without drive-in or drive-through service with a food and beverage certificate, and is requesting a variance to the alcohol spacing requirements for a property on the northeast line of North Henderson Avenue south of Bonita Avenue, northeast of James B. Bonham Elementary School, a public school; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that enforcement of the alcohol spacing requirements in this particular instance:

(1) is not in the best interest of the public;

(2) constitutes waste or inefficient use of land or other resources;

(3) creates an undue hardship on an applicant for an alcohol permit;

(4) does not serve its intended purpose; and

(5) is not effective or necessary; and

WHEREAS, the City Council desires to grant the alcohol spacing variance; **Now, Therefore,**

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

Section 1. That the variance to the alcohol spacing requirements for Pie Tap Henderson LLC, dba Pie Tap, for property on the northeast line of North Henderson Avenue south of Bonita Avenue, northeast of James B. Bonham Elementary School, a public school, is granted, subject to the following conditions:

(1) This alcohol spacing variance is valid only for a mixed beverages permit pursuant to Chapter 28 of the Texas Alcoholic Beverage Code.

(2) This alcohol spacing variance is valid only for a restaurant without drive-in or drive-through service with a food and beverage certificate in the location shown on the attached location map.

(3) Alcoholic beverages may not be sold by drive-in or drive-through service.

(4) This alcohol spacing variance is valid for subsequent renewals of the alcohol permit.

(5) This alcohol spacing variance may not be transferred to another location or to another alcohol permit holder.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

ADDENDUM ITEM # 26

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 55B

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Gateway on Clarendon, a 139-unit multifamily project, located at 1526 East Clarendon Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Gateway on Clarendon, located at 1526 East Clarendon Drive for the acquisition and new construction of the proposed 139-unit multifamily residential development for mixed income families; and (**2)** a conditional loan in the amount of $3,000,000 to Matthews Affordable Income Development, LLC conditioned upon 2015 4% LIHTC award - Not to exceed $3,000,000 - Financing: 2012-13 Home Investment Partnerships Program Grant Funds ($506,002), 2013-14 Home Investment Partnerships Program Grant Funds ($369,051), FY 2014-15 HOME Program Income #1 ($1,688,052) and 2012 Bond Funds ($436,895)

BACKGROUND

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

BACKGROUND (continued)

On November 26, 2014, Scott Galbraith, Project Manager of Matthews Affordable Income Development, submitted an application to the City of Dallas on behalf of 1526 East Clarendon LP (the "Applicant") for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program. The project includes 139 multifamily units for mixed income families, 40 one-bedroom, 52 two-bedroom and 47 three-bedroom units.

The Applicant has committed to renting 125 units or 90% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 14 units or 10% the units as Market Rate Units.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: after-school and summer break care for children, health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project.

This project is <u>not</u> located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is <u>not</u> located in a census tract that has more than 20 percent housing tax credit units per total households established by the 5-year American Community Survey.

BACKGROUND (continued)

The Applicant has submitted a request for gap funding of $3,000,000 from the City of Dallas for the development of the Gateway on Clarendon at 1526 East Clarendon Drive. The $3,000,000 conditional loan would be used for construction and related soft costs of Gateway on Clarendon and subordinated to the project's lenders with an interest rate of 0% with a 35-year term. The loan would be conditioned on an award of 2015 4% tax credits.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No.10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Gateway on Clarendon Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

2012-13 Home Investment Partnerships Program Grant Funds - $506,002.00
2013-14 Home Investment Partnerships Program Grant Funds - $369,051.00
FY 2014-15 HOME Program Income #1 - $1,688,051.63
2012 Bond Funds - $436,895.37

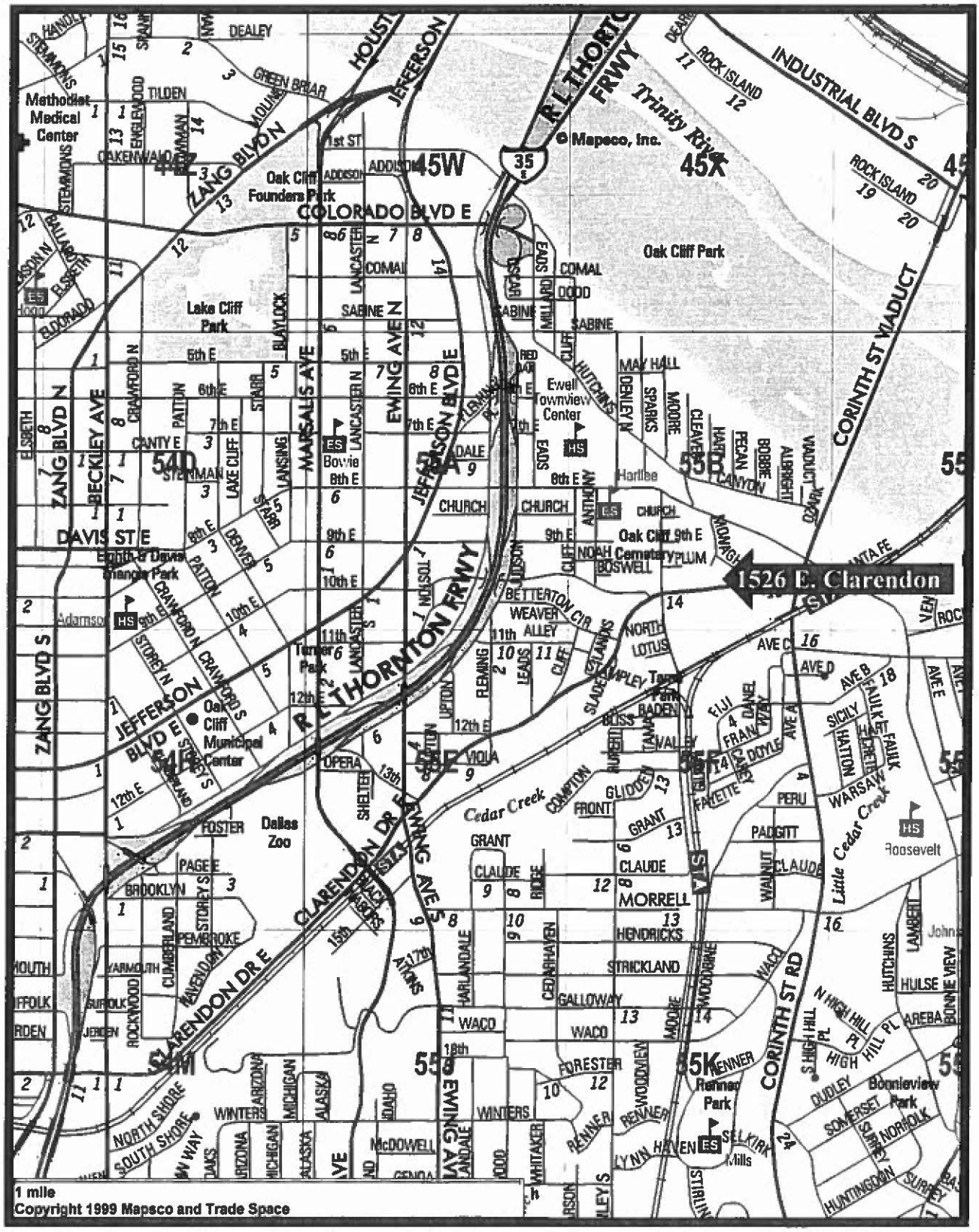
OWNER(S)	DEVELOPER
1526 East Clarendon LP	**Matthews Affordable Income Dev., LLC** John H. Matthews D. Scott Galbraith

Family Gateway, Inc. - General Partner
Cathy Packard, Executive Director

Matthews Affordable Income Development, LLC, Limited Partner
John H. Matthews
D. Scott Galbraith
Kristian Teleki

MAP

Attached


1526 E. Clarendon
© Mapsco, Inc.
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 55-B

February 25, 2015

WHEREAS, Scott Galbraith, Project Manager of Matthews Affordable Income Development, on behalf of 1526 East Clarendon LP (the "Applicant"), has proposed a development for affordable rental housing at 1526 E. Clarendon Drive named Gateway on Clarendon in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2015 4% Housing Tax Credits for Gateway on Clarendon; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Gateway on Clarendon Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, the applicant has submitted a request for gap funding of $3,000,000 from the City of Dallas which has been reviewed; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has committed to renting 125 units or 90% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 14 units or 10% the units as Market Rate Units; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA 2015 4% LIHTC application for 1526 East Clarendon LP, the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 4% LIHTC application for the Gateway on Clarendon project located at 1526 East Clarendon Drive; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby **(1)** supports the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Gateway on Clarendon located at 1526 East Clarendon Drive for the construction of the proposed 139-unit multifamily residential development for mixed-income families; and **(2)** subject to the terms hereof, grants a firm commitment and authorizes a conditional loan in the amount of $3,000,000 to Matthews Affordable Income Development, LLC for the construction of Gateway on Clarendon, conditioned upon 2015 4% LIHTC award. The loan is conditioned upon a 35-year affordability period.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Gateway on Clarendon project construction and allocation of 2015 4% Housing Tax Credits for the Development located at 1526 East Clarendon Drive.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Gateway on Clarendon will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 2, 2012; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Gateway on Clarendon to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Gateway on Clarendon.

SECTION 7. That as provided for in TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Gateway on Clarendon will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to support the Gateway on Clarendon.

SECTION 8. That the City Manager or his designee, upon approval as to form by the City Attorney, is hereby authorized to execute a conditional loan in the amount of $3,000,000 to Matthews Affordable Income Development, LLC for the development at 1526 East Clarendon Drive with the following terms:

a. 1526 East Clarendon LP or its wholly owned subsidiary, must be awarded 2015 4% tax credits.
b. 1526 East Clarendon LP must adhere to all applicable City requirements.
c. 1526 East Clarendon LP must execute a note, deed of trust, and deed restriction for a 35-year affordability period. The condition of the loan is a 35-year affordability period.
d. The lien may be subordinated to other project lenders.

SECTION 9. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project, Gateway on Clarendon, will be contingent on the following, if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of $40,000 (a minimum of $40,000 or $200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of residents needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the City's Deed Restrictions containing the social services requirement (up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan).

SECTION 10. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 11. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of $500, beginning on the anniversary of the closing on the 4% tax credits and ending at the end of the tax credit compliance period, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

SECTION 12. That the Chief Financial Officer be authorized to disburse funds in accordance with this resolution as follows:

Matthews Affordable Income Development, LLC Vendor # VC13988

Fund	Dept	Object Unit	Code	Program #	Encumbrance	Amount
HM12	HOU	893E	3015	14M1489G	HOU893EE144	$ 506,002.00
HM13	HOU	236F	3015	14M1489G	HOU236FE144	$ 369,051.00
14M1	HOU	489G	3015	14M1489G	HOU489GE144	$1,688.051.63
2U53	HOU	S803	3015	14M1489G	HOUS803E144	$ 436,895.37

SECTION 13. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue- home loan in (0859) in funds HM12, HM13, 14M1, and 2U53 for the amount of the loan.

SECTION 14. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 34V

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Martha's Vineyard Place, a 100-unit multifamily project, located at approximately 3115 Crestview Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Martha's Vineyard Place, located at approximately 3115 Crestview Drive for the reconstruction of the proposed 100-unit multifamily residential supportive housing development for mixed income families; and **(2)** a conditional grant in the amount of $2,640,720 to Deaf Action Center (DAC) (Applicant) for the construction and related soft costs of Martha's Vineyard Place, conditioned upon 2015 4% LIHTC award - Not to exceed $2,640,720 - Financing: 2012 Bond Funds

BACKGROUND

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

On November 21, 2014, Dominic Lacy, Board President of Deaf Action Center, submitted an application to the City of Dallas on behalf of Unicom Crest Development, L.P. (the "Applicant") for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program.

BACKGROUND (continued)

The project includes 100 multifamily units for permanent supportive housing, consisting of 16 efficiency, 47 one-bedroom, 33 two-bedroom and 4 three-bedroom units, subject to compliance with the TDHCA Integrated Housing Rule and Federal Fair Housing Law.

The Applicant has committed to renting 21 units or 21% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI, 64 units or 64% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 15 units or 15% the units as Market Rate Units.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project.

This project is <u>not</u> located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is <u>not</u> located in a census tract that has more than 20 percent housing tax credit units per total households established by the 5-year American Community Survey.

The Applicant has submitted a request for gap funding of $2,640,720 from the City of Dallas for the development of the Martha's Vineyard Place at approximately 3115 Crestview Drive. A $2,640,720 conditional grant would be used for construction and related soft costs of Martha's Vineyard Place and deed restrictions subordinated to the project's lenders with a 30-year affordability term.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No.10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Martha's Vineyard Place Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

$2,640,720 - 2012 Bond Funds

OWNER(S)

Unicom Crest Development, L.P.

Deaf Action Center
Dominic Lacy, Board President

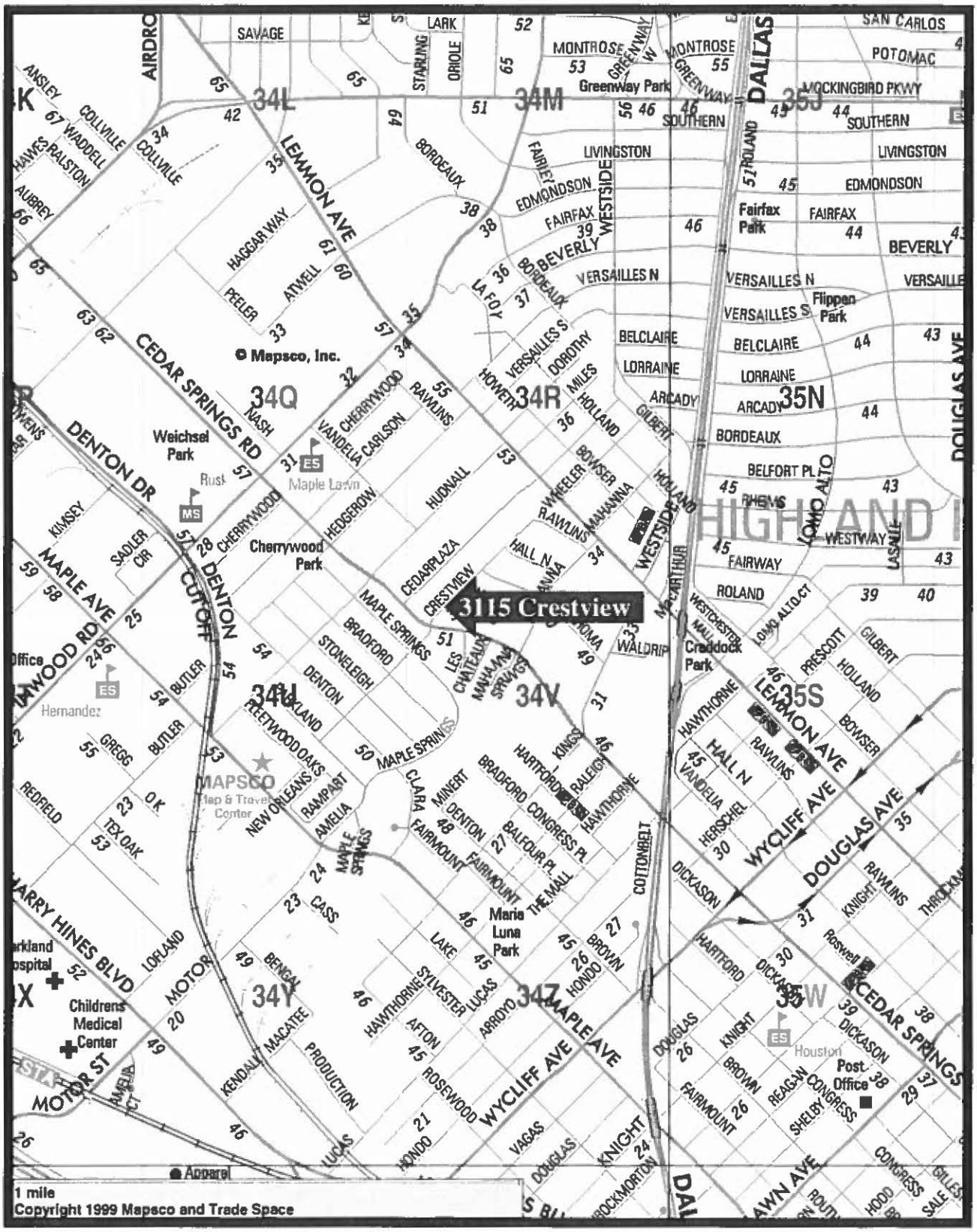
DEVELOPER

Carleton Residential Properties
Printice L. Gary

Carleton Construction, Ltd.
Neal Hildebrandt, President

MAP

Attached


3115 Crestview
34L
34M
34Q
34R
34V
34W
34Y
35J
35N
35S
35W
MAPSCO
Map & Travel Center
© Mapsco, Inc.
Weichsel Park
Cherrywood Park
Maple Lawn
Rust
Hernandez
Craddock Park
Greenway Park
Fairfax Park
Flippen Park
Maria Luna Park
Childrens Medical Center
Houston Post Office
DENTON DR
CEDAR SPRINGS RD
MAPLE AVE
LEMMON AVE
DENTON CUTOFF
WYCLIFF AVE
DOUGLAS AVE
HARRY HINES BLVD
MOTOR ST
MAPLE SPRINGS
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 34-V

February 25, 2015

WHEREAS, Dominic Lacy, Board President of Deaf Action Center, on behalf of Unicom Crest Development, L.P. (the "Applicant"), has proposed a development for affordable rental housing at 3115 Crestview Drive named Martha's Vineyard Place in the city of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for Martha's Vineyard Place; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Martha's Vineyard Place Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, the applicant has submitted a request for gap funding of $2,640,720 from the City of Dallas which has been reviewed; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has committed to renting 21 units or 21% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI, 64 units or 64% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 15 units or 15% the units as Market Rate Units; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA 2015 4% LIHTC application for Unicom Crest Development, L.P., the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 4% LIHTC application for the Martha's Vineyard Place project located at 3115 Crestview Drive; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby **(1)** supports the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Martha's Vineyard Place located at approximately 3115 Crestview Drive for the reconstruction of the proposed 100-unit multifamily residential supportive housing; and **(2)** subject to the terms hereof, grants a firm commitment and authorizes a conditional grant in the amount of $2,640,720 to Deaf Action Center (DAC), or the applicant for LIHTC (Applicant) for the construction and related soft costs of Martha's Vineyard Place, conditioned upon 2015 4% LIHTC award.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Martha's Vineyard Place project construction and allocation of 2015 4% Housing Tax Credits for the Development located at approximately 3115 Crestview Drive.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Martha's Vineyard Place will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 2, 2012; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Martha's Vineyard Place to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Martha's Vineyard Place.

SECTION 7. That as provided for in TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Martha's Vineyard Place will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to support the Martha's Vineyard Place.

SECTION 8. That the City Manager or his designee, upon approval as to form by the City Attorney, is hereby authorized to execute a conditional grant in the amount of $2,640,720 to Deaf Action Center (DAC), or Applicant for the development at approximately 3115 Crestview Drive with the following terms:

a. DAC or a limited partnership in which DAC or its wholly owned subsidiary is the sole general partner must be awarded 2015 4% tax credits.
b. DAC or a limited partnership must adhere to all applicable BOND requirements.
c. DAC or a limited partnership must execute a note, deed of trust, and deed restriction for a 30-year affordability period. The condition of the grant is the 30-year affordability period.
d. The Deed Restrictions and Deed of Trust may be subordinated to other project lenders, whereby the other project lenders have the right upon foreclosure of the project to cause their elimination.

SECTION 9. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project, Martha's Vineyard Place, will be contingent on the following, if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of $40,000 (a minimum of $40,000 or $200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of residents needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the City's Deed Restrictions containing the social services requirement (up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan).

SECTION 10. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 11. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of $500, beginning on the anniversary of the closing on the 4% tax credits and ending at the end of the tax credit compliance period, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

SECTION 12. That the Chief Financial Officer be authorized to disburse funds in accordance with this resolution as follows:

Deaf Action Center Vendor # 005500

Fund	Dept	Unit	Object Code	Program #	Encumbrance	Amount
2U53	HOU	S803	3015	2U53S803MV	HOUS803E143	$2,640,720

SECTION 13. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and an allowance for uncollectible debt in (022D) in fund 2U53 for the amount of the loan.

SECTION 14. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 9

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 38H

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 4% Low Income Housing tax Credits for Echad Apartments, a 202-unit multifamily project, located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Echad Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential housing development for low income seniors - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

On December 1, 2014, Owen Metz, Developer of Dominium Development & Acquisition, LLC, submitted an application to the City of Dallas on behalf of Dallas Leased Housing Associates IV, LLLP (the "Applicant"), for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program. The project includes 202 multifamily units for low income seniors, 20 efficiency, 180 one-bedroom and 2 two-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 200 units or 99% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 2 or 1% units as Employee Units.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted an application to request tax exempt bond financing to the Dallas Housing Finance Corporation (DHFC) which will be considered as a separate action item. The Applicant did not request any gap funding from the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Echad Apartments Low Income Housing Tax Credit multifamily senior project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Dallas Leased Housing Associates IV, LLLP

Dallas Leased Housing Assoc. GP IV, LLC - General Partner

Christian Relief Services – 100% owned
Bryan Krizek, CEO

Dallas Leased Housing Associates SLP IV, LLC
Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member

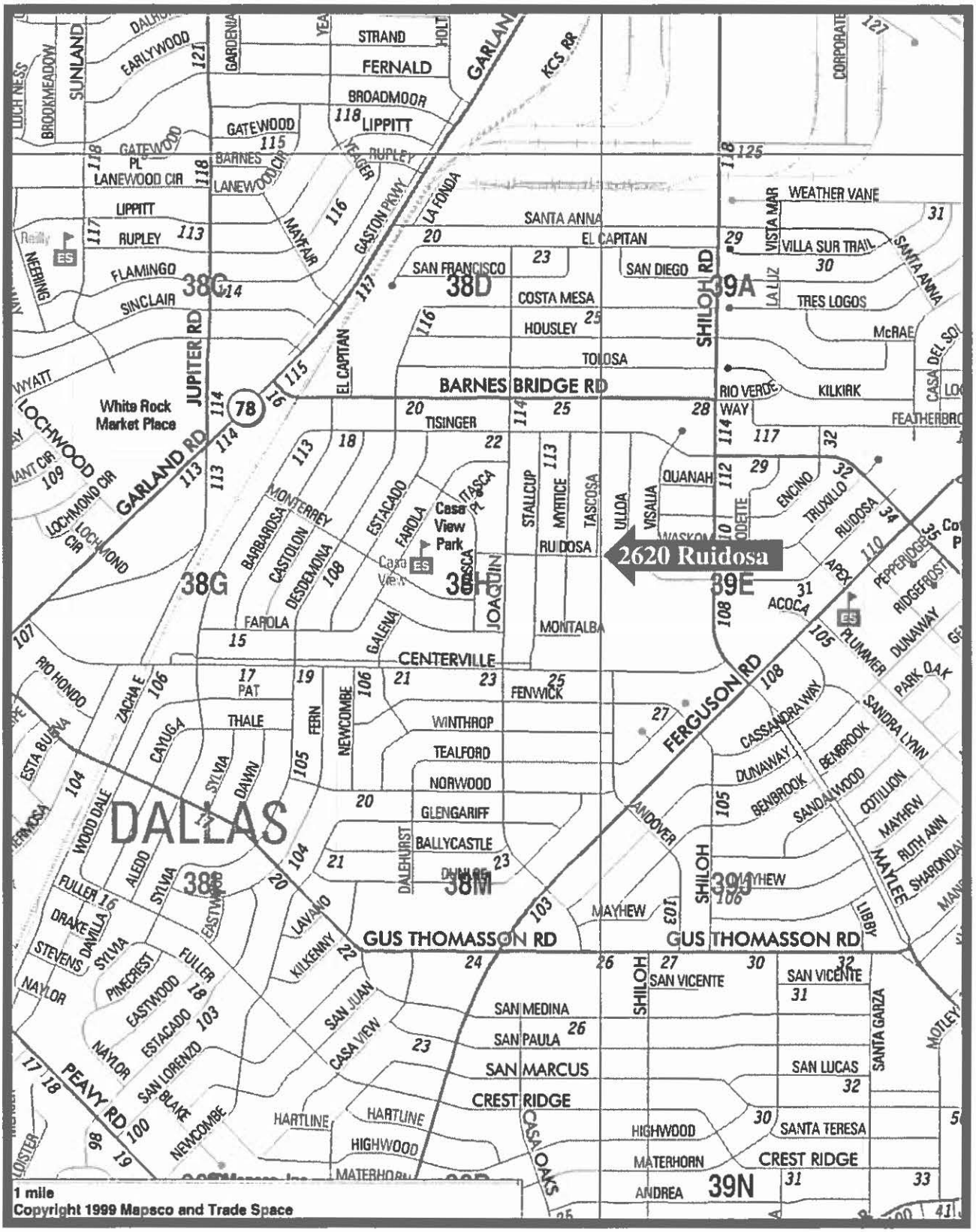
DEVELOPER

Dallas Leased Housing Dev. IV, LLC

Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member
Owen Metz

MAP

Attached


2620 Ruidosa
DALLAS
GARLAND RD
JUPITER RD
SHILOH RD
FERGUSON RD
BARNES BRIDGE RD
GUS THOMASSON RD
PEAVY RD
CENTERVILLE
FAROLA
RUIDOSA
MONTALBA
FENWICK
WINTHROP
TEALFORD
NORWOOD
GLENGARIFF
BALLYCASTLE
MAYHEW
SAN VICENTE
SAN MEDINA
SAN PAULA
SAN MARCUS
CREST RIDGE
HIGHWOOD
MATERHORN
ANDREA
SANTA TERESA
SAN LUCAS
SANTA ANNA
EL CAPITAN
SAN FRANCISCO
SAN DIEGO
COSTA MESA
HOUSLEY
TOLOSA
TISINGER
QUANAH
VISALIA
ULOA
TASCOSA
STALLCUP
MYRTICE
ITASCA
ESTACADO
FAROLA
MONTERREY
BARBARROSA
CASTOLON
DESDEMONA
JOAQUIN
GALENA
Casa View Park
White Rock Market Place
LOCHWOOD
LOCHMOOR CIR
LOCHMOOR
RIO HONDO
ZACHARY
CAYUGA
THALE
PAT
FERN
NEWCOMBE
SYLVIA
DAWN
WOOD DALE
ALEDO
FULLER
DRAKE
DANILA
STEVENS
PINECREST
EASTWOOD
NAYLOR
SAN LORENZO
BLAKE
HARTLINE
KILKENNY
LAVANO
DALEHURST
SAN JUAN
CASA VIEW
CASA OAKS
SHILOH
ANDOVER
MAYFIELD
SANTA GARZA
MOTLEY
LIBBY
RUTH ANN
SHARONDALE
COTILLION
MAYHEW
SANDALWOOD
BENBROOK
DUNAWAY
CASSANDRA WAY
SANDRA LYNN
PARK OAK
PLUMMER
RIDGEFROST
PEPPERRIDGE
APEX
ACOMA
TRUXILLO
ENCINO
RIO VERDE WAY
KILKIRK
TRES LOGOS
LA LUZ
VILLA SUR TRAIL
VISTA MAR
WEATHER VANE
McRAE
CASA DEL SOL
FEATHERBROOK
SUNLAND
EARLYWOOD
BROOKMEADOW
LUCHNESS
GARDENIA
STRAND
FERNALD
BROADMOOR
LIPPITT
GATEWOOD
GATEWOOD PL
LANEWOOD CIR
BARNES
RUPLEY
MAYFAIR
GASTON PKWY
LA FONDA
KCS RR
CORPORATE
NERRING
SINCLAIR
FLAMINGO
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MAPSCO 38-H

February 25, 2015

WHEREAS, Owen Metz, Developer of Dominium Development & Acquisition, LLC, on behalf of Dallas Leased Housing Associates IV, LLLP (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 2620 Ruidosa Avenue named Echad Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2015 4% Housing Tax Credits for Echad Apartments; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Echad Apartments' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has proposed to renting 200 units or 99% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 2 or 1% units as Employee Units; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 4% LIHTC application for the Echad Apartments' project located at 2620 Ruidosa Avenue; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby supports the Texas Department of Housing & Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Echad Apartments located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential development for low income seniors.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Echad Apartments project rehabilitation and allocation of 2015 4% Housing Tax Credits for the Development located at 2620 Ruidosa Avenue.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Echad Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 2, 2012; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Echad Apartments to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Echad Apartments.

SECTION 7. That as provided for in TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Echad Apartments will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to support the Echad Apartments.

SECTION 8. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 14

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 45K

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Flora Lofts, a 48-unit multifamily project, located at 2121 Flora Street, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Flora Lofts, located at 2121 Flora Street for the acquisition and construction of the proposed 48-unit multifamily residential development for mixed income families; and **(2)** a loan in the amount of $2,000,000 to La Reunion TX, for the construction of Flora Lofts, conditioned upon 2015 9% LIHTC award - Not to exceed $2,000,000 - Financing: 2013-14 HOME Investment Partnership Program Grant Funds ($22,922) and 2014-15 HOME Investment Partnership Program Grant Funds ($1,977,078)

BACKGROUND

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

BACKGROUND (continued)

On December 1, 2014, Janine Sisak, Senior Vice President of DMA Development Company, submitted an application to the City of Dallas on behalf of Flora Street Lofts, Ltd. (the "Applicant"), for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program. The project includes 48 multifamily units for mixed income families, 7 studio, 24 one-bedroom, 12 two-bedroom, 3 three-bedroom and 2 four-bedroom units.

The Applicant has proposed renting 4 units or 9% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI, 17 units or 35% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI, and 18 units or 38% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 9 units or 18% the units as Market Rate Units.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: after-school and summer break care for children, health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project.

This project is <u>not</u> located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

BACKGROUND (continued)

The Applicant has submitted a request for gap funding of $2,000,000 from the City of Dallas for the development of the Flora Lofts at 2121 Flora Street. A $2,000,000 loan would be used for construction of the Flora Lofts and subordinated to the project's lenders with an interest rate at 1% with a 35 year term, interest repayment only out of available project cash flow. The loan would be conditioned on an award of 2015 9% tax credits.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No.10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Flora Lofts Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

2013-14 HOME Investment Partnership Program Grant Funds - $ 22,922
2014-15 HOME Investment Partnership Program Grant Funds - $ 1,977,078

OWNER(S)

Flora Street Lofts, Ltd.

2121 Flora, LLC, Managing Member
La Reunion TX, Member
Robert L. Meckfessel, Board President
Jessica Steward Lendvay, Board Secretary
Zaida Basora, Board Treasurer
Kristin Atwell, Board of Director
Noel Navarrete, Board Director
Allison V. Smith, Board Director
Barry Whistler, Board Director

GREENarc Corporation, Member
Graham Greene, President

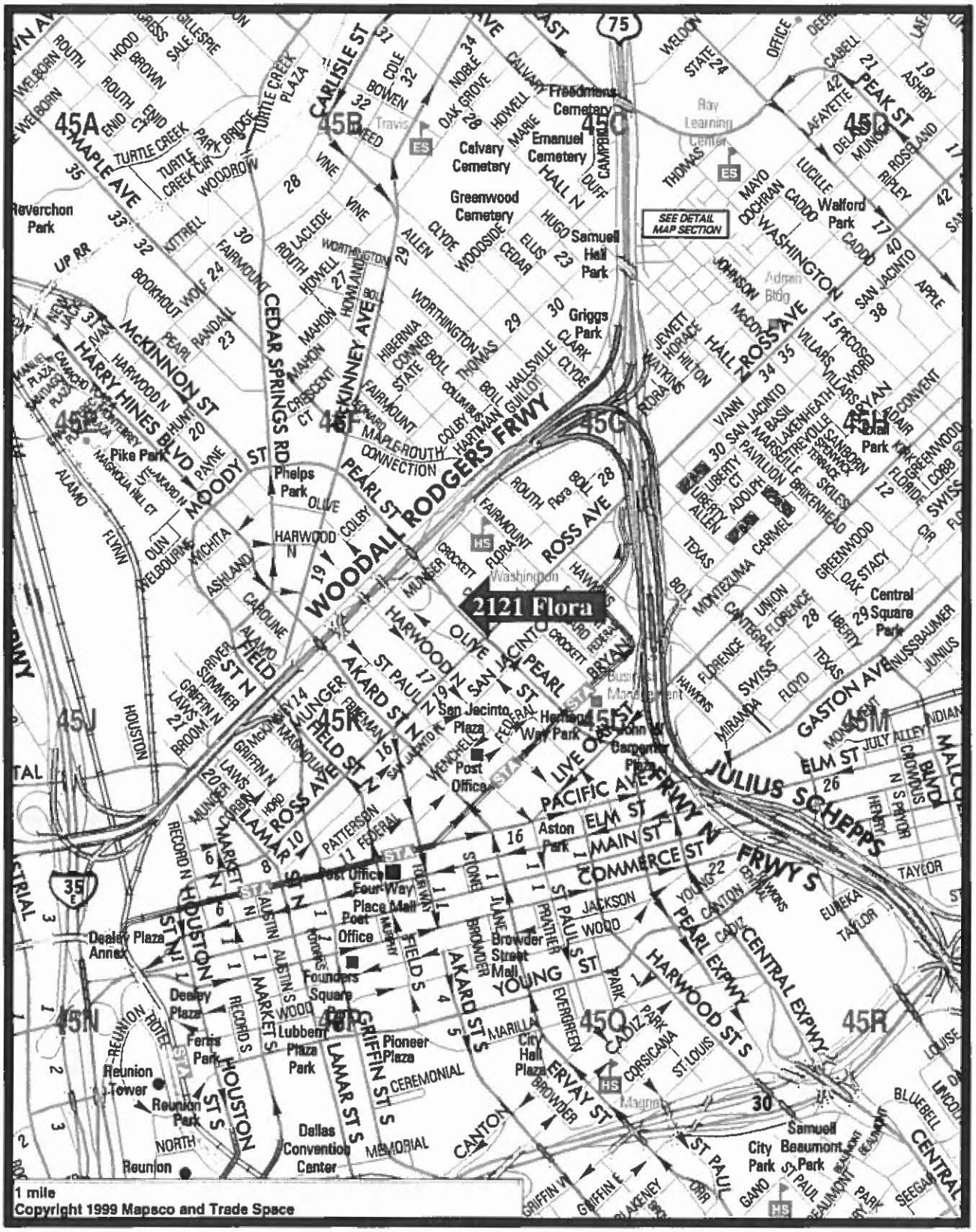
DEVELOPER

GREENarc Corporation
Graham Greene, President

La Reunion TX

MAP

Attached


2121 Flora
WOODALL RODGERS FRWY
PEARL ST
HARWOOD N
ROSS AVE
OLIVE
SAN JACINTO
PACIFIC AVE
ELM ST
MAIN ST
COMMERCE ST
JULIUS SCHEPPS FRWY
CENTRAL EXPWY
HARWOOD ST S
PEARL EXPWY
AKARD ST N
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LAMAR ST N
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GRIFFIN ST S
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ERVAY ST
CANTON
ST PAUL ST
YOUNG
JACKSON
WOOD
MARILLA
EVERGREEN
CADIZ
CORSICANA
ST LOUIS
MAPLE AVE
CEDAR SPRINGS RD
McKINNON ST
HARRY HINES BLVD
MOODY ST
PEARL ST
MAPLE/ROUTH CONNECTION
HALL ST
ROSS AVE
WASHINGTON
GASTON AVE
JULIUS SCHEPPS
MUNGER
CROCKETT
FLORA
BOLL
ROUTH
HARWOOD N
COLBY
ALAMO
MICHIGAN
ASHLAND
CAROLINE
FLYNN
MELBOURNE
OLIVE
PEARL
SAN JACINTO
HAWKINS
MIRANDA
FLORENCE
SWISS
FLOYD
TEXAS
GREENWOOD
OAK
STACY
Central Square Park
Pike Park
Phelps Park
Reverchon Park
Turtle Creek Park
Turtle Creek Bridge
Turtle Creek Plaza
Freedmens Cemetery
Calvary Cemetery
Emanuel Cemetery
Greenwood Cemetery
Samuell Hall Park
Griggs Park
Walford Park
Adair Park
Aston Park
Post Office
Four-Way Place Mall
Dealey Plaza
Dealey Plaza Annex
Founders Square
Lubbock Plaza Park
Pioneer Plaza
City Hall Plaza
Ferris Park
Reunion Tower
Reunion Park
Dallas Convention Center
Samuell Beaumont City Park
St Paul Park
Browder Street Mall
San Jacinto Plaza
Herndon Way Park
St John Carpenter Plaza
Post Office
Post Office
Ray Learning Center
Adrian Bldg
SEE DETAIL MAP SECTION
45A
45B
45C
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45E
45F
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45J
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45L
45M
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45R
1 mile
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MAPSCO 45-K

February 25, 2015

WHEREAS, Janine Sisak, Senior Vice President of DMA Development Company, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), has proposed the construction for affordable rental housing at 2121 Flora Street named Flora Lofts in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2015 9% Housing Tax Credits for Flora Lofts; and

WHEREAS, the Applicant has requested a waiver of the limitations on developments in certain census tracts' rule for the Flora Lofts project, which is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Flora Lofts' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, the Applicant has submitted a request for gap funding of $2,000,000 from the City of Dallas which has been reviewed; and

WHEREAS, as a condition for being considered for the award of the 9% tax credit, the Applicant has proposed to renting 4 units or 9% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI, 17 units or 35% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI, and 18 units or 38% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI and 9 units or 18% the units as Market Rate Units; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA 2015 9% low income housing tax credit (LIHTC) application for Flora Street Lofts, Ltd., the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 9% LIHTC application for the Flora Lofts' project located at 2121 Flora Street; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby **(1)** supports the Texas Department of Housing & Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Flora Lofts located at 2121 Flora Street for the acquisition and construction of the proposed 48-unit multifamily residential development for mixed income families; and **(2)** subject to the terms hereof, grants a firm commitment and authorizes a loan in the amount of $2,000,000 to La Reunion TX (Applicant) for the construction of Flora Lofts, conditioned upon 2015 9% LIHTC award.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Flora Lofts project construction and allocation of 2015 9% Housing Tax Credits for the Development located at 2121 Flora Street.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Flora Lofts will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 2, 2012; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Flora Lofts to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Flora Lofts.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction is located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract.

SECTION 8. That the City Manager or his designee, upon approval as to form by the City Attorney, is hereby authorized to execute a loan in the amount of $2,000,000 to La Reunion TX, for the construction at 2121 Flora Street Lane with the following terms:

a. La Reunion TX must be awarded 2015 9% tax credits
b. La Reunion TX must adhere to all applicable HOME Program requirements.
c. La Reunion TX must execute a note, deed of trust, and deed restriction for a 35-year affordability period.
d. The outstanding principal balance of the City's $2,000,000 loan shall bear an interest rate of 1% with interest only annual payment from available cash flow over a period of 35 years.
e. The loan may be subordinated to other project lenders.

SECTION 9. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project, Flora Lofts, will be contingent on the following, if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of $40,000 (a minimum of $40,000 or $200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of resident's needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the City's Deed Restrictions containing the social services requirement (up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan).

SECTION 10. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 11. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of $500, beginning on the anniversary of the closing on the 9% tax credits and ending at the end of the tax credit compliance, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

SECTION 12. That the Chief Financial Officer be authorized to disburse funds in accordance with this resolution as follows:

La Reunion TX Vendor # VS00000026463

Fund	Dept	Unit	Object Code	Program #	Encumbrance	Amount
HM13	HOU	236F	3015	H014467G	HOU236FE142	$ 22,922
HM14	HOU	467G	3015	H014467G	HOU467GE142	$1,977,078

SECTION 13. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue- home loan in (0859) in funds HM13 and HM14 for the amount of the loan.

SECTION 14. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 56T

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing tax Credits for Royal Crest Apartments, a 168-unit multifamily project, located at 3540 Wilhurt Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Royal Crest Apartments, located at 3540 Wilhurt Avenue for the rehabilitation of the proposed 168-unit multifamily residential housing development for low income families; and **(2)** a conditional loan in the amount of $168,000 to Texas Royal Crest, L.P. conditioned upon 2015 9% LIHTC award - Not to exceed $168,000 - Financing: 2012 Bond Funds

BACKGROUND

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

On December 1, 2014, Ruel M. Hamilton, President & CEO of AmeriSouth Realty Group, submitted an application to the City of Dallas on behalf of Texas Royal Crest, L.P. (the "Applicant"), for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program. The project includes 168 multifamily units for low income families, 16 one-bedroom, 120 two-bedroom and 32 three-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 168 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: after-school and summer break care for children, health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project.

This project is <u>not</u> located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted a request for gap funding of $168,000 from the City of Dallas for the development of the Royal Crest Apartments at 3540 Wilhurt Avenue. The $168,000 conditional loan would be used for rehabilitation of Royal Crest Apartments and subordinated to the project's lenders with an interest rate up to 1% with a 35-year term. The loan would be conditioned on an award of 2015 9% tax credits and certificate of occupancy for the project. The applicant has also requested a $2,520,000 pass through loan from the Dallas Housing Finance Corporation (DHFC) which will be considered as a separate action item.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No.10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Royal Crest Apartments Low Income Housing Tax Credit multifamily project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

$168,000 - 2012 Bond Funds

OWNER(S)

Texas Royal Crest, L.P.
TRCGP, LLC, General Partner

Boston Capital, Limited Partner

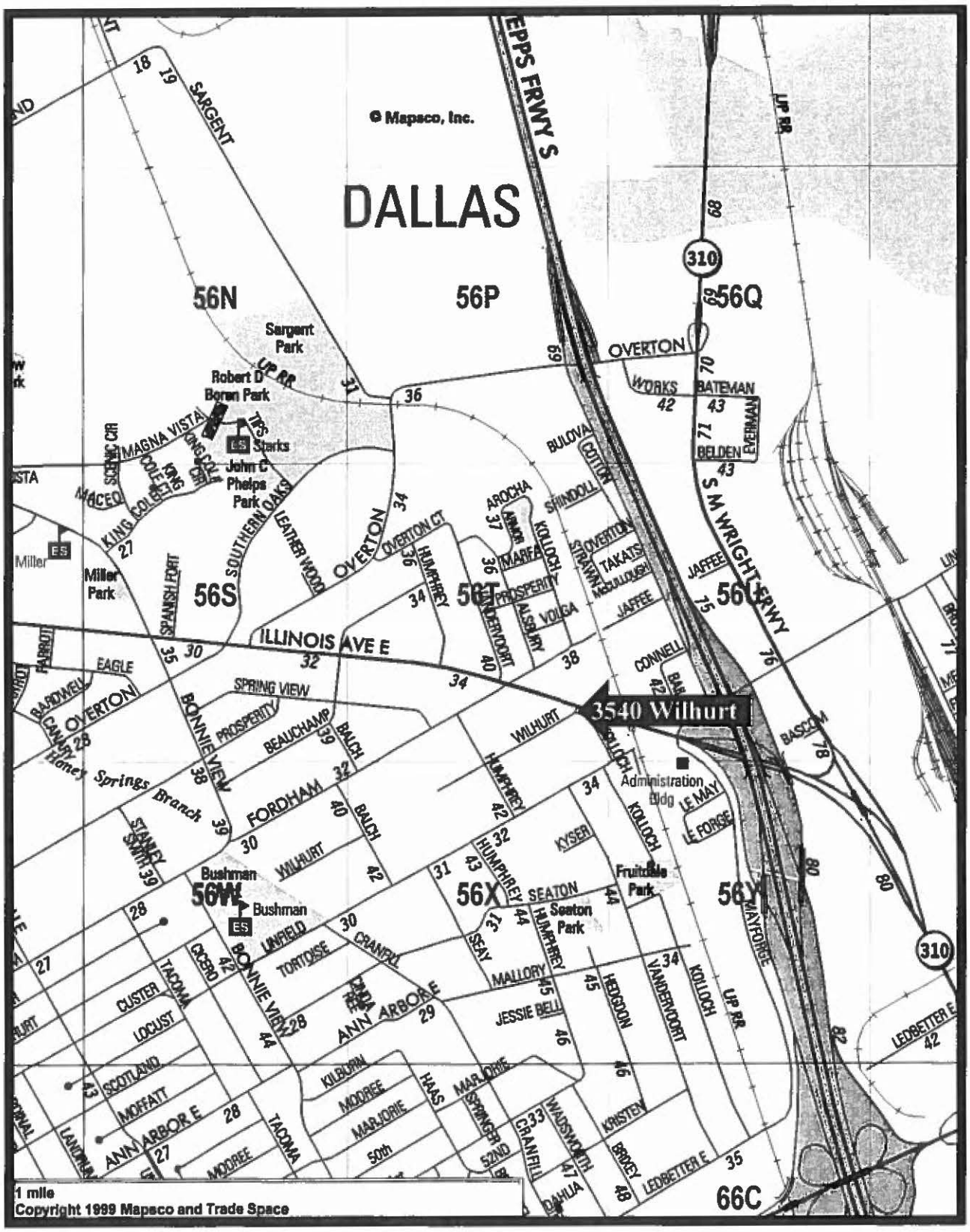
DEVELOPER

AmeriSouth Realty Group
Ruel M. Hamilton, President & CEO

SBG Development Services, L.P.
Robert H. Sherman, Manager

MAP

Attached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MAPSCO 56-T

February 25, 2015

WHEREAS, Ruel M. Hamilton, President & CEO of AmeriSouth Realty Group, on behalf of Texas Royal Crest, L.P. (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 3540 Wilhurt Avenue named Royal Crest Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2015 9% Housing Tax Credits for Royal Crest Apartments; and

WHEREAS, the Applicant has requested a waiver of the limitations on developments in certain census tracts' rule for the Royal Crest Apartments project, which is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Royal Crest Apartments' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, the applicant has submitted a request for gap funding of $168,000 from the City of Dallas which has been reviewed; and

WHEREAS, as a condition for being considered for the award of the 9% tax credit, the Applicant has proposed to renting 168 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA 2015 9% LIHTC application for Texas Royal Crest, L.P., the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 9% LIHTC application for the Royal Crest Apartments' project located at 3540 Wilhurt Avenue; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby **(1)** supports the Texas Department of Housing & Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Royal Crest Apartments located at 3540 Wilhurt Avenue for the acquisition and rehabilitation of the proposed 168-unit multifamily residential development for low income families; and **(2)** grants a firm commitment and authorizes a conditional loan in the amount of $168,000 to Texas Royal Crest, L.P. for the rehabilitation of Royal Crest Apartments, conditioned upon 2015 9% LIHTC award.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Royal Crest Apartments project rehabilitation and allocation of 2015 9% Housing Tax Credits for the Development located at 3540 Wilhurt Avenue.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Royal Crest Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction since January 2, 2012; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to support and specifically allows the Royal Crest Apartments to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Royal Crest Apartments.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction is located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract.

SECTION 8. That the City Manager or his designee, upon approval as to form by the City Attorney, is hereby authorized to execute a conditional loan in the amount of $168,000 to Texas Royal Crest, L.P. for the rehabilitation at 3540 Wilhurt Avenue with the following terms:

a. Texas Royal Crest, L.P. or its wholly owned subsidiary, must be awarded 2015 9% tax credits

b. Texas Royal Crest, L.P. must adhere to all applicable BOND requirements.

c. Texas Royal Crest, L.P. must execute a note, deed of trust, and deed restriction for a 35-year affordability period. The condition of the loan is the 35-year affordability period.

d. The conditional loan will have an interest rate of 1% with a 35-year term.

e. The lien may be subordinated to other project lenders.

SECTION 9. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project, Royal Crest Apartments, will be contingent on the following, if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of $40,000 (a minimum of $40,000 or $200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of resident's needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the City's Deed Restrictions containing the social services requirement (up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan).

SECTION 10. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 11. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of $500, beginning on the anniversary of the closing on the 9% tax credits and ending at the end of the tax credit compliance period, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

SECTION 12. That the Chief Financial Officer be authorized to disburse funds in accordance with this resolution as follows:

Texas Royal Crest LP Vendor # VC13986

Fund	Dept	Unit	Object Code	Program #	Encumbrance	Amount
2U53	HOU	S803	3015	2U53S803RC	HOUS803E141	$168,000

SECTION 13. That the City Controller is hereby authorized to record notes receivable in balance sheet account (033F) and deferred revenue- home loan in (0859) in fund 2U53 for the amount of the loan.

SECTION 14. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 54Q

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 9% Low Income Housing Tax Credits for Wynnewood Senior Housing II, a 140-unit multifamily senior project, located at approximately 1805 South Zang Boulevard, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II, located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; and **(2)** an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive $425,000 of the current balance of the loan conditioned on the award of 2015 9% Low Income Housing Tax Credit - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum because the City's agenda timetable does not coincide with the State's timeline for submission of support documentation.

On October 21, 2014, the City of Dallas (the "City") issued a Notice Of Funding Availability (NOFA) for Multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On October 28, 2014, the Bidders Conference was held for any interested parties to address questions regarding the NOFA. On December 1, 2014, the proposals were due back to the City. In January 2015, the NOFA applications were underwritten by the Loan Review Committee.

BACKGROUND (continued)

On November 21, 2014, John Greenan, Executive Director of Central Dallas Community Development Corporation, submitted an application to the City of Dallas on behalf of Wynnewood Senior Housing II, LP ("Applicant"), for support of their application to TDHCA for the 2015 Low Income Housing Tax Credit Program.

The project includes 140 multifamily units for seniors, 107 one-bedroom and 33 two-bedroom units (with 1 unit for property management). This would be the 3rd Phase of redevelopment with Phase I complete and Phase II construction underway.

The Applicant has committed to renting 14 units or 10% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI; 56 units or 40% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI; 69 units or 39.5% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and 1 or o.5% of the units as an Employee Occupied Unit.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

As a requirement for City of Dallas' funding and endorsement of low income housing tax credit projects, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities. This requirement only applies if the Applicant(s) is utilizing City funding in the financing of the low income housing tax credit project.

BACKGROUND (continued)

This project is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey and will require the approval of the City Council for that exception.

Subject to Housing Committee briefing on March 2, 2015 and recommendation to the full City Council for approval on March 25, 2015 and City Council approval in their sole discretion, the project is included with the proposed Community Revitalization Plan. The State will award additional points to a particular application under §11.9(d)(7)(A)(ii)(III) of the 2015 Housing Tax Credit Qualified Allocation Plan if a city explicitly identifies the project as contributing most significantly to the concerted revitalization efforts of the city. The City may only identify one single project for these additional points during each application round.

The applicant has submitted a request for $425,000 debt forgiveness of a current City of Dallas loan that will flow to the new partnership leaving a zero balance. The applicant has also requested a $1,750,000 pass through loan from the Dallas Housing Finance Corporation (DHFC) which will be considered as a separate action item.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On October 20, 2014, the Housing Committee was briefed on the Low Income Housing Tax Credit Program and Selection Criteria.

On January 5, 2015, the Housing Committee of the City Council was briefed on the Low Income Housing Tax Credit Program projects that submitted proposals for local support.

On February 2, 2015, the Wynnewood Senior Housing II Low Income Housing Tax Credit multifamily senior project was briefed and supported by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Wynnewood Seniors Housing II, LP

Wynnewood Seniors Housing II GP, LLC, General Partner

Central Dallas CDC,
Sole Member of General Partner
John Greenan, Executive Director

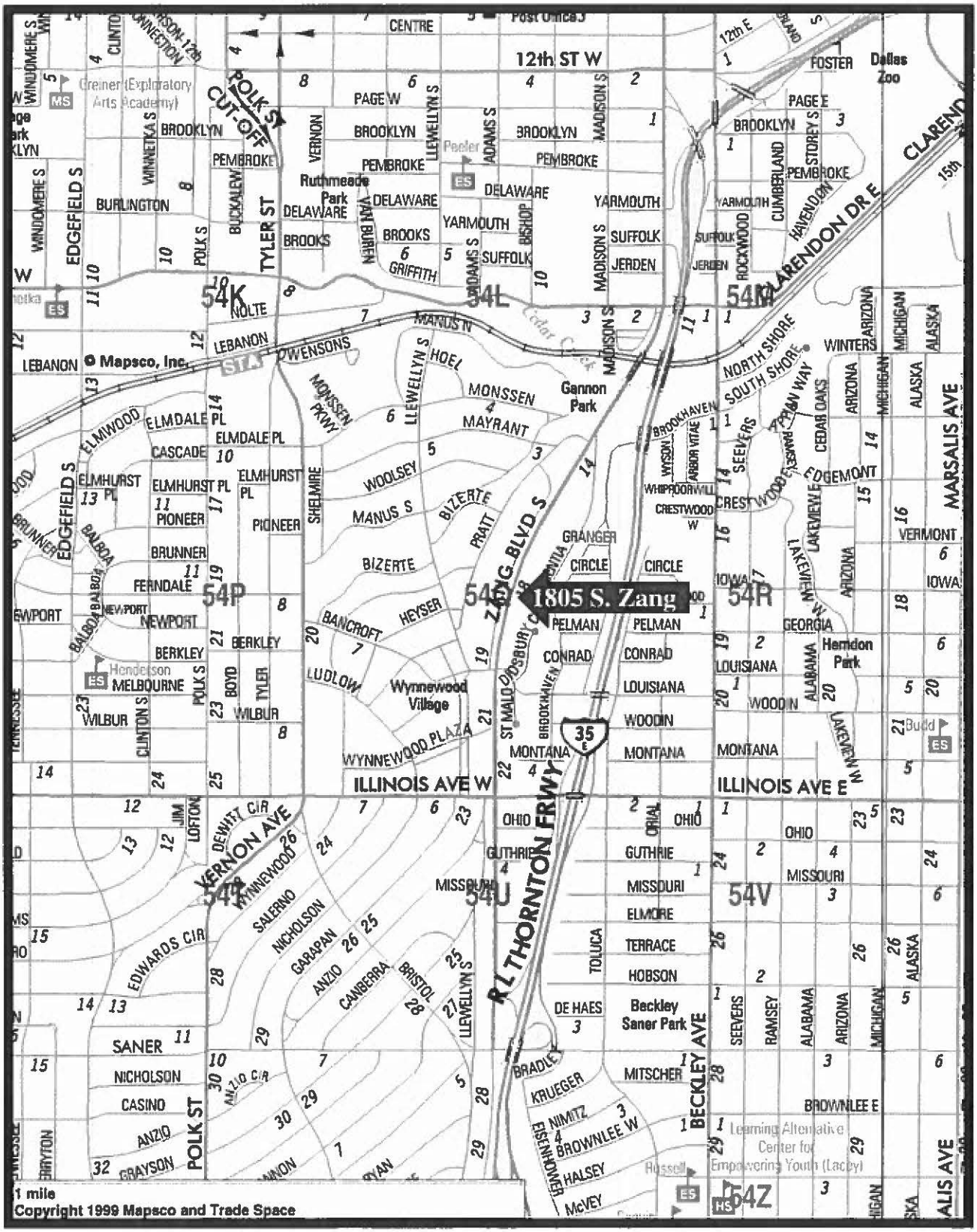
Bank of America CDC, Special Limited Partner
Brian L. Roop, Senior Vice President

DEVELOPER

Bank of America CDC
Brian L. Roop, Senior Vice President

MAP

Attached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Gannon Park
Wynnewood Village
Ruthmeade Park
Beckley Saner Park
Herndon Park
Dallas Zoo
Greiner (Exploratory Arts Academy)
Learning Alternative Center for Empowering Youth (Lacey)
1 mile
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MAPSCO 54-Q

February 25, 2015

WHEREAS, John Greenan, Executive Director of Central Dallas Community Development Corporation, on behalf of Wynnewood Senior Housing II, LP ("Applicant"), has proposed a development for affordable rental housing at approximately 1805 South Zang Boulevard named Wynnewood Senior Housing II in the city of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2015 9% Housing Tax Credits for Wynnewood Senior Housing II; and

WHEREAS, the Applicant has requested a waiver of the limitations on developments in certain census tracts' rule for the Wynnewood Senior Housing II project, which is located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey; and

WHEREAS, on January 5, 2015 and February 2, 2015, the Wynnewood Senior Housing II Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 9% tax credit, the Applicant has committed to renting 14 units or 10% of the units to tenants with household incomes capped at 30% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 30% or below the AMFI; 56 units or 40% of the units to tenants with household incomes capped at 50% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 50% or below the AMFI; 69 units or 39.5% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and 1 unit or 0.5% of the units as an Employee Occupied Unit; and

WHEREAS, as with the City of Dallas' funding and endorsement of the TDHCA 2015 9% LIHTC application for Wynnewood Senior Housing II, LP, the owner of the project will provide social services with the project approved by the Housing/Community Services Department, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project; and

WHEREAS, the City of Dallas desires to provide approval of the TDHCA 2015 9% LIHTC application for the Wynnewood Senior Housing II project located at approximately 1805 South Zang Boulevard; **NOW, THEREFORE,**

February 25, 2015

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

SECTION 1. That the City of Dallas hereby: 1) supports the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Wynnewood Senior Housing II located at approximately 1805 South Zang Boulevard for the construction of the proposed 140-unit multifamily residential development for low income seniors; and (2) authorizes an amendment to the terms of a housing redevelopment loan provided for The Parks at Wynnewood located at 1910 Argentia Drive to forgive $425,000 of the current balance of the loan conditioned on the award of 2015 9% Low Income Housing Tax Credit.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed Wynnewood Senior Housing II project construction and allocation of 2015 9% Housing Tax Credits for the Development located at approximately 1805 South Zang Boulevard.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on February 25, 2015 and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to support the Wynnewood Senior Housing II.

SECTION 6. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction is located in a census tract that has more than 20% Housing Tax Credit Units per total households in the census tract and the construction of Wynnewood Seniors Housing II is specifically allowed.

SECTION 7. That subject to City Council approval on March 25, 2015 of the Wynnewood Community Revitalization Plan (CRP), the project to be located at approximately 1805 South Zang Boulevard is explicitly identified as contributing most significantly to the concerted revitalization efforts of the City of Dallas, pursuant to §11. 9(d)(7)(A)(ii)(III) of the 2015 Housing Tax Credit Qualified Allocation Plan.

SECTION 8. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to amend the terms of a 1993 housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive, contingent upon the award of 2015 9% Low Income Housing Tax Credits, to: 1) forgive $425,000 of the Current balance of the loan and 2) the liability for the $425,000 that will be forgiven will be assumed by the Wynnewood Senior Housing II, LP and WHC Limited Partnership will be released from liability on the $425,000.

SECTION 9. That the City of Dallas' funding and endorsement of the TDHCA LIHTC application for the project, Wynnewood Senior Housing II, will be contingent on the following, if the owner is utilizing City funding in financing of the low income housing tax credit project: (1) the Project Owner expending a minimum of $40,000 (a minimum of $40,000 or $200 per unit per year, whichever is greater) for social services for, and at no cost, to the residents of the development, based on a survey of resident's needs, to be implemented within three months of project completion; (2) inclusion of this requirement in the City's Deed Restrictions containing the social services requirement (up to 50% of the social service requirement can be fulfilled with in kind social services provided the Housing/Community Services Department gives prior approval of the social service plan).

SECTION 10. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

SECTION 11. That the City of Dallas' funding and endorsement for this project will be contingent on the Project Owner paying to the City an annual monitoring review fee in the amount of $500, beginning on the anniversary of the closing on the 9% tax credits and ending at the end of the tax credit compliance period, for the cost of monitoring compliance with the social service requirement, if the Project Owner is utilizing City funding in the financing of the low income housing tax credit project.

SECTION 12. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 V Y Z 45 S W 54 D & 55 A

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 21466 on November 11, 1992, establishing Tax Increment Financing Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District), as amended. On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23724, as amended.

The TIF District's assessed 2014 tax value is $168,670,265, an increase of $128,572,642 (320%) over the adjusted base year value (1992) and an increase of $15,272,606 (10%) over the previous year's (2013) final total assessed value.

With the participation of the City and Dallas County, this increase will result in the collection of approximately $1,074,179 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Three, the Oak Cliff Gateway TIF District, by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended.

On November 13, 2014, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on November 13, 2014, the Oak Cliff Gateway TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Three and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Three to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

Oak Cliff Gateway TIF District
FY 2014
Annual Report

Alexan Trinity
Photograph provided by City of Dallas.

Zang Triangle
Photograph provided by City of Dallas.

City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014

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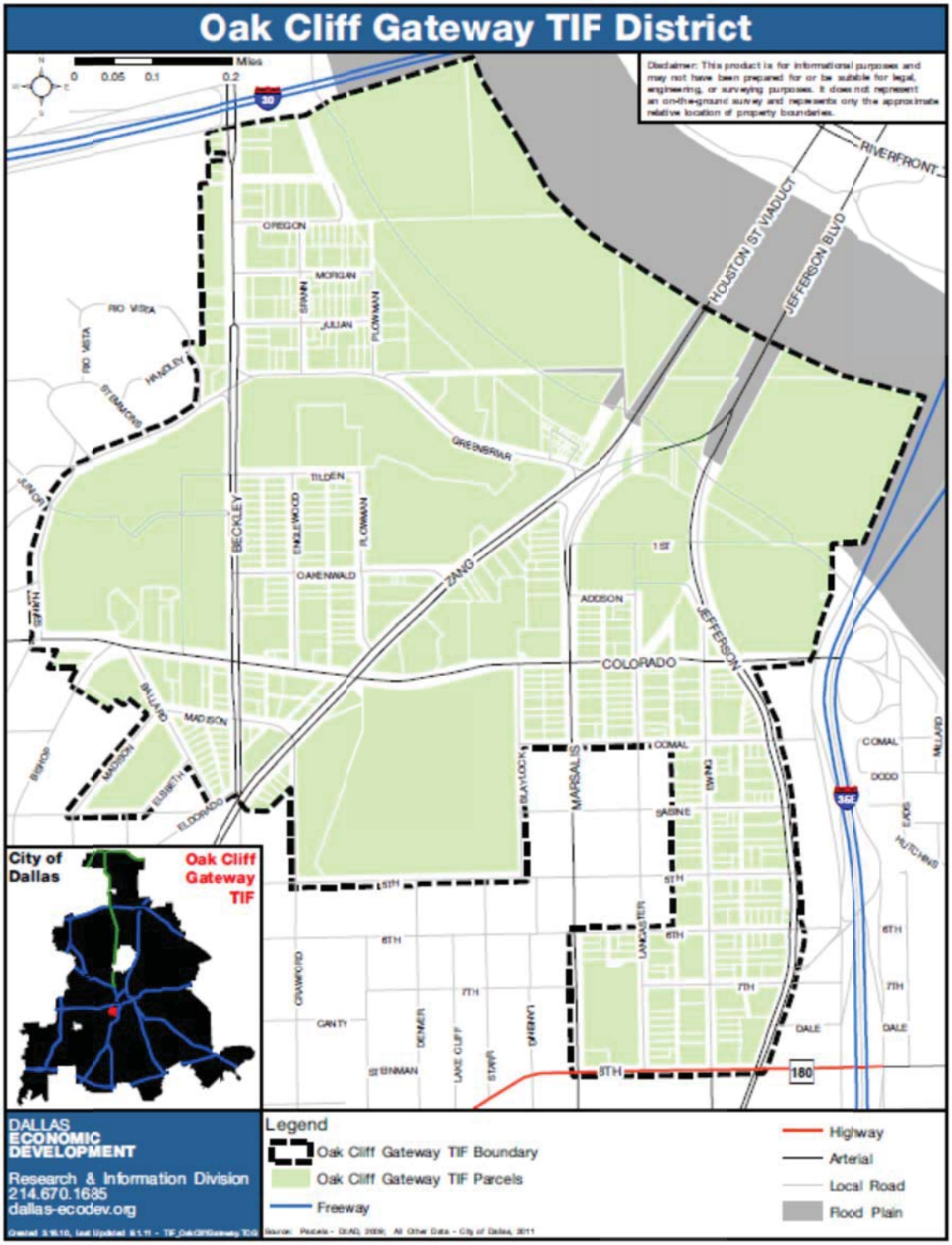
Reinvestment Zone Number Three
Oak Cliff Gateway Tax Increment Financing District



Mission Statement

The mission of Oak Cliff Gateway Tax Increment Financing District is the promotion of the redevelopment, growth and stabilization of the area. Accompanying goals are (1) growth of the value of the area's tax base through the promotion of residential and retail development and a positive reversal of urban decay through the placement of critical infrastructure improvements; (2) implementation of the pertinent recommendations of the Urban Land Institute (ULI) Study on the tracts of land composing the northern and northwestern portions of the district, and (3) establishment of direct linkages with the Trinity River Corridor and the capitalization of that effort toward growth and increased tax base value in the district.

The district was created by City Council Ordinance Number 21466, November 11, 1992. The district was created for a period of twenty years with an expiration date of December 31, 2012. On February 12, 1997, the City Council, by Ordinance Number 23033, approved the project Plan and Reinvestment Zone Financing Plan.

In 1998, the district was amended to remove two properties and in 2005 the Plan was amended to modify the budget to allow for environmental remediation and façade improvements and to allow for the sale of TIF bonds.

The Plan and the district were further amended in 2009 to extend the term of the district for an additional ten years. This amendment increased the budget from $5,285,263 to $10,066,977 (1992 dollars), returned the two previously removed properties to the district, created a TIF grant program, and decreased the participation rate of the taxing jurisdictions for the extension period. In addition, the base value was adjusted from $38,570,128 to $40,097,623 to account for the additional property returned to the district.

District Accomplishments

During FY 2013, construction began on Alexan Trinity, a multi-family development with 161 residential units and 6 live/work units. Alexan Trinity is located at 323 and 333 Greenbriar Avenue. Construction is scheduled to be complete by the end of calendar year 2014.

Engineering work is underway on a streetscape project for Beckley Avenue and Colorado Avenue. Construction is anticipated to start in 2015 and end in 2017. This project will provide wide sidewalks, street trees, pedestrian lighting, and crosswalks for Colorado Boulevard from Zang Boulevard to Ballard Avenue, on Zang Boulevard from Colorado Boulevard to Beckley Avenue, and on Beckley Avenue from Zang Boulevard to Colorado Avenue. In addition, select sidewalk areas on Beckley Avenue north of Colorado Boulevard to Greenbriar Lane will be repaired. It is funded through a combination of 2006 general obligation bond funds and a Sustainable Development grant from the North Central Texas Council of Governments.

Construction on the first phase of the Oak Cliff Streetcar began in the summer of 2012 and completed in late 2014. The first streetcar vehicle is anticipated to be delivered in February 2015 and revenue service is anticipated in April or May of 2015. The route runs from Union Station, across the Houston Street Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue.

Utility relocation for Phase II of the streetcar, from Methodist Regional Medical Center to Bishop Arts, is scheduled to begin in January 2015. The construction is expected to be complete by December 2015, providing service from downtown to the intersection of Davis Street and Zang Boulevard. A third phase, located in downtown, and connecting Union Station and the Omni Hotel, is proposed to begin construction in mid-2015 with anticipated completion in mid-2016.

Oak Cliff Gateway TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Walgreens	1306 North Beckley Avenue	1999	Complete	13,833 SF retail	$1,327,890	$34,811
Oak Cliff TIF Infrastructure Project	Greenbriar Lane (Beckley to Zang)	2004	Complete	N/A	N/A	$2,251,207
Lake Cliff Tower Residential	329 East Colorado Boulevard	2006	Complete	54 units	$7,303,420	$4,299,742
Grand Bank Lake Cliff Tower	1300 North Zang Boulevard	2008	Complete	6,822 SF commercial	$2,023,830	$0 [8]
Bishop Colorado Retail Plaza	1222 North Bishop Avenue	2009	Complete	15,720 SF retail	$3,094,300	$350,000
Zang Triangle	1335 N. Zang Boulevard	2012	Complete	256 units 3,000 flex	$25,000,000	$7,250,000
Alexan Trinity	323-333 E. Greenbriar Lane	2014	Under construction	167 units	$18,000,000	$4,000,000
			Subtotal	477 units 39,375 SF retail/flex/ commercial	**$56,749,440**	**$18,185,760**

Projects Within TIF District Not Utilizing TIF Funding[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value[3]**	**TIF Investment**
The Catering Company	1407 North Zang Boulevard	1998	Complete	3,614 SF retail	$333,930	$0
K-Clinic Rehab Clinic	214 W. Colorado Boulevard	1998	Complete	6,876 SF medical office	$477,500	$0
Oak Cliff Academy, Inc.	808 N. Ewing Avenue	2000	Complete	32,500 SF school	$4,966,000	$0
Oak Farms Dairy Expansion	1114 North Lancaster	2000	Complete	60,000 SF industrial	$2,196,890	$0
Options Real Estate Holdings	1322 North Beckley Avenue	2002	Complete	2,756 SF office	$200,000	$0
Grand Peaks at Kessler Park	1520 North Beckley Avenue	2002	Complete	338 units	$31,100,000	$0
John Barr & Associates Expansion	203 E. Colorado Boulevard	2003	Complete	19,449 SF office	$600,000	$0
Grand Peaks at Founders Park	1401 North Zang Boulevard	2004	Complete	336 units	$26,880,000	$0
Beckley Properties	1101- 1121 North Beckley Avenue	2007	Complete	15,282 SF retail/ commercial	$666,040	$0
City Credit Union	126 E. Colorado Boulevard	2008	Complete	3,000 SF commercial	$884,750	$0
Trinity Town Homes	439, 443 East Greenbriar Lane and 401-446 E Trinity River Circle	2007	Complete	23 town home units	$7,535,080	$0
Trinity Town Homes II	381 East Greenbriar Lane	2017	7 Units Completed 53 planned	60 town home units	$20,000,000	$0
Methodist Medical Hospital – Pavilion III	1441 N. Beckley Avenue	2008	Complete	109,774 SF medical office	$10,230,610	$0
Methodist Medical Hospital - Sammons Trauma & Critical Care Tower	1441 N. Beckley Avenue	2014	Complete	248,000 SF emergency and trauma care center	$106,766,634[9]	$0
Baylor Institute for Rehabilitation	222 E Colorado Boulevard	2014	Under construction	2,564 sf rehabilitation clinic	$297,300	$0
Papa John's Pizza	1127 N Beckley	2014	Under construction	1,200 sf restaurant	$132,000	$0

Less Property Demolished, or Relocated						
Child Care	1321 North Zang Boulevard	1999	Demolished	(4,812 SF school)	($445,600)	$0
		Subtotal	757 units 505,015 SF commercial		**$212,821,134**	**$0**
Total - All Projects Utilizing and Not Utilizing TIF Funding						
		Total	1,234 units 539,578 SF commercial		**$269,570,574**	**$18,185,760**

[1] *All information updated as of September 30, 2014.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value, the demolition of structures and/or any exemption value is netted out.*
[4] *Principal amount not to be exceeded per the development agreement for projects not yet closed out. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.*
[5] *Selected significant projects included.*
[6] *Tax-exempt property.*
[7] *Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.*
[8] *Infrastructure funded as a part of the $4.1 million for Lake Cliff Tower.*
[9] *Non-taxable value; includes $75M for construction and $30M for equipment and finish-out.*

Projects Adjacent to the Oak Cliff Gateway TIF District

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
Dallas Orthopedic Surgery Associates	810 North Zang Boulevard	2006	Complete	18,000 SF medical office	$1,375,000	$0
Perry Homes	1130-1148 and 1203-1215 North Bishop Avenue	2006	Complete	15 town home units	$3,966,090	$0
Lake Cliff Medical, L.P.	815 North Beckley Avenue	2007	Complete	7,500 SF medical office	$1,145,380	$0
			Total	15 units 25,500 SF medical office	**$6,486,470**	**$0**

Infrastructure Projects in the Oak Cliff Gateway TIF District Using Other Sources of Funding

Project	Location	Calendar Year Complete	Status	Project Description	Source of Funds	Amount
Colorado Boulevard	I-35 to Blaylock Street	2002	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	1995 Bond Funds	$500,000

Streetscape	Streets around Methodist Hospital	2017	Engineering Underway	Streetscape: Paving, Lighting, Trees and Irrigation	2006 Bond Funds	$1,600,000
					NCTCOG Sustainable Development Grant	$1,750,000
Oak Cliff Streetcar Phase I	Union Station to Methodist Regional Medical Center	2014	Under Construction	Route runs from Union Station, across Houston St Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue	TIGER I Grant	$26,000,000
					RTR Local Funds	$13,600,000
					DART Love Field	$9,000,000
Oak Cliff Streetcar Phase II	Methodist Regional Medical Center to Bishop Arts	2015	Engineering underway	Route runs from Methodist Regional Medical Center, south on Beckley Avenue, then south on Zang Boulevard to Davis	Texas Mobility Funds	$15,000,000
					Total	**$67,450,000**

Value and Increment Revenue Summary

The TIF district's assessed 2014 tax value is $168,670,265, an increase of $128,572,642 (320%) over the adjusted base year value (1992) and an increase of $15,272,606 (10%) over the previous year's (2013) final total assessed value. This increase includes the construction of Alexan Trinity and property value increases on several other properties throughout the district.

With the participation of the City and Dallas County, this increase will result in the collection of approximately $1,074,179 total in incremental revenue for the district for the 2014 tax year.

Objectives, Programs, and Success Indicators

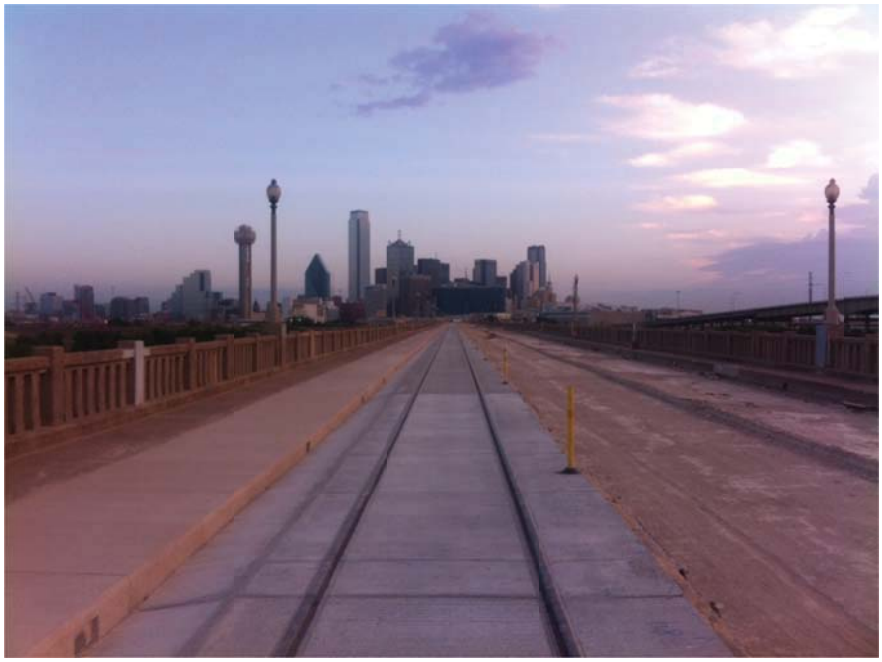
The Oak Cliff Gateway TIF District was established by Ordinance Number 21466 on November 11, 1992. The Oak Cliff Gateway TIF District expiration date was set as December 31, 2012, but the district has been extended for an additional 10 years to December 31, 2022. The TIF Project Plan and Reinvestment Zone Financing Plan was originally approved by Ordinance Number 23033 on February 12, 1997. The most recent TIF Project Plan and Reinvestment Zone Financing Plan amendment included revised development goals, listed below, for the district:

The following specific objectives and development program set the framework for the planned public improvements within the Oak Cliff Gateway TIF District and, in italics, specific actions addressing these objectives:

- Improve the infrastructure within and adjacent to the district to promote investment.

  Street reconstruction projects on Beckley Avenue, Zang Boulevard, Greenbriar Lane, Tilden Street, Jefferson Boulevard and Colorado Boulevard (Blaylock Street to I-35) are completed. Median improvements and streetscape were completed in FY 2009 along both sides of Zang Boulevard from Colorado Boulevard to Oakenwald and on Colorado Boulevard itself as a part of the Lake Cliff Tower development. More infrastructure and streetscape improvements were completed in 2009 in association with the Bishop Colorado Retail Plaza project at 1222 North Bishop Avenue. Streetscape improvements along Zang Boulevard, adjacent to the Zang Triangle project, were completed in 2012. In FY 2006, the staff secured $1,600,000 in 2006 City Bond funds, and in FY 2011 staff and Lang Partners (the developer for Zang Triangle) secured an additional $1,750,000 in NCTCOG Sustainable Development grant funding for streetscape improvements in selected areas near Methodist Medical Center. Engineering work for this Sustainable Development project is under way. During 2014, construction was completed on the first phase of the Oak Cliff streetcar project from downtown to the intersection of Colorado Boulevard and Beckley Avenue. Construction continues on the adjacent roadway. Delivery and testing of the new streetcar vehicles will begin in late 2014 with service commencement in mid-2015.

Oak Cliff Streetcar

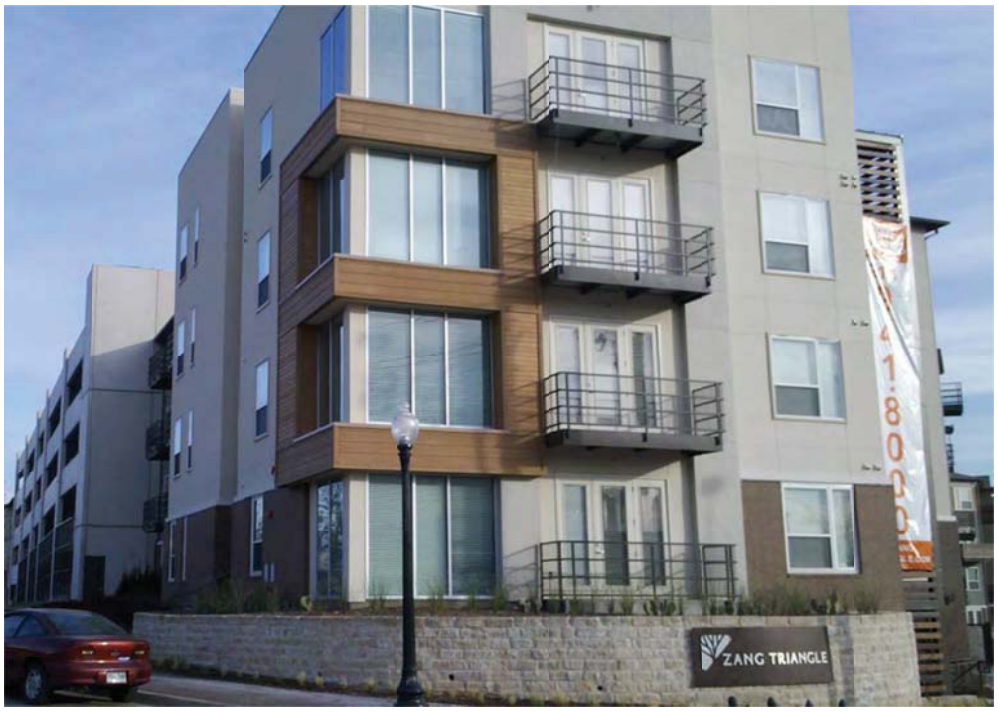


- Add 2,500 market rate apartments.

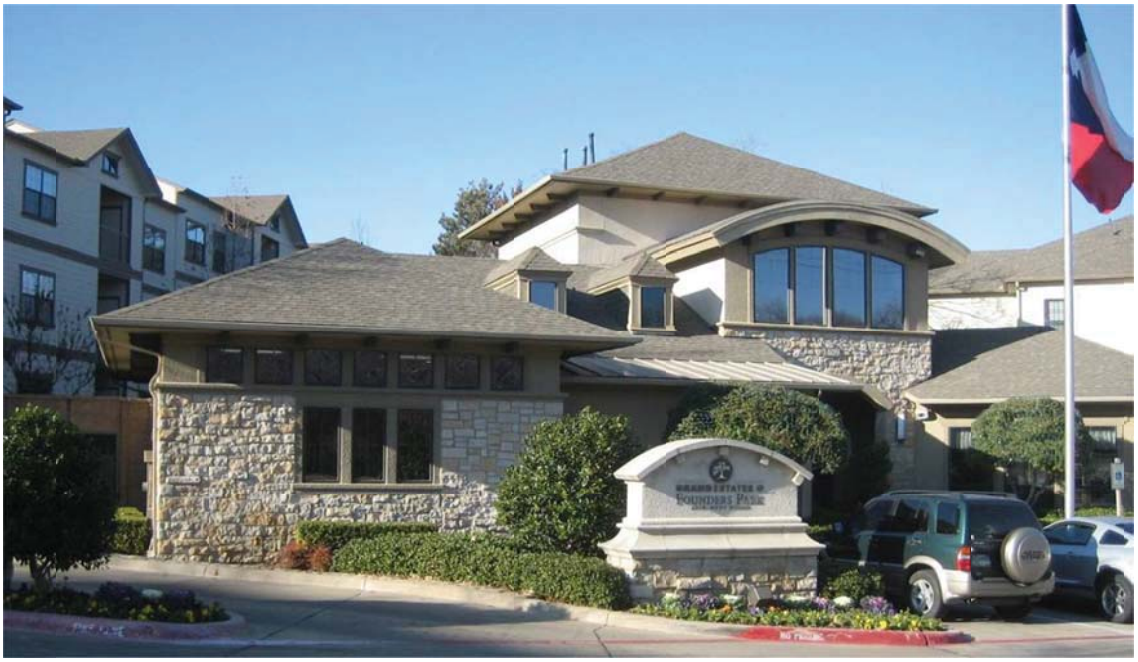
  Since the start of the district, a total of 1,097 apartment units have been constructed or are under construction within the district, 44% of the goal. Construction on Alexan Trinity was nearly completed in FY 2014 for 161 multifamily units and 6 live/work units, for a total of 167 units. Construction of 256 residential units for the Zang Triangle project began during FY 2011 and was completed in 2012. During FY 2007, Grand Peaks improved some of the units to command higher rents and made significant improvements to the landscaping and amenities in the area.

Alexan Trinity
323 and 333 East Greenbriar Lane

Zang Triangle – 256 Units



Grand Estates at Kessler Park and Founders Park – 764 Units



- Add 250 single-family units/townhomes.

  Since the start of the TIF district, a total of 84 owner-occupied units have been constructed (33% of the goal). Top Dog Oak Cliff, L.P. completed construction in 2006 of the Lake Cliff Tower, providing 54 condos. During FY 2007, Trinity Town Homes completed construction and sale of 23 town homes on the property along Trinity River Circle and Greenbriar Lane. The following year Trinity Town Homes II started construction on another 7 units on an adjacent site on Greenbriar Lane. Planning work for 53 additional townhomes began during the fiscal year, and groundbreaking is expected in 2015.

Lake Cliff Tower – 54 Units
329 East Colorado Boulevard

Trinity Town Homes – 23 Units
439-443 East Greenbriar Lane and 401-446 E Trinity River Circle

Trinity Town Homes II – 7 Units
381 East Greenbriar Lane

- Add 150,000 square feet of additional retail/commercial space.

  To date 61,271 square feet of retail/commercial space has been added in the district. In the ten years between 1999 to 2009, Walgreens, Grand Bank, City Credit Union (formerly Wachovia Bank), Bishop Colorado Retail Plaza and the Beckley Properties restaurants opened. In FY 2012, Zang Triangle added another 3,000 square feet of commercial space, bringing the total to 36% of the goal. Alexan Trinity adds 6 additional live/work units, for a total of 8,493 square feet of potential commercial space. In FY 2014, work began on a new Papa John's Pizza franchise at 1127 N Beckley Avenue.

Papa John's Pizza
1127 N. Beckley Avenue

City Credit Union
204 East Colorado Boulevard

Grand Bank
1300 North Zang Boulevard

Spiral Diner
(Beckley Properties)
1101 North Beckley Avenue

Bishop Colorado Retail Plaza
1222 North Bishop Avenue

- Add 100,000 square feet of office/professional development.

  To date approximately 226,543 square feet of office/professional space has been added in the district, 226% of the goal. Options Real Estate, a local realtor and development company, constructed an office/professional/residential structure on the property at 1322 North Beckley Avenue. The construction was completed in August of 2002. John Barr and Associates completed the renovation and construction of the property at 203 East Colorado Boulevard in 2003. The development added approximately 19,449 square feet through renovation and new construction. At the end of FY 2007, Methodist Medical Center completed the Pavilion III expansion at 1441 North Beckley Avenue, adding approximately 109,774 square feet.

  During FY 2014, Methodist Medical Center completed construction on the Charles A. Sammons Trauma and Critical Care Tower. This $106 million project will add 248,000 square feet of trauma and critical care space to the hospital in July 2014.

  Also during FY 2014, work began on a new Baylor Institute for Rehabilitation clinic at 222 E Colorado. It is anticipated to open in FY 2015.

Methodist Dallas Medical Center Expansion
Pavilion III

Charles A. Sammons Trauma and Critical Care Tower

(Image courtesy Methodist Health System)

Baylor Institute for Rehabilitation
222 E. Colorado Boulevard

The Oak Cliff Gateway TIF District Board of Directors met two times during FY 2014: November 18, 2013 and September 15, 2014.

The board includes up to 5 representatives to be appointed by the Council and one each appointed by the governing bodies of Dallas County, Dallas County Community College District, Dallas County Hospital District, and Dallas ISD.

The following members represent the City on the board:

- Marty Alvarado – City representative, Place 1 (attended 0 of 1 meetings), resigned effective February 2014
- Cristine Baril – City representative, Place 1 (attended 1 of 1 meetings), appointed February 26, 2014
- April Allen – City representative, Place 2 (attended 1 of 1 meetings), appointed April 2, 2014
- Dawn Gulley – City representative, Place 3 (attended 1 of 1 meetings), served until April 15, 2014
- Alexander Kosarow - City representative, Place 3 (attended 0 of 1 meetings), appointed April 15, 2014
- Daniel Powell - City representative, Place 4 (attended 1 of 1 meetings), appointed January 27, 2014
- Don Raines, City representative, Place 5 (attended 2 of 2 meetings)

The following board members represent the taxing jurisdictions:

- Orlando Alameda – DISD representative (Attended 2 of 2 meetings)
- Rick Loessberg – Dallas County representative (Attended 2 of 2 meetings)
- Felix Zamora – DCCCD representative (Attended 0 of 1 meetings)
- Steve Park – DCCCD representative (attended 1 of 1 meetings), appointed during FY 2014 to replace the Felix Zamora
- Sue Pickens – DCHD representative (Attended 0 of 2 meetings)

During FY 2014 the City Council approved 8 items directly or indirectly associated with the Oak Cliff Gateway TIF District. The council actions are listed below.

- On November 12, 2013, Council held a public hearing and authorized Resolution 13-1986 regarding an application for and an ordinance granting a new Planned Development Subdistrict for multifamily uses on property zoned a Subdistrict A within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the north side of East Greenbriar Lane and northwest of North Zang Boulevard Recommendation of Staff: Denial Recommendation of CPC: Approval, subject to a development plan and conditions Z123-306(JH) (Project: Trinity Townhomes II)

- On December 11, 2013, Council authorized Resolution 13-2093 authorizing acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Roy L. Smith, Inc., of approximately 10,260 square feet of land improved with a transmission repair facility, located near the intersection of Zang Boulevard and Davis Street for Zang-Davis Median Improvement Project - Not to exceed $375,368 ($370,368 plus closing cost and title expenses not to exceed $5,000, which were previously authorized on May 22, 2013 by Resolution No. 13-0843) - Financing: 2010-11 Community Development Block Grant Reprogramming Funds (Project: Zang/Davis Streetcar stop, adjacent to district)

- On December 11, 2013, Council held a public hearing and authorized Resolution 13-2095 authorizing an ordinance abandoning portions of Colorado Boulevard, an alley, railroad right-of-way and a street easement to Southern Foods Group, LLC, the abutting owner, containing a total of approximately 32,279 square feet of land, located near the intersection of Colorado Boulevard and Lancaster Avenue, and authorizing the quitclaim - Revenue: $48,419, plus the $20 ordinance publication fee (Project: Oak Farms Dairy redevelopment)

- On February 26, 2014 Council approved Resolution 14-0373, a resolution accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City (Project: annual report)

- On May 28, 2014 Council approved Resolution 14-0831, authorizing an Interlocal Agreement with the Dallas Area Rapid Transit to detail agency roles and responsibilities related to operation and maintenance of the TIGER Grant funded Dallas Streetcar Project (Union Station to North Oak Cliff) - Financing: No cost consideration to the City. (Project: Oak Cliff Streetcar)

- On September 10, 2014 Council approved Resolution 14-1525, authorizing An ordinance granting amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned Planned Development District No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street South (the Tyler Street Connection) - Z112-251 - Financing: No cost consideration to the City (Project: Jefferson zoning, adjacent to district)

Budget and Spending Status

Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**TIF Budget***	**Allocated**	**Balance**
Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial	$11,804,309	$4,875,018	$6,929,291
Façade Improvements	$3,914,631	$0	$3,914,631
Environmental Remediation and Demolition	$7,117,510	$4,399,742	$2,717,768
Pedestrian Linkages/Lighting	$1,779,379	$200,000	$1,579,378
Educational/Training Facilities	$711,751	$0	$711,751
Economic Development Grants	$8,896,888	$8,845,000	$51,888
Administration	$1,601,438	$761,103	$840,335
Total Project Costs	**$35,825,906**	**$19,080,863**	**$16,745,042**

** All information updated as of September 30, 2014. Budget shown in current dollars and based on 2009 district extension and amendments.*
*** All values are estimated expenditures based on annual TIF project costs. These values depend on the timing of projects and will fluctuate.*

Oak Cliff Gateway TIF District Amended Project Plan Budget (1992 dollars)	
Category	**TIF Budget***
Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial	$3,316,977
Façade Improvements	$1,100,000
Environmental Remediation and Demolition	$2,000,000
Pedestrian Linkages/Lighting	$500,000
Educational/Training Facilities	$200,000
Economic Development Grants	$2,500,000
Administration	$450,000
Total Project Costs	**$10,066,977**

** As approved in the amended Project Plan and Reinvestment Zone Financing Plan for the district, amended November 2009.*

Oak Cliff Gateway TIF District M/WBE Participation				
Project	**Contractor**	**Contract Award Amount**	**Minority Participation in Dollars (% of contract)**	
Oak Cliff TIF Project	Tiseo Paving Company	$1,964,830	$383,731	(19.53%)
Lake Cliff Tower Project	CST Environmental	$648,800	$533,768	(82.27%)
Lake Cliff Tower Project	Mid-Continental Phase II-IV	$2,184,825	$535,500	(24.51%)
Lake Cliff Tower Streetscape	Texas Standard	$363,530	$363,530	(100.00%)
Zang Triangle – public improvements	Billy Nabors Demolition and Mission Site Services	$1,537,981	$652,841	(42.45%)
Zang Triangle – private improvements	Multiple vendors	$20,868,865	$2,155,270	(10.33%)
Totals (% of all contracts)		$27,568,831	$4,624,640	16.77%

1. M/WBE participation was not applicable for Walgreens.
2. The City's Business Inclusion and Development program provides goals for minority and women-owned business participation.

FY 2015 Work Program

- Evaluate a potential extension of the TIF district boundary to better serve the Beckley Avenue corridor and the Bishop Arts/Jefferson area.

- Work closely with the City of Dallas Public Works and Transportation department to coordinate the completion of infrastructure improvements funded by the City's 2006 Bond Program and the North Central Texas Council of Government's Sustainable Development Grant for the area.

- Continue to actively market the district with emphasis on high-density mixed-use development with a sustainable mix of retail, commercial/office and residential development in key target areas.

- Increase coordination and work with the City of Dallas Trinity River Development Office and Park Department to ensure a cohesive and coordinated effort and to ensure that the TIF District Project Plan and Master Plan are not adversely affected or compromised and to ensure the planned pedestrian and vehicular linkages to the Trinity River Corridor are preserved.

- Continue to evaluate updated plans for the Horseshoe Project, the Texas Department of Transportation scheduled reconstruction of I-30 from Sylvan Avenue to I-35 and I-35 from Eighth Avenue to I-30. Assess the impact on developable properties adjacent to both I-30 and to I-35.

Pending TIF Items

- Consideration of the FY 2014 Oak Cliff Gateway TIF District Annual Report and a recommendation to the Dallas City Council for approval.
- Extension and expansion of the Oak Cliff Gateway TIF District and creation of the Bishop/Jefferson Sub-district and corresponding amendments to the district's grant program and allocation policy.
- Consideration of a TIF funding request in support of the Bishop Arts Project Phase I.

FY 2014 Financials

City of Dallas, Texas
Oak Cliff Area Gateway Tax Increment Financing District
Reinvestment Zone Number Three
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$552	Interest Income
$837,005	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$837,556	Total Revenue

2. Amount and purpose of expenditures from the fund:

$60,642	Administrative Expense
$438,290	Non-Capital outlay*
$375,000	Capital outlay
$0	Interest Expense
$873,932	Total Expenditures

* These expenditures were for the Zang Triangle Project.

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Oak Cliff Gateway TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2014:

	Balance Due (Since Inception)			Payments/Adjustments To Date			
Project Description	Principal	Accrued Interest	Total Due	Principal	Accrued Interest	Total Paid	Net Bal. Due
Jefferson at Kessler Heights	$1,500,000	$676,404	$2,176,404	$1,500,000	$676,404	$2,176,404	$0
Lake Cliff Tower Redevelopment	$3,950,086	$862,205	$4,812,291	$3,950,086	$862,205	$4,812,291	$0
Bishop Colorado Retail Plaza	$350,000	$0	$350,000	$350,000	$0	$350,000	$0
Zang Triangle Project	$7,250,000	$0	$7,250,000	$4,858,607	$0	$4,858,607	$2,391,393
Totals	**$13,050,086**	**$1,538,609**	**$14,588,695**	**$10,658,693**	**$1,538,609**	**$12,197,301**	**$2,391,393**

c. The Zone entered into a development agreement with Lang Partners, LLC for the Zang Triangle public improvement project in an amount not to exceed $7,250,000 and began reimbusing the developer in fiscal year 2012. The developer is anticipated to be paid off by June of 2017.
C. The Zone entered into a development agreement with ATA Apartments Limited Partnership for the Alexan Trinity public improvement project in an amount not to exceed $4,000,000. Pending completion of the project and upon availability of TIF funds, the developer is anticipated to be paid off by June of 2018.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014	Base Year 1992 Value	Est. Captured Value 2014**
City of Dallas	$168,670,265	$40,097,623	$128,572,642
Dallas County	$195,016,976	$40,097,623	$154,919,353

** Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2014 Increment***
City of Dallas	0.79700	$871,015
Dallas County	0.24310	$244,796
Total for all Jurisdictions	$2.35058	$1,115,811

*** City of Dallas and Dallas County Participate at 85% for tax years 2013 to 2022 and 65% for tax years 2013 to 2016 respectively.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $1,115,811. For the 2013, the zone collected increment of $837,005.

City of Dallas, Texas
Oak Cliff Area Gateway Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$14,344	$51,303	$1,721,013	$482,293	$3,907
Interest receivable	$664	$81	$56	$1,585	$163
Total assets	$15,008	$51,384	$1,721,069	$483,878	$4,071
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$1,685,000	$0	$0
Due to general fund	$12,165	$12,165	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$1,062,864
Accrued liability	($2,879)	($2,879)	($2,879)	($2,879)	($2,879)
Total liabilities	$9,286	$9,286	$1,682,121	($2,879)	$1,059,984
Fund Balance (Deficit):					
Fund Balance (Deficit)	$5,722	$42,098	$38,949	$486,758	($1,055,914)
Total Liabilities and Fund Equity	$15,008	$51,384	$1,721,069	$483,878	$4,071
	$0	$0	$0	$0	$0

Oak Cliff Area Gateway Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$5,998,776	$667,459	$811,126	$433,545	$516,230	$450,588
Tax increment-Intergovernmental	$6,198,210	$169,546	$1,586,058	$836,965	$997,827	$903,398
Interest income	$402,164	$961	$3,549	$5,010	$1,584	$4,738
Grant from City/Developer contribution	$309,480	$0	$0	$0	$184,480	$0
Net increase(decrease) in fair value of investments	$5,402	($409)	($1,135)	($188)	$1,374	($2,917)
Total revenues	$12,914,032	$837,556	$2,399,598	$1,275,332	$1,701,495	$1,355,807
Expenditures:						
Administrative expenses	$761,103	$60,642	$36,132	$38,141	$52,465	$62,311
Non-Capital outlay	$6,963,843	$438,290	$2,360,317	$177,398	$0	$0
Capital outlay	$3,807,405	$375,000	$0	$1,507,602	$0	$0
Interest and fiscal charges	$1,376,146	$0	$0	$0	$106,359	$114,155
Total expenditures	$12,908,497	$873,932	$2,396,449	$1,723,141	$158,824	$176,466
Excess (Deficiency) of Revenues over Expenditures	$5,534	($36,376)	$3,149	($447,809)	$1,542,671	$1,179,341
Fund balance (Deficit) at beginning of year as previously reported	$0	$42,098	$38,949	$486,758	($1,055,914)	($2,235,255)
Prior period restatement	$188	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$188	$42,098	$38,949	$486,758	($1,055,914)	($2,235,255)
Fund balance (deficit) at end of year	$5,722	$5,722	$42,098	$38,949	$486,758	($1,055,914)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with updated financial statements.

City of Dallas, Texas
Oak Cliff Gateway Area Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $1,609,892 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. At fiscal year end, the Zone had a developer obligation outstanding in the amount of $2,391,393 for the Zang Triangle public improvement and grant project.

6. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 Q R and T– V

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 21492 on December 9, 1992, establishing Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), as amended. On April 9, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23092, as amended.

The Cedars TIF District’s 2014 assessed taxable value was $86,033,434. This represents an increase of $50,732,674 (143.7%) over the 1992 base year value and a $10,222,615 (13.5%) increase over the previous year’s total. With the participation of the City and Dallas County the increase over the base year value will result in the collection of approximately $456,522 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL. BOARDS, COMMISSIONS)

On December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four, the Cedars TIF District by Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended.

On December 8, 2014, the Cedars TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Four, ("Cedars TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, authorized by the City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 8, 2014, the Cedars TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Four and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Four to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

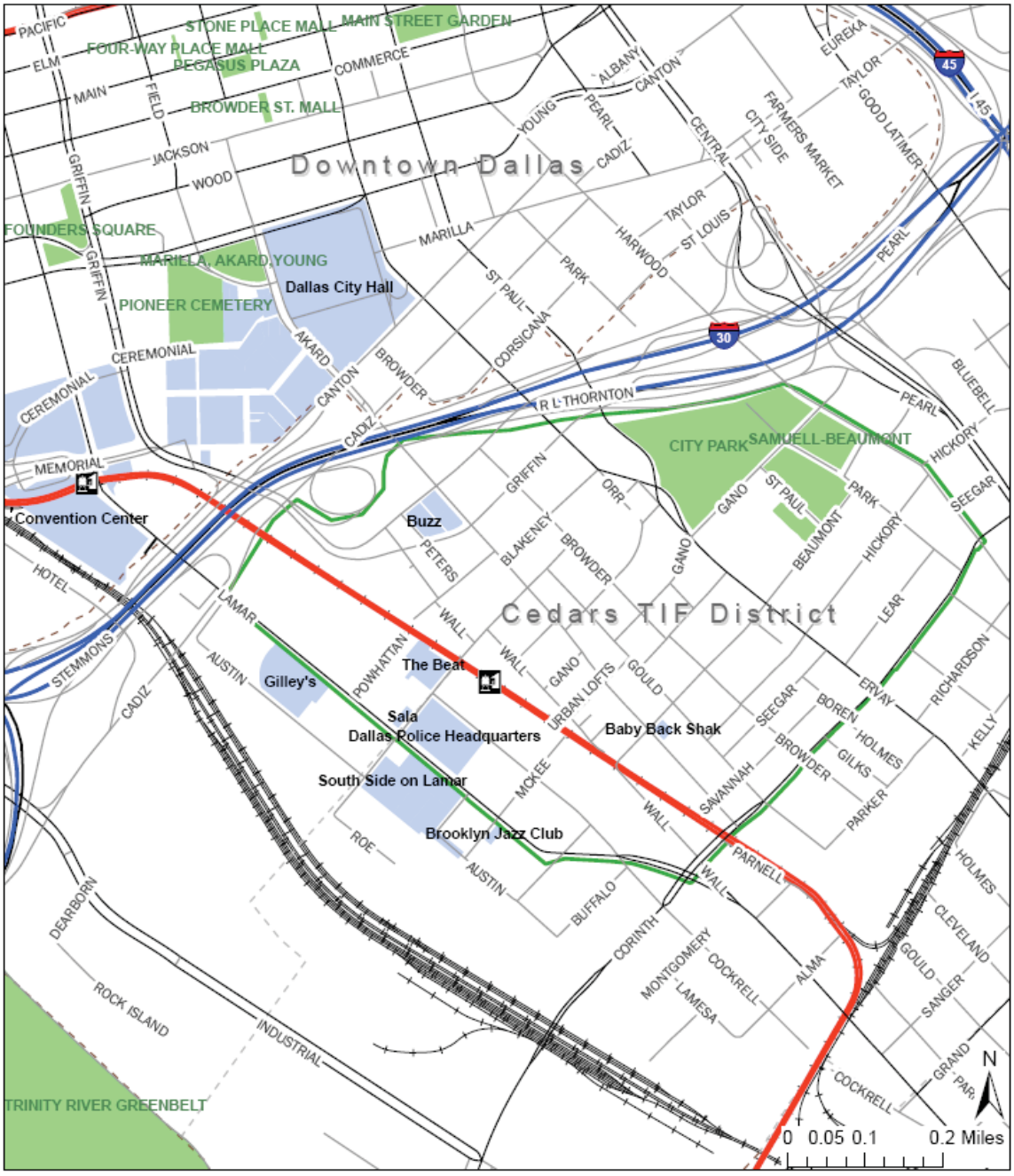
Cedars TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
http://www.dallas-ecodev.org/

October 1, 2013 to September 30, 2014

Cedars Tax Increment Financing District



Cedars TIF District

Cedars DART Station
Cedars TIF Boundary
DART Red Line

City of Dallas
Office of Economic Development
October 2008

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Mission

The mission of the Cedars TIF District is to capitalize on its proximity to Downtown Dallas and major transportation arteries to attract new residential and commercial development, facilitate growth and increase its tax base.

The Dallas City Council established the Cedars TIF District and the Board of Directors by Ordinance No. 21492, on December 9, 1992, as amended. The TIF District took effect on January 1, 1993 and is scheduled to terminate on December 31, 2022 (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023).

The District's participating taxing jurisdictions are the City of Dallas, Dallas County, Dallas County Hospital District (DCHD) and Dallas Independent School District (DISD). The annual participation rates for the taxing jurisdictions are as follows:

- The City's annual participation rate was 100% in 1993 through 2012. Its participation rate will decrease to 90% in 2013 and thereafter.

- Dallas County's participation rate was 65% in 1993 through 2012. The county's annual participation rate will increase to 75% in 2013 and thereafter.

  DCHD's participation rate was 65% in 1993 through 2012.

- DISD's County's participation rate was 50% in 1993 through 2012.

District Accomplishments

Since the District's creation City Council has approved nine projects and two initiatives for TIF funding (please refer to the Past, Current and Anticipated Projects section on Pages 5 – 7).

On June 22, 2011, City Council approved an amendment to the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan to:

1. Extend the term of the TIF District for a 10 year period from December 31, 2012 through December 31, 2022;

2. Decrease the City of Dallas' participation after tax year 2012 from 100% to 90%;

3. Direct the City Manager to negotiate an increase in Dallas County's participation rate after tax year 2012 from 65% to 75%; and

4. Amend the Cedars TIF Infrastructure Improvements - Street Construction/ Streetscape/ Water/Wastewater/ Drainage Improvements/ East-West Corridor

Construction budget line item to include Public Open Spaces and Economic Development Grants.

The term extension will allow for additional development activities which are needed to continue the District's revitalization. It would also increase the District's ability to expend its budget of $7,216,097 (net present value) and satisfy the goal of redeveloping the area into an attractive business and residential community that can serve as a vital connection between Downtown Dallas and the rest of City.

Additionally, the planning and design work for a 2006 Bond project that will extend Belleview Street from Akard Street to Ervay Street continued during the fiscal year. It is anticipated the extension will improve the east-west flow of traffic through the District. The 1400 Belleview project, which was approved for TIF funding in FY 2011, will be located along the street's new segment.

The Southside Pedestrian Improvement Project –
Lamar Street Before and After Utility Pole Removal
(Source: DART)

Past, Current and Anticipated Projects

Projects Within the TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Metroplex Greenhaven Landscaping Service	1919 South Harwood Street	2002	Complete	11,368 square feet	$477,610 (assessed value)	$12,089
McKee Row Homes I	1500-1510 McKee Street	2005	Complete	6 row homes	$790,950 (assessed value)	$143,350
McKee Row II	1512-1516 McKee Street	2006	Complete	3 row homes	$348,040 (assessed value)	$10,045
Seegar Row Homes	1525-1603 Seegar Street	2006	Complete	7 row homes	$806,140 (assessed value)	$25,000
Buzz	1111 South Akard Street	2007	Complete	49 condos	$7,308,730 (assessed value)	$459,061
Millers Ferry Row	1803-1823 South Ervay Street, 1602 Beaumont Street and 1817 Millers Ferry Row	2007	Complete	13 row homes	$2,191,650 (assessed value)	$185,490
The Beat at South Side Station	1001 Belleview Street	2009	Complete	75 condos	$12,990,550 (assessed value)	$798,257
1400 Belleview	1401 Browder Street	2015	Under construction	164 apartments, and 5,000 square feet of flex space	$22,923,615 (approximate investment)	$1,657,916
Belleview Browder District-wide Improvements	Along Belleview Street from Browder Street to South Akard Street; Gould Street from Belleview Street to Sullivan Drive; Browder Street from Belleview Street to Sullivan Drive; and Sullivan Drive from Browder Street to South Ervay Street	2015	Under construction	N/A	$848,746 (approximate investment)	$441,225

Projects Within the TIF District Utilizing TIF Funding[1] (continued)						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Plaza Hotel	1011 South Akard Street	2015	Planned	220 hotel rooms and 1,800 square feet of commercial space	$34,085,071 (approximate planned investment)	$2,285,071
Galleries on Hickory	1509, 1513, 1517, 1521 and 1527 Hickory St; and 1814, 1818 and 1820 Browder St	TBD	Under construction	18 detached single-family units (for sale)	$6,931,700 (approximate investment)	$490,700
			Subtotal	**335 residential units, 220 hotel rooms, and 18,168 square feet of retail and flex space**	**$89,702,802**	**$6,508,204**

Projects Within the TIF District Utilizing Tax Abatements[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
1210 South Lamar[5]	1210 South Lamar	TBD	Under construction	290 apartments and 6,560 square feet of retail space	$39,536,000 (approximate investment)	$1,938,897
			Subtotal	**290 residential units and 6,560 square feet of retail space**	**$39,536,000**	**$1,938,897**

Projects Within the TIF District Not Utilizing TIF Funding[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
1519 Beaumont St	1519 Beaumont Street	1995 and 2010	Complete	5 apartments	$1,205,490 (assessed value)	$0
Cedars Corner (Hotel Newland)	1108 South Akard Street	1998	Complete	20 apartments	$535,960 (assessed value)	$0
Dallas Police Association Headquarters[7]	1412 North Griffin Street	2003	Complete	11,150 square feet	$645,640 (assessed value)	$0
Resource One CU expansion	1200 Belleview Street	2003	Complete	13,430 square feet	$470,050 (assessed value)	$0
Dallas Police Headquarters[7]	1400 South Lamar Street	2003	Complete	358,758 square feet	$16,922,620 (assessed value)	$0
Cedars Social	1326 South Lamar Street	2005	Complete	3,000 square feet	$42,250 (assessed value)	$0
Urban Lofts – Akard	1203-1223 and 1204-1218 Urban Lofts Drive	2008	Complete	15 town homes	$2,896,680 (assessed value)	$0
Off the Bone BBQ	1734 South Lamar Street	2008	Complete	829 square feet	$123,700 (assessed value)	$0
Edison's	1724 Cockrell Avenue	2008	Complete	15,000 square feet	$589,340 (assessed value)	$0
Urban Lofts – Wall	Hyde Court (Wall Street & McKee Street)	TBD	Planned	12 town homes	$2,700,000 (approximate planned investment)	TBD
Dallas Heritage Village Education & Visitor Center Expansion[7]	1515 South Harwood Street	TBD	Planned	9,000 square feet	$5,000,000 (approximate planned investment)	TBD
			Subtotal	**52 residential units; 383,338 square feet of office space; and 27,829 square feet of commercial space**	**$31,131,730**	$0

Projects Adjacent to the TIF District[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Southside on Lamar (includes the Urban Market on its lower level)	1409 South Lamar Street	2001	Complete	455 loft apartments and 2,000 square feet of retail	$29,800,500 (assessed value)	$0
Gilley's	1135 South Lamar Street	2003	Complete	91,650 square feet	$2,850,000 (assessed value)	$0
Poor David's Pub	1319 South Lamar Street	2004	Complete	5,382 square feet	$197,970 (assessed value)	$0
Club Jos Rieles	1701 South Lamar Street	2005	Complete	4,840 square feet	$300,000 (assessed value)	$0
DCCCD Offices[7]	1601 South Lamar Street	2008	Complete	83,383 square feet	$4,096,250 (assessed value)	$0
The Dallas Convention Center Hotel (Omni Dallas Hotel)	555 South Lamar Street	2011	Complete	1,001 hotel rooms	$200,000,000 (assessed value)	$0
NYLO Dallas South Side Hotel	1325 South Lamar Street	2012	Complete	76 hotel rooms	$5,164,720 (assessed value)	$0
			Subtotal	**455 residential units; 103,872 square feet of commercial space; 83,383 square feet of office space; and 1,001 hotel rooms**	**$242,409,440**	**$0**

[1] *All information updated as of September 30, 2014.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).*

[4] *Principal amount that is not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown*

[5] *Project is receiving a ten-year real property tax abatement from the City.*

[6] *Selected significant projects included.*

[7] *Project is tax-exempt; value given is either DCAD market value or an approximation of the anticipated market value.*

TIF District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Cedars Traffic Study	Whole District	Complete	$88,149	Cedars TIF funds
South Side Pedestrian Improvement Project (funded through a Sustainable Development Grant from NCTCOG using federal Congestion Mitigation and Air Quality funds (CMAQ)	South Lamar Street and Belleview Street	Complete	$4,532,170	Federal grant
			$500,000	1995 Bond funds (local match)
			$66,521	Cedars TIF funds (approved in FY 2007)
			$566,521	Matthews Southwest
			$230,000	1998 Bond funds
			$207,830	Cedars TIF funds / District-wide Improvements Set-aside (approved in FY 2012)
			$207,830	Matthew Southwest (additional match)
		Total:	**$6,399,021**	

Value and Increment Revenue Summary

The Cedars TIF District's 2014 assessed taxable value was $86,033,434. This represents an increase of $50,732,674 (143.7%) over the 1992 base year value and a $10,222,615 (13.5%) increase over the previous year's total. With the participation of the City and Dallas County the increase over the base year value will result in the collection of approximately $456,522 in total incremental revenue for the District.

Objectives, Programs and Success Indicators

The Cedars Final Project Plan and Reinvestment Zone Financing Plan was approved on April 9, 1997. The Plan has been amended three times, most recently on June 22, 2011. Its defined development goals are summarized below:

- Improve the infrastructure within and adjacent to the district to promote new investment

  On October 23, 2013, City Council approved up to $490,700 in TIF Funding for the Galleries on Hickory project. The project will include infrastructure and streetscaping improvements at: (1) 1509, 1513, 1517, 1521 and 1527 Hickory Street; (2) 1814, 1818, and 1820 Browder Street; (3) the adjoining alley between Browder Street and Ervay Street; (4) along Hickory Street beyond

the project site; and (5) a second alley between Beaumont Street and Hickory Street.

On September 25, 2013, City Council approved up to $441,225 in TIF Funding for the Belleview Browder District-wide Improvements project. The project will include the construction of several needed public improvements (franchise utility relocation, street lighting, street improvements, streetscape improvements and water-wastewater/drainage improvements) that were not included in the 1400 Belleview project's original scope of work. These improvements will replace sub-standard public infrastructure and provide much of the needed infrastructure to allow the redevelopment of approximately 6.05 acres of property that is adjacent to the project.

On September 25, 2013, City Council approved up to $2,285,071 in TIF Funding for the Plaza Hotel project which will include infrastructure and streetscape improvements along South Akard Street and West Griffin Street.

Oncor finished the utility relocation for the Southside Pedestrian Improvement project during FY 2013. This completed the $6.3 million initiative which started in 2000. On June 27, 2012, City Council approved up to $207,830 in additional TIF funding in the form of a match for cost overruns related to project. Matthew Southwest also agreed to contribute up to an additional $207,830 to address the cost overruns. City Council previously approved $66,521 in TIF funding for the project on May 23, 2007. This leveraged approximately $5,098,691 in private and federal funds for sidewalk and streetscape improvements on Lamar Street and along Belleview Street from the Convention Center to the Cedars DART station.

On June 22, 2011, City Council approved up to $1,657,916 in TIF funding for the 1400 Belleview project which will include infrastructure improvements along Belleview Street from Browder Street to Akard Street, Gould Street from Belleview Street to Sullivan Street, and Browder Street from Belleview Street to Sullivan Street.

On April 11, 2007, City Council approved up to $192,000 in TIF funding for the Millers Ferry Row Town Homes project which included streetscape improvements along Ervay Street. The project was completed during FY 2007.

On August 9, 2006, City Council approved up to $1,500,000 in TIF funding for The Beat at South Side Station project which included street and streetscape improvements on Belleview Street, Lamar Street, and Powhattan Street. On August 27, 2008, City Council approved an extension for the deadlines to complete the project and reduced its TIF funding by $700,000. The project was completed during FY 2009.

On September 14, 2005, City Council approved up to $564,462 in TIF funding for the Buzz Condominiums project which included street and streetscape

improvements on Akard Street and Griffin Street. On November 29, 2006, the Cedars TIF Board approved an extension for the deadlines to complete the project and reduced its TIF funding by $100,000. The project was completed during FY 2007.

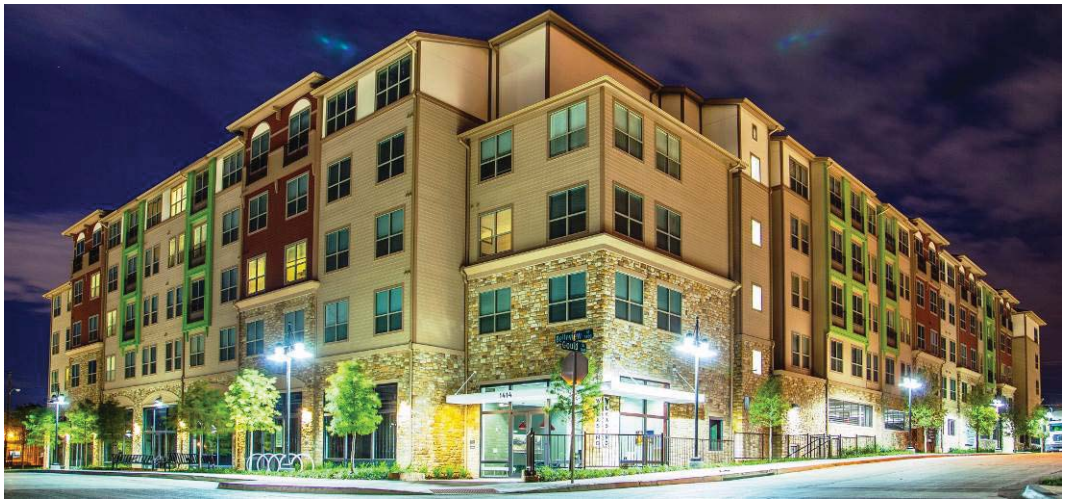
- Add 700 residential units

Within the District: 193 residential units have been completed, 472 are under construction and 12 are planned for a total of 677 units that have been completed, under construction or planned within the District. This represents 96.7% of the goal. Multifamily developers have continued to show interest in the district, both for town home style developments and more dense mid to high-rise developments.

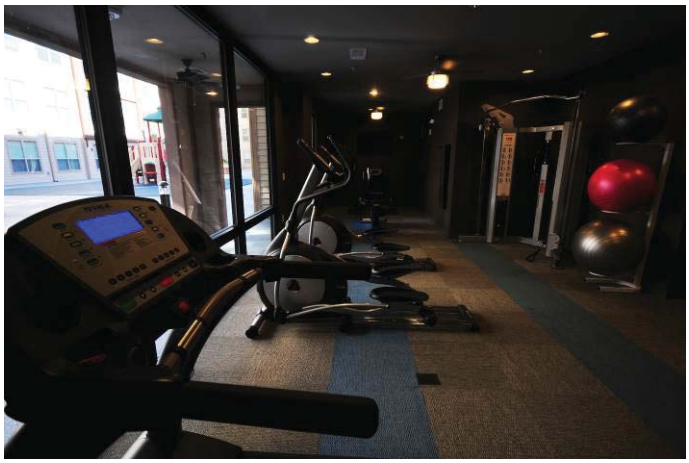
Adjacent to the District: South Side on Lamar added 455 residential units to the area.

Total: To date 648 residential units have been completed within or adjacent to the District. An additional 472 residential units are currently under construction while 12 others are planned.

The first of 18 units that will comprise the Galleries on Hickory Project
(Source: City of Dallas)



The 1400 Belleview Project Near Completion
(Source: 1400 Belleview GP, LLC)



The 1400 Belleview Project's Fitness Center
(Source: 1400 Belleview GP, LLC)

The 1400 Belleview Project's Courtyard
(Source: 1400 Belleview GP, LLC)

The 1400 Belleview Project's Clubroom
(Source: 1400 Belleview GP, LLC)

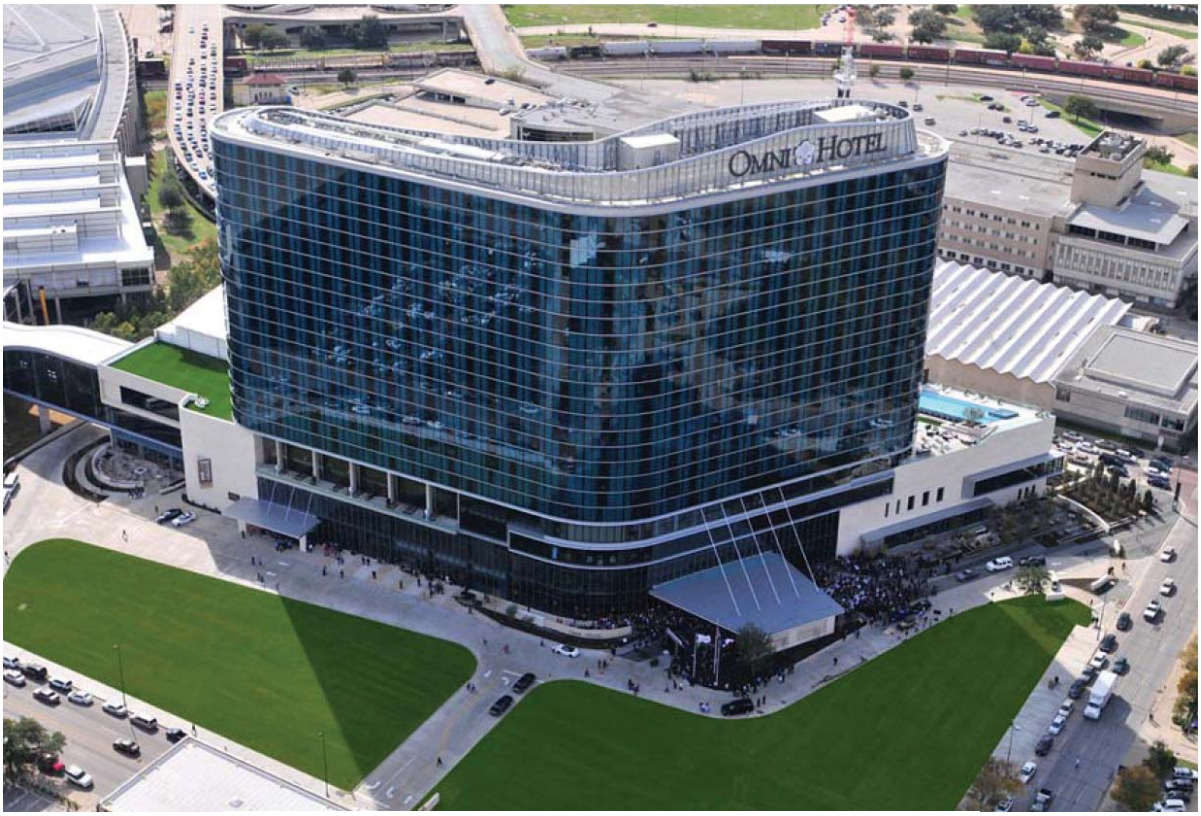
- Add 400 hotel/motel rooms

Within the District: On September 25, 2013, City Council approved up to $2,285,071 in TIF funding for the Plaza Hotel project. It will include 220 hotels rooms upon its completion. This represents 55.0% of the goal.

Adjacent to the District: The NYLO Dallas South Side Hotel, which is located at the northwest corner of Lamar Street and Belleview Street, opened in August 2012. The boutique-style hotel contains 76 guest rooms.

The Dallas Convention Center Hotel, which is located north of the District along Lamar Street, opened during the first quarter of FY 2011. The 4-star hotel features 1,001 guest rooms, 100,000 square feet of meeting space and multiple dining options.

Total: To date 1,077 motel/hotel rooms have been completed within or adjacent to the District. Currently there are no additional hotel/motel rooms under construction. An additional 220 are planned.



The Dallas Convention Center Hotel
(Source: www.dallasnews.com)

- Add 55,000 square feet of retail space

Within the District: On September 25, 2013, City Council approved up to $2,285,071 in TIF funding for the Plaza Hotel project. It will include approximately 1,800 square feet of commercial space within repurposed shipping containers on the southeast corner of the hotel's parking lot

Cedars Social opened in October 2010. It is located on the northeast corner of Lamar Street and Belleview Street within the building that was vacated by Sala. The renovated restaurant represents approximately 3,000 square feet of retail space that was retained in the District.

Off the Bone Barbeque, which is located at 1734 South Lamar Street, enclosed its patio space during FY 2011. The renovation enabled the restaurant to nearly double its size TO 829 square feet.

Metroplex Greenhaven Landscaping Service (located at 1919 South Harwood Street) added 11,368 square feet of retail space within the District since its creation while Edison's reception hall (located at 1725 Cockrell Avenue) added 15,000 square feet.

Upon its completion the 1400 Belleview project will add approximately 5,000 square feet of flex space within the District. The expansion of the Dallas Heritage Village Education & Visitor Center is expected to add 9,000 square feet of retail space while the planned project at 1210 South Lamar Street will add 6,560.

Adjacent to the District: Gilley's, which is located at 1135 South Lamar Street, added approximately 91,650 square feet of entertainment space immediately southwest of the District. The venue was completed in 2001.

Poor David's Pub, which is located at 1707 South Lamar Street, added approximately 5,382 square feet of entertainment space just southwest of the District. The venue was completed in 2004.

Club Jos Rieles, which opened during the fiscal year at 1701 South Lamar Street, allowed approximately 4,840 square feet of entertainment space to be retained immediately southwest of the District. The entertainment space was previously occupied by the Bellagio Entertainment Center and Brooklyn Jazz Café.

Urban Market opened at 1409 South Lamar on the lower level of Southside on Lamar in September 2008. Its opening added 2,000 square feet of grocery store space adjacent to the district.

Total: To date 135,869 square feet of retail, entertainment and flex space has been completed or is under construction within or adjacent to the

District. Currently an additional 5,000 square feet of retail, entertainment and flex space is under construction. An additional 9,000 square feet is planned.

- Add 300,000 square feet of service center/flex office space

  Within the District: A total of 24,000 square feet of service center/flex office space (or 5 percent of the goal) has been added.

  Adjacent to the District: South Side on Lamar continues to serve the service center/flex office market within its development. Additionally, the Dallas County Community College District (DCCCD) completed its renovation of 1601 South Lamar Street, adding 83,363 square feet of office space and improvements along the corridor.

Total: To date 107,363 service center/flex office space has been completed within or adjacent to the District. Currently there are no additional service center/flex office space under construction or planned.

Dallas County Community College District
(Source: www.corgan.com)

Year-End Summary of Meetings

Based on amended composition the Cedars TIF Board can consist of up to nine members, including six City of Dallas appointees and one appointee each from Dallas County, the Dallas Independent School District (DISD) and the Dallas County Hospital District appointee (DCHD). The TIF Board, which consisted of the following members, met twice during the fiscal year:

- Michael J. Barrett, City appointee (attended 2 of 2 meetings)
- Chase Evans, City appointee (attended 1 of 2 meetings)
- Jill B. Louis, City appointed (attended 2 of 2 meetings)
- Kenneth D. Martin, Vice Chair and City appointee (attended 2 of 2 meetings)
- Mark R. Stephens, City appointee (attended 2 of 2 meetings)
- Jack Wierzenski, Chair and City appointee (attended 2 of 2 meetings)
- Rick Loessberg, Dallas County appointee (attended 0 of 2 meetings)
- Orlando Alameda, DISD appointee (attended 1 of 2 meetings)
- Sue Pickens, DCHD (attended 2 of 2 meetings)

The Dallas City Council approved six items during the fiscal year related to the District. The items are summarized below:

- On October 23, 2013, the City Council approved Resolution Number 13-1862, authorizing a development agreement with Dig It! Development, LLC to dedicate future Cedars TIF District revenues in an amount not to exceed $490,700 for eligible project costs related to infrastructure, streetscaping, and landscaping improvements located at: (1) 1509, 1513, 1517, 1521 and 1527 Hickory Street; (2) 1814, 1818, and 1820 Browder Street; (3) the adjoining alley between Browder Street and Ervay Street; (4) along Hickory Street beyond the project site; and (5) a second alley between Beaumont Street and Hickory Street in Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) - Not to exceed $490,700 - Financing: Cedars TIF District Funds
- On October 23, 2013, the City Council approved Resolution Number 13-1863, declaring the intent of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District) to reimburse Dig It! Development, LLC up to $490,700 for certain TIF-eligible project costs related to infrastructure, streetscaping, and landscaping improvements located at: (1) 1509, 1513, 1517, 1521 and 1527

Hickory Street; (2) 1814, 1818, and 1820 Browder Street; (3) the adjoining alley between Browder Street and Ervay Street; (4) along Hickory Street beyond the project site; and (5) a second alley between Beaumont Street and Hickory Street in the Cedars TIF District - Financing: No cost consideration to the City

- On December 11, 2013, the City Council approved Resolution Number 13-2058, authorizing a New Markets Tax Credit (NMTC) transaction, between the Dallas Development Fund and its subsidiaries, J.P. Morgan Chase and its subsidiaries, and Vogel Alcove and its affiliates for the renovation of property located at 1738 Gano Street, and additional operating expenses to support an expansion by Vogel Alcove - Financing: This action has no cost consideration to the City

- On January 22, 2014, the City Council approved Resolution Number 14-0218, authorizing a 90 percent real property tax abatement agreement for 10 years with Cherokee Lamar Associates LLC (Cherokee) located on 3.9 acres within Reinvestment Zone Number Four located at 1210 South Lamar in Dallas pursuant to the City's Public/Private Partnership Program - Revenue: First year revenue estimated at $21,543; ten-year revenue estimated at $215,433 (Estimated revenue foregone for ten year real property tax abatement estimated at $1,938,897)

- On February 26, 2014, the City Council approved Resolution Number 14-0374, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- On June 11, 2014, the City Council approved Resolution Number 14-0928, authorizing acquisition from Matthews CCH Partners, L.P., of approximately 22,478 square feet of land improved with two buildings located near the intersection of Belleview and Browder Streets for the widening and extension of Belleview Street – Not to exceed $221,000 ($215,810, plus closing costs and title expenses not to exceed $5,190) - Financing: General Obligation Commercial Paper Funds

Pending TIF Items

The pending items for the Cedars TIF District include the following:

- Approval of the FY 2014 Annual Report

Budget and Spending Status

The Cedars TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Cedars TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

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	$20,110,586	$6,870,704	$13,239,882
Environmental Remediation	$1,000,000	$0	$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	$1,500,000	$0	$1,500,000
Administration and Implementation*	$1,187,237	$808,768*	$378,469
Total Project Costs	**$23,797,823**	**$7,679,472**	**$16,118,351**

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, 2014 to reflect current projections.

**TIF administration costs shown are expensed through FY 2014.*

Cedars TIF District Project Plan Budget	
Category	**TIF Budget (NPV)**
Infrastructure Improvements – Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	$4,356,097
Environmental Remediation	$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	$1,500,000
Administration and Implementation	$360,000
Total Project Costs	**$7,216,097**
All values discounted to 1992 dollars at 5.00% annually. Actual expenditures will depend on the timing of project costs.	

FY 2015 Work Program

The FY 2015 Work Program for the Cedars TIF District includes:

- Continue working with the Public Works and Transportation Department to finalize the alignment design for the Belleview Street extension between Akard and Ervay Streets.

- Continue encouraging development projects within the District in accordance with its final Project Plan and Reinvestment Zone Financing Plan.

Appendix: Financials

City of Dallas, Texas
Cedars Tax Increment Financing District
Reinvestment Zone Number Five
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following as part of the annual report on the status of the TIF Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$4,777	Interest Income
$441,896	Ad Valorem Taxes (Collected in FY'203-14 based on 2013 Final Tax Roll)
$446,673	Total Revenue

2. Amount and purpose of expenditures from the fund:

$44,353	Administrative Expense
$0	Non-Capital outlay
$754,319	Capital outlay *
$0	Interest and fiscal charges
$798,672	Total Expenditures

* Capital outlay during FY'2013-14 was for the following projects:

McKee Street Public Imp.	$0
1400 Belleview Public Improvements	$754,319
Total	$754,319

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Cedars TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has reimbursed the following obligations from available TIF funds as of September 30, 2014:

	Balance Due (Since Inception)			Payments To Date			
Project	**Principal**	**Accrued Interest**	**Total Due**	**Principal**	**Accrued Interest**	**Total Paid**	**Net Bal. Due**
Buzz Condominiums	$144,643	$3,472	$148,115	$144,643	$3,472	$148,115	$0
Totals	**$144,643**	**$3,472**	**$148,115**	**$144,643**	**$3,472**	**$148,115**	**$0**

c. The Zone has entered into an agreement with CMAQ for the sustainable development on Lamar street under a grant of $66,521 with anticipated completion in 2015.

d. The Zone entered into an agreement with 1400 Belleview GP, LLC to dedicate an amount not to exceed $1,657,916 for the 1400 Belleview project. The project was completed in fiscal year 2014 and the developer has been fully reimbursed for its TIF-eligible project costs.

e. The Zone entered into an agreement with 1400 Belleview GP, LLC to dedicate an amount not to exceed $441,225 for the Belleview Browder District-wide Improvements project. Reimbursement of its TIF-eligible project costs began in fiscal year 2014 and is expected to be fully reimbursed during fiscal year 2015 from available TIF funds.

f. The Zone entered into an agreement with TEOF Hotel LLC to dedicate an amount not to exceed $2,285,071 for the Plaza Hotel project. Reimbursement of up to $1,000,000 for the project's public infrastructure improvements will be made pursuant to an approved monthly draw schedule and/or submission of invoices for completed work, subject to the availability of TIF funds. After the project's completion, the reimbursement of $1,285,071 for TIF-eligible project costs will be made in in five annual payments of $257,014, subject to the availability of TIF funds.

g. The Zone entered into a development agreement with Dig It! Development, LLC to dedicate an amount not to exceed $490,700 for the Galleries on Hickory project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

4. Tax increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Taxable Value 2014	Base Year 1992 Value	Est. Captured Value 2014**
City of Dallas	$86,033,434	$35,300,760	$50,732,674
Dallas County	$86,098,434	$35,300,760	$50,797,674

** Based on Certified Tax Values. Final values will be determined on February 01, 2015.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2014 Increment
City of Dallas	0.71730	$363,905
Dallas County	0.18233	$92,617
Total for all Jurisdictions	$0.89963	$456,522

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $456,522. For the 2013 tax year, the zone collected $441,896 in increment.

City of Dallas, Texas						
Cedars Tax Increment Financing District Fund						
Balance Sheet as of September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
		2014	2013	2012	2011	2010
Assets:						
Pooled cash and cash equivalents		$1,407,807	$2,217,696	$2,516,226	$1,771,667	$1,870,275
Interest receivable		$2,392	$2,500	$2,702	$5,459	$9,779
Total assets		$1,410,198	$2,220,197	$2,518,928	$1,777,126	$1,880,054
Liabilities and Fund Balance (Deficit):						
Liabilities:						
Accounts and contracts payable		$0	$459,760	$0	$4,145	$0
Due to general fund		$12,770	$12,770	$0	$0	$0
Accrued liability		$9,059	$7,297	$0	$0	$0
Total liabilities		$21,829	$479,828	$0	$4,145	$0
Fund Balance (Deficit):						
Fund Balance - Restricted		$1,388,370	$1,740,369	$2,518,928	$1,772,981	$1,880,054
Total Liabilities and Fund Equity		$1,410,198	$2,220,196	$2,518,928	$1,777,126	$1,880,054
		($0)	($0)	($0)	($0)	($0)

City of Dallas, Texas						
Cedars Tax Increment Financing District Fund						
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)						
For the Period September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$3,185,472	$325,263	$307,123	$355,544	$352,926	$376,069
Tax increment-Intergovernmental	$2,611,333	$116,633	$377,101	$435,454	$419,909	$490,276
Interest income	$173,656	$7,090	$11,682	$11,300	$13,403	$17,941
Grant from City	$125,000	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($4,038)	($2,313)	($2,684)	($229)	$563	($5,159)
Total revenues	$6,091,422	$446,673	$693,223	$802,068	$786,802	$879,127
Expenditures:						
Administrative expenses	$808,768	$44,353	$59,414	$50,226	$72,345	$44,477
Non-Capital Outlay	$209,309	$0	$0	$861	$0	$0
Capital outlay	$3,681,776	$754,319	$1,412,368	$5,033	$821,530	$0
Interest and fiscal charges	$3,472	$0	$0	$0	$0	$0
Total expenditures	$4,703,325	$798,672	$1,471,782	$56,121	$893,875	$44,477
Excess (Deficiency) of Revenues over Expenditures	$1,388,097	($351,999)	($778,559)	$745,947	($107,073)	$834,650
Fund balance (Deficit) at beginning of year as previously reported	$0	$1,740,369	$2,518,928	$1,772,981	$1,880,054	$1,045,404
Prior period restatement	$272	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$272	$1,740,369	$2,518,928	$1,772,981	$1,880,054	$1,045,404
Fund balance (deficit) at end of year	$1,388,370	$1,388,370	$1,740,369	$2,518,928	$1,772,981	$1,880,054
Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.						

Notes to Financials

City of Dallas, Texas
Cedars Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2013
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed $1,153,837 (in current $) over the life of the TIF. The City began billing the Zone for administrative costs in FY 1999. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone has no advances outstanding as of September 30, 2014.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City

AGENDA ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 K L P Q

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 22802 on June 26, 1996, establishing Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

The City Center TIF District's assessed tax value in 2014 was $1,385,987,362. This represents an increase of 43.9% ($422,432,996) over the assessed value of the adjusted base year value of $963,140,606 and an increase of 9.6% ($121,684,868) from the previous year 2013 value. With the participation of the City and Dallas County, the district’s value will result in the collection of approximately $3,164,452 (City $3,047,287; County $117,166) in incremental revenue for the City Center TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Ordinance No. 22802, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Ordinance No. 23034, as amended.

On January 8, 2015, the City Center TIF District Board of Directors recommended the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the City Center area pursuant to Ordinance No. 22802, authorized by the City Council on June 26, 1996, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Ordinance No. 23034, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the Attorney General and the State Comptroller; and

WHEREAS, on January 8, 2015 the City Center TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Five and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

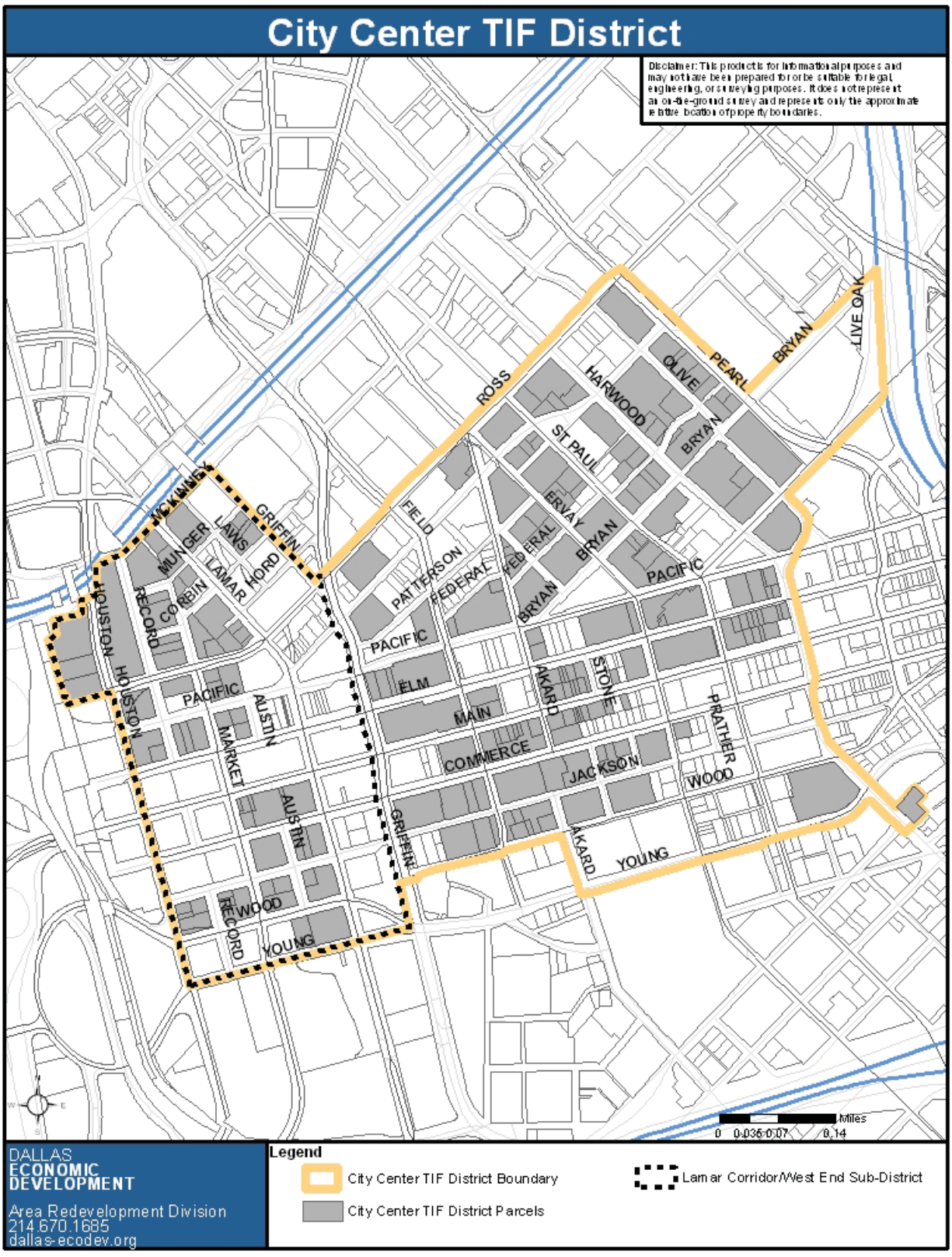
Exhibit A
City Center TIF District
FY 2014 Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-9821
http://www.dallas-ecodev.org/

October 1, 2013 to September 30, 2014

Map of Reinvestment Zone Number Five
City Center Tax Increment Financing District



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Mission Statement

The mission of the City Center TIF District is to promote redevelopment, stabilization, and growth of the downtown area. An accompanying goal is the stabilization and growth of the value of the area's tax base and a positive reversal of urban decay. During the 2013 fiscal year the district's mission was expanded to include creation of a strong real estate investment climate in the West End Area, establishment of a sustainable neighborhood that connects the core of downtown, to the Farmers Market, Cedars area along Lamar Street, West End, Victory Park, and Design District across the Trinity River to West Dallas while providing more residential, retail and office opportunities.

The Dallas City Council established the City Center TIF District by Ordinance Number 22802 on June 26, 1996. The City Center TIF District took effect on January 1, 1997. In 2012, the termination date of the district was extended for 10 years to December 31, 2022, (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023) or when the budget of the zone has been collected. The City of Dallas and Dallas County are the two remaining participating jurisdictions.

District Accomplishments

The City Center TIF District has been an instrumental part in creating a positive climate in the historic downtown core, Lamar Corridor and West End Historic District. From its inception through FY 2014, thirty-six projects have generated approximately $663M in new investment.

University of North Texas Law school began its inaugural class in August of the fiscal year.

During fiscal year 2014, three corporations relocated to buildings in the City Center TIF District: (1) Santander Consumer USA, Inc., (2) Active Network, LLC and (3) Omnitracs, LLC. These relocations will add over 2,000 people to downtown's daytime population.

During the fiscal year, five projects in the district were approved for TIF funding.

711 Elm Street

This project activated vacant ground floor retail space in a historic building in the West End Historic District. The project includes streetscape improvements to Austin Street adjacent to the West End DART Light Rail Station. Construction began during the fiscal year and will complete December 2014. Total project cost is $562,323.

Hartford Building

Renovation of an office building constructed in 1960, that was only 50% leased with some floors closed off from use for over a decade into updated office and retail space. The Project includes improvements to an existing open space near the building. Construction began during the fiscal year and will complete in 2015. Total project cost is $5,561,448.

Mid Elm Lofts

The project involves rehabilitation and redevelopment of the three historic buildings addressed 1512, 1514, and 1516 Elm Street into 25 lofts and ground floor, basement and roof top retail/restaurant space. Total project cost is estimated to be $13,900,000.

The following projects either completed or continued construction during the fiscal year.

Liberty State Bank Building Relocation

211 North Ervay

Fairfield Residences at West End

City Center TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Kirby Building	1509 Main Street	1999	Completed	156 apartment units; 15,000 SF retail	$9,104,260	$470,891
Wilson Building	1623 Main Street	1999	Completed	135 apartment units; 10,000 SF retail	$15,000,000	$3,883,691
Magnolia Building	1401 Commerce Street	1999	Completed	330 hotel rooms	$28,000,000	$594,486
Stone Street Gardens	1525 Main, 1520 Elm Streets	2002	Completed	29,000 SF retail	$2,072,610	$292,062
Universities Center at Dallas	1901 Main Street	2002	Completed	20,000 SF educational space	$2,330,120	$2,236,550
Merriman Architects	300 N. Field Street	2002	Completed	40,000 SF office space	$1,300,000	$50,000
Davis Building	1309 Main Street	2003	Completed	183 apartment units; 15,000 SF retail	$21,300,000	$1,350,000
Hart Furniture Building	1929-1933 Elm Street	2003	Completed	16,600 SF retail	$1,168,820	$1,392,443
Thompson Bldg	1520-22 Main Street	2004	Completed	19,000 SF retail	$2,100,000	$1,171,629
Dallas Power & Light Bldgs	1506 &1512 Commerce Street	2005	Completed	154 apartment units; 28,000 SF retail	$9,342,690	$6,864,909
Interurban Building	1500 Jackson	2005	Completed	134 apartments units; 20,000 SF grocery store	$12,150,850	$5,536,038
Gulf States	1415 Main Street	2007	Completed	64 apartment units; 5,000 SF retail	$6,582,920	$5,075,848
Republic Tower	350 N. Ervay Street	2007	Completed	227 apartment units	$31,380,000	$5,114,468
1608 Main Street & Pedestrian	1608 Main Street	2008	Completed (Shell & Interior)	8,000 SF retail; 4,000 SF office	$1,500,000	$1,555,512
Joule Hotel	1530 and 1524 Main Street	2008	Completed	114 hotel rooms; 15,000 SF retail	$17,283,580	$9,375,792

Mosaic (Fidelity Union)	318 North Akard Streets	2007	Completed	440 apartment units; 23,000 SF retail	$48,000,000	$9,000,000
Metropolitan	1200 Main Street	2007	Completed	273 condo units; 10,000 SF retail	$48,175,650	$4,750,000
Fairfield Residences @ West End	1777 N. Record Street	2015	Under Construction	278 apartment units	$44,264,938	$5,500,000
Purse & Co. Lofts	601 Elm Street	2015	Approved	40 apartment units; 14,440 SF retail	$14,867,948	$2,800,000
Liberty State Bank Relocation Project	600 S. Harwood Street	2014	Completed	2,000 SF retail; 2,000 SF office	$2,520,800	$985,000
211 N. Ervay Street	211 N. Ervay Street	2014	Under Construction	144,000 SF office; 22,000 retail	$13,458,630	$2,000,000
Hartford Building	400 N. St. Paul Street	2015	Under Construction	161,082 office; 12,396 SF retail	$5,561,448	$1,200,000
711 Elm Street	711 Elm Street	2015	Under Construction	3,000 SF retail	$562,323	$124,000
Mid Elm Lofts	1512-1516 Elm Street	2016	Approved	25 apartment units; 17,736 SF retail	$18,900,000	$3,900,000
Subtotal		**2,109 residential units; 444 hotel rooms; 20,000 SF educational; 351,927 SF office; 285,172 SF retail**			**$356,927,587**	**$75,223,319**
Projects Within TIF District Not Utilizing TIF Funding[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value**	**TIF Investment**
Majestic Lofts (Titche-Goettinger)	1900 Elm Street	1997	Completed	129 apartment units; 15,000 SF retail	$11,715,120	$0
Sheraton Hotel	400 North Olive Street	1998	Completed	1,844 hotel rooms	$95,737,960	$0
Santa Fe II (SoCo Lofts)	1122 Jackson Street	1999	Completed	205 condo units	$26,541,320	$0
2020 Live Oak	2020 Live Oak Street	2000	Completed	130,000 SF office	$7,800,000	$0
Jackson Street Lofts	1300 Jackson Street	2002	Completed	8 condo units; 5,000 SF retail	$2,244,100	$0
1505 Elm	1505 Elm Street	2004	Completed	65 condo units	$13,491,420	$0

Dallas Rooftop Gardens	1217 Main Street	2006	Completed	28,000 SF retail	$1,750,000	$0
Third Rail Lofts (additional information on following page)	1407 Main Street	2007	Completed	84 apartment units; 20,000 SF retail space	$18,485,000	Chapter 380 funds
U.S. Post Office Building	400 N. Ervay Street	2011	Residential Complete	5,000 SF retail; 78 apartment units	$9,060,000	$0
First Baptist Church Expansion	1707 San Jacinto Street	2013	Completed	1,500,000 sf church space	$99,651,240	$0
1025 Elm Street	1025 Elm Street	2013	Completed	130 hotel rooms	$20,000,000	$0
Subtotal		**569 residential units; 1,974 hotel rooms; 130,000 SF office; 73,000 SF retail; 1,500,000 SF church space**			**$306,476,160**	**$0**
Projects Outside TIF District Utilizing TIF Funds						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value**	**TIF Investment**
Flora Lofts	2121 Flora Street	2015	Approved	46 apartment units; 8,000 SF retail	$24,527,802	$2,000,000
Subtotal		**46 apartment Units; 8,000 SF retail**			**-**	**$2,000,000**

Projects Utilizing and Not Utilizing TIF Funding			
Total	**2,678 residential units; 2,418 hotel rooms; 20,000 educational; 481,082 SF office; 358,172 SF retail; 1,500,000 SF church space**	**$663,403,747**	**$77,223,319**

[1] *All information updated as of September 30, 2014.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon: a) market value of comparable projects for anticipated projects, b) private investment stated in the development agreement for projects that are approved or under construction, or c) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*
[4] *Total amount reimbursed by the TIF district for the corresponding TIF project (includes accrued interest) as of September 30, 2013, except for Mosaic and Metropolitan (approved TIF investment listed, as projects have not been fully reimbursed)*
[5] *Selected significant projects included.*
[6] *Tax-exempt properties.*
[7] *Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.*

District Initiatives

Activity	Scope	TIF Investment	Status
Metropolitan Garage	Up to 600 public parking spaces	$450,000	3-year lease expired January 2005
Retail Study	Determine needs for District	$150,000	Complete
Parking Study	Determine needs for District	$380,154	Complete
N/S Streetscape	5 North/South Streets from Young to Ross Avenue	$5,403,602	Complete
Park Master Plan	Determine priority sites for District	$182,500	Complete
Affordable Housing	% of annual increment transferred to Housing Dept. to assist with affordable housing development throughout the City	$1,620,566	$3,120,566 out of $5 million funded
Dalpark Garage	Original Lease of 444 parking spaces for public use (150 short-term spaces); Amended Lease to only 150 spaces in 2010	$2,358,780	Lease in place until 6/30/2015 ($1,686,842 spent)
Dallas County Courthouse Plaza	Improvements to public space (lighting, trees, seating, etc.)	$2,625,000	Complete
Fire Corridor	1600 Block of Elm Street	$149,135	Phase I Design Complete ($63,000 spent)
Third Rail Lofts Garage	370 public parking spaces; 95 parking spaces for adjacent residential developments	*$8,500,000	Complete
CityPark Program	600 parking spaces (converted to public use from current garages)	*$1,125,000	Program ended 2010 ($1,027,818 spent)
Retail Initiative Phase I	40,000 – 60,000 s.f. of retailers through tenant start-up cost assistance	*2,500,000	32,699 square feet of occupied retail space; $2,219,212 spent
Retail Initiative Phase II	Additional retail recruitment and retention of critical retailers	**$700,000	25,942 square feet retained/occupied; $548,830 spent
Urban Market Retention	Retention of Urban Market for two years	**$550,000 City assistance	City assistance matched by private stakeholder funds; Assistance ended 2008
Vacant Building Improvement Initiative	To reduce the number of downtown vacant buildings	Staff time only	Four buildings were completely renovated/ two demolished/ six under repair
News Rack Ordinance	Reduce visual clutter by install uniformed, regulated newspaper racks	Staff time only	Uniformed newspaper racks installed.
Downtown Wayfinding Master Plan Update	Update master plan to include the expansion of DART and change in development areas downtown	$25,000	Approved partial funding of update
Downtown Parks Master Plan Update	Re-evaluate priority park sites identified in original plan and propose any new park sites downtown	Staff Time Only	Consultants engaged and update began
Ground Floor Activation Program	Program to provide incentives to downtown building owners to renovate and tenant their vacant ground floor space	$8,300,000 over the life of the Zone	Program implementation underway

* The Third Rail Lofts Garage, CityPark Garages, and Retail Initiative will be paid from Chapter 380 funds through a release of $12.5 million in TIF funds.
**Phase II of the Retail Initiative and Urban Market assistance was funded through Public/Private Partnership Funds.

Value and Increment Revenue Summary

The base value is the total appraised value of all taxable real property in the Zone, as determined by the Dallas Central Appraisal District certified property tax roll. The base value is established the year the TIF is created and/or when a property is placed within a TIF boundary.

The City Center TIF District's financing plan and boundary was amended September 2013 to add properties along the Lamar Street corridor and properties in the West End Historic District. As a result of the boundary amendment, two sub-districts were created: (1) City Center Sub-district and (2) Lamar Corridor/West End Sub-district. Each sub-district has its own base value. The map on page 2 of this document depicts the boundaries of the Zone, including the boundary of each sub-district.

City Center Sub-district

The sub-district's 2009 adjusted base year value is $866,044,996. The 2014 assessed tax value for the sub-district is $1,255,044,642. This represents an increase of $408,585,886 (47.2%) over the adjusted base year value. The district's value increased by $113,462,938 (9.8%) from the previous year. This increase will result in an estimated collection of approximately $3,047,286 (City $2,605,144; County $442,143) in incremental revenue.

Lamar Corridor/West End Sub-district

The sub-district's 2012 base year value is $97,095,610. The 2014 assessed tax value for the sub-district is $110,942,720. This represents an increase of $13,847,110 (14.3%) over the base year value. The district's value increased by $8,221,930 (8%) from the previous year. This increase will result in an estimated collection of approximately $117,166 (City $99,325; County $17,841) in incremental revenue.

Objectives, Programs, and Success Indicators

On February 12, 1997, the Dallas City Council adopted Ordinance Number 23034 which approved the City Center Tax Increment Financing District Final Project Plan and Reinvestment Zone Financing Plan, as amended. The goals of the plan are as follows:

- Make the City Center area a safer place to live and work
- Improve access to the City Center area
- Improve the image of the City Center area
- Take advantage of the existing building stock
- Develop a diverse mix of land uses within the City Center area
- Increase recreational opportunities in the City Center area

The following objectives and actions items set the framework for the planned public improvements within the City Center TIF District in 1997:

- Improve street and pedestrian lighting within the City Center TIF District.

  Improvements to five north/south streets (Field, Akard, Ervay, St. Paul and Harwood Streets to the Transit Mall) were completed in 2008. An extension of the north/south improvement project (from the Transit Mall to Ross Avenue) was also completed in 2008. These improvements included widened sidewalks, street repaving, street furniture, lighting, new crosswalks and street trees.

- Improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots

  Ordinance No. 25487 approved by City Council on January 28, 2004, required commercial parking garages and surface parking lots to comply with certain parking lot enhancements such as improved lighting, stripping and landscaping. The ordinance also required the installation of wrought iron fencing but only if financed by the City Center TIF District. A fencing program was completed in 2007 that installed enhanced fencing along commercial surface parking lots located within the City Center TIF District.

  Pedestrian improvements in the downtown core/retail district were completed for the North/South Streets between Young and Ross Avenue. This work created a retail and pedestrian friendly environment with improved lighting, sidewalks, lighting and public art (terrazzo panels) on Field, Akard, Ervay, St. Paul and Harwood Streets focusing on the core district between Elm and Commerce Streets.

- Provide public parking to encourage redevelopment of underutilized downtown office and retail space.

  On October 13, 2004, City Council authorized an agreement with Downtown Dallas Inc. to implement the City Park program. The program provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided $1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates. The following garages participated in the program and provided a minimum of 150 public parking spaces:

  - *DalPark Garage (1600 Commerce)*
  - *Davis Lot Garage (1407 Main Street)*
  - *Star Parking Garage (1300 Ross Avenue)*
  - *Metropolitan Garage (1310 Elm Street)*

  Although the CityPark program has expired, the City continues to lease 150 low cost, transient parking spaces at the Dalpark Garage to assist with retail efforts. The Dalpark Garage lease will expire June 30, 2015.

Additionally, the developer of the Davis Lot site (1407 Main Street) received an $8.5 million loan with a forgivable interest component to construct a parking garage providing 370 public parking spaces for 10 years, parking for adjacent residential projects and assist in the development of 20,000 square feet of retail space. Below are parking counts for various garages.

A Downtown Parking Strategy was completed during FY 2011 as a component of the Downtown Dallas 360 Area Plan.

As a result of the extension of the City Center Sub-districts term and increase in budget, funds have been allocated to a Parking Initiative budget line item that will support expansion of public parking. The funds will be used to acquire or lease other parking spaces in the Zone or the greater downtown area if it benefits the Zone. Parking funds may be used to incentivize the construction of private parking garages that provide public parking by either over building the garage to include public spaces or dedicating spaces in the garage for public use.

- Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to the Arts District, Main Street, public open spaces and City Hall.

  Construction of pedestrian linkages connecting the DART light rail transit mall with the Main Street Retail District, public open spaces, City Hall and the Convention Center are underway.

  In July of 2010, the McKinney Avenue Transit Authority received a $4.9 million grant from the Federal Transit Administration and matching grant of $5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop began in 2012, with completion projected for 2014. The line will improve connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.

The creation of a circulator system the downtown area was recommended by the Downtown Dallas 360 Area Plan. September 2013, City Council approved funding to participate in the two year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route includes destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District, the Bishop Arts District and many other cultural, arts and entertainment-related stops.

- *The expected cost of the service $1.4 million annually. DART, Downtown Dallas and the City of Dallas shared the costs of the program.*

- Direct overall development of the City Center area through the application of design standards for public improvements and design guidelines for private development.

  Standards for public improvements have been established. Development projects requesting TIF funding will be required to design and construct public improvements in accordance with established guidelines.

- Encourage development of residential housing and hotels, including conversions of existing office space.

  TIF reimbursement provided through the City Center TIF District encouraged multiple residential redevelopment projects (as listed below) while reducing the amount of vacant obsolete space by 5.9 million square feet and increasing the number of downtown residents – Kirby Building, Wilson Building, Majestic Lofts, Davis Building, Santa Fe II, Gulf States Building, Dallas Power & Light Buildings, 1505 Elm Condominiums, Jackson Street Lofts, Republic Tower, Interurban Building, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, Merriman Architects, 2020 Live Oak, 1217 Main, Houseman Building, 400 S. Akard and the Joule Hotel.

- Encourage redevelopment of street-front retail.

  A Retail Initiative aimed at stimulating the creation of a retail district in downtown Dallas, initially focusing on 40,000 to 60,000 square feet in the Main Street District, was approved in 2003. Phase I of the Initiative included $2.5 million in funding for tenant start-up costs, rent subsidies, and a Leasing/Marketing Partner. Phase I of the Retail Initiative brought several unique retail establishments to downtown; however, most of these stores have not remained open.

  Phase II of the Initiative, with $700,000 in funding and a program goal of 16,000 to 20,000 square feet of retail, was approved. Jos. A. Bank (5,142 square feet) opened under the extended initiative. While many of the initial uses have closed, many of the spaces were able to attract new businesses without further subsidy, as a result of the initial TIF investment. Conversions of structures such as the Stone Street Gardens Buildings, the Thompson Building, 1608 Main Street, Davis Building, Dallas Power and Light Building, Metropolitan and Mosaic add to the amount of improved retail space.

  The City of Dallas Main Street District Initiative Loan and Grant Program was amended to allow expenditures for a comprehensive update of the Downtown Parking Strategy and creation of a Retail Activation Strategy to identify and

prioritize improvements needed to support retail recruitment efforts in the Downtown area. Both documents were completed and approved during FY 2011.

Original Tenant	Address	Square Footage	Status	Current Tenant/Activity
CADD	1608 Main Street	3,750	Open	Traffic Los Angeles
CVS	1404 Main Street	14,500	Open	CVS
Jason's Deli	1409 Main Street	5,600	Open	Jason's Deli
Jimmy John's	1414 Elm Street	1,380	Open	Jimmy John's
Jos. A. Bank	1508 Commerce Street	5,142	Open	Jos A. Bank
Swirll	1311 Main Street	5,193	Closed	Union Park Gastro Pub
Urban Market	1500 Jackson Street	20,000	Closed	Urban Orchard Market
Benji's	1511 Main Street	2,006	Closed	Accent Optical
Crimson in the City	1514 Commerce Street	2,500	Closed	Studio 1514 (Salon)
Footgear	1608 Elm Street	3,000	Closed	Scotty's Elm Street Salon
Kul Design Studio	1303 Main Street	9,706	Closed	Empire Rock Bar
TOTAL SQUARE FOOTAGE IMPROVED		72,777		
TOTAL SQUARE FOOTAGE OCCUPIED		39,321		

- Encourage redevelopment of school property and improve educational and training facilities within the district.

  University of North Texas (UNT) relocated its administrative offices to the Universities Center at Dallas building and purchased the Titche-Goettinger Building located at 1900 Elm Street.

  In 2014, UNT completed a $29 million renovation of the building aimed at housing the universities new law school. In addition to the project's interior improvements, the façade of the building facing Main Street Garden Park was renovated to include windows, opening up the building to the downtown community.

  Downtown's first public law school, UNT Dallas College of Law, began its inaugural class August 2014. Plans to expand the new law school into the Old Municipal Building (1900 Elm Street) continue, but is not funded.

- Complement and protect existing historic structures.

  *Through the efforts of the City Center TIF District and the City of Dallas Historic Preservation Program, the following historic buildings within the TIF District have been improved – Kirby Building, Wilson Building, Magnolia Building, Davis Building, Stone Street Gardens, Gulf States Building, Dallas Power & Lig*ht *Buildings, Thompson Building, 1608 Main Street, Hart Furniture Building, 1530 Main Street, Republic Tower, the Interurban Building, and Mosaic (Fidelity Union Life Buildings). The Main Street National Register Historic District nomination*

was completed and accepted by the National Park Service. The city supported the expansion of the District to include buildings on the southern side of Downtown. The new expanded Downtown National Register Historic District was accepted by the National Park Service.

Original and amended City Center Sub-district development program includes:

- Original - 2,500 residential units
- ***Amended – Add residential units to complete original goal of 2,500 residential units***

To date 2,336 residential units have been built in the City Center sub-district, representing approximately 93% of the development program goal. Below is a chart showing residential projects completed within the City Center TIF District:

CITY CENTER – COMPLETED RESIDENTIAL UNITS

PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titche-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	85	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
TOTAL RESIDENTAL UNITS COMPLETED		2,336	

- Original – Absorption of 3.5 million square feet of the currently vacant office space in the district
- ***Amended - Absorption of 1,000,000 square feet of vacant office space in the sub-district***

To date, 5.9 million square feet of previously vacant office space located within the City Center TIF District has been renovated representing 169% of the development goal.

Completed projects include Santa Fe II, 2020 Live Oak, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart

Furniture,1217 Main Street, Houseman Building, 400 S. Akard Street, Joule Hotel, 1025 Elm Street and U.S. Post Office Building.

- Absorption of 300,000 square feet of retail space
- ***Amended – Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.***

  To date, approximately 289,600 square feet of retail space, including Neiman Marcus, has been improved, representing 96% of the development program goal. The Main Street Retail Initiative has assisted in adding retail tenants to the growing number of those already established. Jos. A. Bank, CVS, Jason's Deli and Jimmy John's opened as part of the Retail Initiative. Seven-Eleven opened a convenience store on the ground floor of the Metropolitan.

Lamar Corridor/West End Sub-district's development program includes:

- Add 2,500 residential units to the sub-district.

  During fiscal year 2013, two projects that would add 318 residential units to the sub-district were approved for TIF funding.

- Activate 500,000 square feet of vacant ground floor and/or retail space in the sub-district.

  Approximately, 3,000 square feet of vacant ground floor space will be renovated as part of the 711 Elm Street TIF project.

- Absorb vacant office space in the sub-district.

Year-End Summary of Meetings

The City Center TIF District Board of Directors met five (5) times during FY 2014, November 14, 2013, November 18, 2013 (Special Meeting), January 31, 2014 (Special Meeting), February 13, 2014 and June 12, 2014.

The City Center TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Community College District appointee. During FY 2013, the City Center TIF Board consisted of the following members:

Board Member List
Larry Good – City Appointee (Attended 5 of 5 meetings – Reached term limit June 2014)
Jerry Merriman – City Appointee (Attended 2 of 2 meetings – Resigned February 2014)
Jon Ruff – City Appointee (Attended 5 of 5 meetings)

Larry James – City Appointee (Attended 1 of 1 meeting – Appointed March 2014)
Vacant – City Appointee
Vacant – City Appointee
Vacant – City Appointee
Orlando Alameda – DISD Appointee (Attended 4 of 5 meetings)
Rick Loessberg – Dallas County Appointee (Attended 0 of 5 meetings)
Clyde Porter – DCCCD Appointee (Attended 4 of 5 meetings)

During FY 2014, the City Council approved eighteen (18) items directly or indirectly associated with the City Center TIF District. The council actions are listed below.

- On October 8, 2013, City Council approved Resolution No. 13-1769, authorizing a moving and related expenses-nonresidential payment for Tip Top Big Dog Inc. dba Tini Bar, who has been displaced as a direct result of real property acquisition of the property at 2224 Elm Street, to be used in conjunction with the Central Expressway from Commerce to Live Oak Realignment Project - Not to exceed $77,021 - Financing: 2003 Bond Funds

- On October 23, 2013, City Council approved Resolution No. 13-1861, authorizing a moving and related expenses-nonresidential payment for Tip Top Big Dog Inc. dba Tini Bar, who has been displaced as a direct result of real property acquisition of the property at 2224 Elm Street, to be used in conjunction with the Central Expressway from Commerce to Live Oak Realignment Project - Not to exceed $77,021.

- On December 11, 2013, City Council approved Resolution Nos. 13-2106 and 13-2107, authorizing a development agreement with SandCap 711 Elm Partners, LP, to reimburse eligible project costs related to demolition, public infrastructure improvements and façade improvements associated with the 711 Elm Street redevelopment project in an amount not to exceed $124,000, of which $50,000 is in the form of an Economic Development TIF Grant.

- On December 11, 2013, City Council approved Ordinance No. 29232 and Resolution No. 13-2162, authorizing a public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619 in an area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street and Griffin Street and an ordinance granting the amendment Recommendation of Staff and CPC: Approval, subject to revised conditions Z123-285(RB).

- On January 22, 2014, City Council approved Resolution Nos. 14-0252 and 14-0253, authorizing a lease/development agreement with Arts District Property, Ltd., for TIF Incentives to provide public parking in a private garage to be constructed as a component of the Flora Lofts project in the Arts District, in an

amount not to exceed $2,000,000, from revenues accruing to the Parking Initiative budget line item of the Tax Increment Financing Reinvestment Zone Five (City Center TIF District).

- On January 22, 2014, City Council approved Resolution No. 14-0194, authorizing payment to Dallas Area Rapid Transit for utility improvement and relocation costs associated with the Urban Circulator streetcar project in downtown Dallas - Not to exceed $427,000 - Financing: Water Construction Funds ($113,000), Wastewater Construction Funds ($85,000), and Wastewater Capital Improvement Funds ($229,000).

- On January 22, 2014, City Council approved Resolution No. 14-0198, authorizing acquisition from PSA Institutional Partners, L.P., of a total of approximately 916 square feet of land located near the intersection of Hawkins and Florence Streets for the Cesar Chavez Boulevard and Pearl Street from Commerce Street to Live Oak Street Project - Not to exceed $52,540 ($50,000, plus closing costs and title expenses not to exceed $2,540) - Financing: 2003 Bond Funds.

- On February 26, 2014, City Council approved Resolution No. 14-0375, authorizing a resolution accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On March 26, 2014, City Council approved Resolution Nos. 14-0526 and 14-0527, authorizing a development agreement with The Dallas Hartford, LLC, to reimburse eligible project costs for environmental, demolition, façade restoration, and streetscape improvements associated with the Hartford Building Redevelopment project in an amount not to exceed $1,200,000, from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Not to exceed $1,200,000.

- On March 26, 2014, City Council approved Ordinance No. 29289 and Resolution No. 14-0521, authorizing an ordinance terminating Ordinance No. 24823 and consolidating the uses into a new ordinance for two sidewalk cafes and two awnings without signs, landscaping, steps and handicap access ramps within the licensed area on Stone Place right-of-way - Revenue: $11,813 annually, plus the $20 ordinance publication fee.

- On March 26, 2014, City Council approved Resolution No. 14-0559, authorizing an increase in the contract with Tiseo Paving Company for the construction of sidewalk improvements on the Woodall Rodgers Freeway service road at Pearl Street, installation of new communication cables, and traffic signal upgrades along Pearl Street and Cesar Chavez Boulevard - Not to exceed $582,303, from

$13,394,275 to $13,976,578 - Financing: General Obligation Commercial Paper Funds ($282,478) and 2006 Bond Funds ($299,825).

- On March 26, 2014, City Council approved Resolution No. 14-0560, authorizing an increase in the contract with Tiseo Paving Company for additional street improvements on Taylor Street from Cesar Chavez Boulevard to Pearl Street - Not to exceed $776,713, from $13,976,578 to $14,753,291 - Financing: 2006 Bond Funds.
- On May 28, 2014, City Council approved Resolution No. 14-0832, authorizing payment to Dallas Area Rapid Transit for utility improvement and relocation costs associated with the Urban Circulator Streetcar Project in downtown Dallas - Not to exceed $612,000 - Financing: Water Utilities Capital Improvement Funds.

- On May 28, 2014, City Council approved Resolution No. 14-0845, authorizing Chapter 380 economic development grant agreement in an amount not to exceed $1,000,000 with Santander Consumer USA Inc. related to the relocation and expansion of its headquarters facility operation to downtown Dallas, pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed $1,000,000.

- On June 25, 2014, City Council approved Resolution No. 14-1084, authorizing a Local Project Advance Funding Agreement with and payment to the Texas Department of Transportation for the design and construction of the Central Business District Wayfinding and Signage Program, Phase III - Not to exceed $1,668 - Financing: Capital Projects Reimbursement Funds.

- On June 25, 2014, City Council approved Resolution No. 14-1083, authorizing (1) Supplemental Agreement No. 2 to the Participation Agreement with the Dallas Downtown Improvement District for the design and construction of the Central Business District Wayfinding and Signage Program, Phase III; (2) the receipt and deposit of funds from the Dallas Downtown Improvement District in an amount not to exceed $100,000; and (3) an increase in appropriations in the amount of $100,000 in the Capital Projects Reimbursement Fund - Total not to exceed $100,000 - Financing: Capital Projects Reimbursement Funds.

- On August 13, 2014, City Council approved Resolution Nos. 14-1275 and 14-1276, authorizing a development agreement with RREAF Holdings (Mid Elm), LLC, to reimburse TIF eligible project costs for streetscape and utility improvements in an amount not to exceed $1,642,000 and an Economic Development TIF Grant in an amount not to exceed $2,258,000 for a total amount not to exceed $3,900,000 for the Mid Elm Lofts redevelopment project (1512, 1514, and 1516 Elm Street) from revenues accruing to Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Not to exceed $3,900,000.

- On August 13, 2014, City Council approved Resolution No. 14-1277, authorizing a Chapter 380 economic development grant agreement with Active Network, LLC and or its affiliates in an amount up to $1,000,000 to offset development fees and other related costs associated with the relocation of the company's headquarters to 717 North Harwood Street in downtown Dallas pursuant to the Public/Private Partnership Program - Not to exceed $1,000,000.

- On August 13, 2014, City Council approved Resolution No. 14-1278, authorizing a Chapter 380 economic development grant agreement with Omnitracs, LLC and or its affiliates in an amount up to $450,000 to offset development fees and other related costs associated with the relocation of the company's headquarters to 717 North Harwood Street in downtown Dallas pursuant to the Public/Private Partnership Program - Not to exceed $450,000.

Budget and Spending Status

City Center TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Expended	Allocated[3]	Balance
Original City Center TIF Collection[2]	$75,696,253	$75,696,253	$0	$0
Public Infrastructure Improvements	$8,500,000	$49,500	$4,188,600	$4,261,900
Parking	$5,500,000	$0	$2,000,000	$3,500,000
Redevelopment/Development Projects	$40,972,111	$935,500	$16,208,294	$23,828,317
District Wide Improvements	$4,000,000	$0	$0	$4,000,000
Affordable Housing	$6,500,000	$0	$0	$6,500,000
Ground Floor Activation	$8,300,000	$0	$0	$8,300,000
Plan Implementation/Administration[4]	$2,500,000	$0	$161,387	$2,338,613
Total Project Costs	**$151,968,546**	**$76,681,253**	**$22,558,281**	**$52,728,830**

[1]Budget shown above in total dollars (including interest earnings and potential parking revenue), as approved in the Project Plan and Reinvestment Zone Financing Plan for the District.

[2]This amount represent the total amount of TIF funds expended from 1997 to 2012.

[3]Allocated amounts are TIF funds committed to district projects through FY 2014

[4]TIF administration costs shown are expended or committed through FY 2014.

M/WBE Participation

TIF projects must comply with the Business Inclusion and Development ("BID") Plan and the City's Fair Share goals of certified minority/women-owned business enterprises ("M/WBE") participation for both public and private improvements.

TIF assisted projects are not required to be publically bid. As a result TIF projects are privately bid and are monitored to ensure compliance with the City's BID Plan and Fair Share Goals. Reporting is not required until project or benchmark completion.

City Center TIF M/WBE Participation				
Project	**Contractors**	**Total Construction Amount**	**M/WBE Contract Amount**	**M/WBE Participation**
Streetscape	HOK	$1,584,154	$664,945	41.97%
Kirby	Gibson	$440,000	$42,724	9.71%
Magnolia	Bell	$586,300	$96,329	16.43%
Parking	Kittelson	$380,155	$135,335	35.60%
Stone Street	Village Interiors	$979,000	$185,814	18.98%
Park Master Plan	Carter and Burgess	$365,000	$9,000	2.47%
Hart Furniture Bldg	Harrison Walker	$1,143,129	$202,615	17.72%
Thompson Building	Nedderman & Assoc.	$2,000,464	$241,822	12.09%
Streetscape Construction	Northern Pipeline Construction Co.	$2,780,691	$1,141,540	41.05%
Elm St. Fire Corridor	Architexas	$63,000	$17,762	28.19%
Retail Marketing/Leasing	Dallas Downtown Partnership	$247,500	-	0.00%
DP&L	Various	$5,169,921	$2,724,525	52.70%
Wayfinding Signs	Bunting Graphics	$553,886	$72,320	13.06%
Interurban Building	Andres Construction	$5,228,415	$1,966,491	37.61%
Gulf States Building	Various	$3,703,168	$876,480	23.67%
Republic Center	Various	$2,168,806	$52,936	2.44%
Joule Hotel	Various	$13,528,365	$544,982	4.03%
N/S Streetscapes	Texas Standard Construction	$1,619,260	$615,318	38.00%
Metropolitan	Certified/LVI Environmental	$3,868,400	$967,100	25.00%
1608 Main Street Pedestrian way	Nedderman & Assoc.	$476,700	$132,893	27.88%
1608 Main Street	Nedderman & Assoc.	$1,455,660	$361,868	24.86%
Mosaic	Certified/LVI Environmental	$8,882,955	$2,492,880	28.06%
Liberty State Bank	Various	$1,647,499	$503,220	30.54%
	TOTALS	**$58,872,428**	**$14,048,899**	**23.86%**

FY 2015 Work Program

The work items for FY 2015 for the City Center TIF District are as follows:

- Adoption of the City Center FY 2014 Annual Report.
- Continue support of OED office/ business retention efforts in the downtown core.
- Identify and support opportunities for improving physical connections between the Downtown Core and surrounding districts including the Convention Center, Victory, Lamar Corridor, and West End neighborhoods.
- Complete existing projects
- Indentify and promote redevelopment of key properties in the District
- Implement Ground Floor Activation Strategy for district and continue to investigate monetizing program's annual funding source
- Investigate parking deficiencies in the downtown core and explore solutions
- Complete City audit of completed TIF projects and begin reimbursement
- Continue to work with Planning and Neighborhood Vitality's Mobility Division on various downtown transportation projects:
    - Elm Street Thoroughfare Plan Amendment
    - Investigation of requested Commerce Street Thoroughfare Plan Amendment
- City Council consideration of various proposed development projects
    - Thanksgiving Tower
    - 717 Harwood Street
    - Thanksgiving Square

Appendix A - District Financials

City of Dallas, Texas
City Center Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$2,141,662	$443,278	$654,055	$2,068,379	$1,644,682
Interest receivable	($321)	$520	$5,670	$6,258	$8,675
Accounts receivable-Parking	$11,759	$10,827	$8,155	$7,764	$6,635
Total assets	$2,153,101	$454,625	$667,880	$2,082,401	$1,659,992
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts payable	$998,500	$0	$0	$0	$0
Advances from developers	$4,725,961	$4,872,894	$6,348,609	$8,095,577	$9,952,215
Due to general fund	$37,490	$37,490	$0	$0	$0
Deferred tax revenue	$0	$0	$0	$0	$0
Accrued liability	($3,565)	($3,565)	($3,565)	($3,565)	($3,565)
Total liabilities	$5,758,385	$4,906,818	$6,345,044	$8,092,011	$9,948,650
Fund Balance (Deficit):					
Fund Balance (Deficit)	($3,605,285)	($4,452,194)	($5,677,164)	($6,009,610)	($8,288,658)
Total Liabilities and Fund Equity	$2,153,100	$454,625	$667,880	$2,082,401	$1,659,992
	($0)	($0)	($0)	($0)	($0)

City Center Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$79,120,816	$1,860,846	$2,282,715	$1,963,730	$2,363,860	$2,475,667
Tax increment-Intergovernmental	$3,543,958	$334,755	$0	$344,557	$428,634	$463,915
Affordable housing contribution	$305,152	$5,152	$0	$300,000	$0	$0
Interest income	$10,070,443	$0	($3,613)	$9,998	$14,221	$25,411
Parking Revenue	$1,112,611	$144,957	$136,030	$107,943	$90,590	$75,754
Net increase in fair value of investments	($285,885)	($2,149)	($4,912)	($193)	$1,795	($8,558)
Total revenue	$93,867,096	$2,343,562	$2,410,220	$2,726,035	$2,899,100	$3,032,190
Expenditures:						
Administrative expenses	$2,273,818	$75,927	$85,460	$48,421	$54,864	$74,683
Affordable housing participation	$3,745,566	$0	$625,000	$1,500,000	$0	$0
Non-capital outlay	$68,914,118	$1,111,251	$162,346	$448,753	$142,330	$288,432
Capital outlay	$9,836,048	$49,500	$0	$0	$0	$0
Interest and fiscal charges	$8,202,432	$259,975	$312,444	$396,415	$422,858	$598,324
Total expenditures	$92,971,983	$1,496,653	$1,185,250	$2,393,588	$620,052	$961,439
Excess (Deficiency) of Revenues over Expenditures	$895,113	$846,909	$1,224,970	$332,447	$2,279,048	$2,070,751
Other financing sources (uses):						
Developer Participation	$5,416,002	$0	$0	$0	$0	$0
Transfer out	($10,000,000)	$0	$0	$0	$0	$0
Total other financing sources	($4,583,998)	$0	$0	$0	$0	$0
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other uses	($3,688,885)	$846,909	$1,224,970	$332,447	$2,279,048	$2,070,751
Fund balance (Deficit) at beginning of year as previously reported	$0	($4,452,194)	($5,677,164)	($6,009,610)	($8,288,658)	($10,359,409)
Prior period restatement	$83,600	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$83,600	($4,452,194)	($5,677,164)	($6,009,610)	($8,288,658)	($10,359,409)
Fund balance (deficit) at end of year	($3,605,285)	($3,605,285)	($4,452,194)	($5,677,164)	($6,009,610)	($8,288,658)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City Center Tax Increment Financing District
Reinvestment Zone Number Five, City of Dallas, Texas
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

-$2,149	Interest Income
144,957	Parking Income
2,195,601	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$2,338,409	Total Revenue

2. Amount and purpose of expenditures from the fund:

$75,927	Administrative Expense
$0	Affordable Housing Participation *
$1,111,251	Non-Capital outlay*
$49,500	Capital outlay
$259,975	Interest & Fiscal Charges
$1,496,653	Total Expenditures

***** Expenditures incurred during FY'2013-14 are as follows:

	Total Expenditures	Capital Outlay	Non-capital Outlay
Parking Subsidy-Dalpark Garage	$173,360	$0	$173,360
Liberty State Building Redevelopment	$985,000	$49,500	$935,500
Miscellaneous Costs	$2,392	$0	$2,392
Total Expenditures	$1,160,751	$49,500	$1,111,251

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
None. City Center TIF District has incurred no bonded indebtedness.

b. The zone had the following contingent obligations at September 30, 2014 which are being reimbursed from availabe TIF funds:

		Balance Due (Since Inception)			Payments To Date			
			Accrued			Accrued		Net Balance
Developer	Project	Principal	Interest	Total Due	Principal	Interest	Total Paid	Due
Post Properties, Inc.	Wilson Building	$3,400,000	$483,691	$3,883,691	$3,400,000	$483,691	$3,883,691	$0
Hall Financial Group	Kirby Building Redev.	$435,797	$35,094	$470,891	$435,797	$35,094	$470,891	$0
Holtze Magnolia	Magnolia Building Redev.	$570,000	$24,486	$594,486	$570,000	$24,486	$594,486	$0
Republic Center, LLP.	Republic Building Redev.	$750,000	$88,921	$838,921	$750,000	$88,921	$838,921	$0
Stone Place Mall Investors	Stone Place Mall	$276,000	$16,062	$292,062	$276,000	$16,062	$292,062	$0
Elm Street Development	Hart Furniture Building	$1,333,191	$59,252	$1,392,443	$1,333,191	$59,252	$1,392,443	$0
Main Street Investors JV	Thompson Building	$1,065,000	$106,629	$1,171,629	$1,065,000	$106,629	$1,171,629	$0
Hamilton DPL Development	DP&L Bldg. Restoration	$6,503,159	$361,750	$6,864,909	$6,503,159	$361,750	$6,864,909	$0
TIF Hotel, Inc.	Joule Hotel Redev.	$8,500,000	$875,792	$9,375,792	$8,500,000	$875,792	$9,375,792	$0
Barker-Nichols, LLC	Interurban Building	$5,000,000	$536,038	$5,536,038	$5,000,000	$536,038	$5,536,038	$0
Ervay Residential Partners, Inc.	Republic Center Tower I	$4,605,000	$509,468	$5,114,468	$4,605,000	$509,468	$5,114,468	$0
GS Murray Development, Inc.	Gulf States Building Redev.	$4,666,650	$409,198	$5,075,848	$4,666,650	$409,198	$5,075,848	$0
Gonzalo 1200 Main, LLC.	1200 Main Street Redevel.	$4,750,000	$1,220,990	$5,970,990	$4,750,000	$1,220,990	$5,970,990	$0
WLK Mosaic Owner, LP.	Fidelity Union Bldg. Redev.	$9,000,000	$3,463,124	$12,463,124	$4,274,039	$3,386,406	$7,660,445	$4,802,679
	Totals	**$50,854,797**	**$8,190,494**	**$59,045,291**	**$46,128,836**	**$8,113,776**	**$54,242,613**	**$4,802,680**
Principal								**$4,725,961**
Accrued Interest								**$76,718**
Total								**$4,802,679**

c. The Zone has entered into a development agreement for each of the following projects, but has not begun reimbursement as of September 30, 2014:

Developer	Project Name	Maximum TIF Award
Fairfield Investment Company, LLC	Fairfield Residences at West End	$5,500,000
SandCap 711 Elm Partners, LP	711 Elm Street Garage	$124,000
PRESERVE PURSE, LLC	Purse & Co. Lofts	$2,800,000
Dallas Hartford, LLC	Hartford Building	$1,200,000
Alterra 211 North Ervay, LLC	211 N. Ervay	$2,000,000
RREAF Holdings (Mid Elm), LLC	Mid Elm Lofts	$3,900,000

*reimbursement shall begin after project completion and upon availabiltiy of TIF funds

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014	Base Year 1996 Value	Est. Captured Value 2014**
City of Dallas-City Center Sub-District	$1,275,044,642	$866,458,756	$408,585,886
City of Dallas-Lamar Sub-District	$110,942,720	$97,095,610	$13,847,110
Dallas County-City Center Sub-District	$1,270,629,425	$866,458,756	$404,170,669
Dallas County-Lamar Sub-District	$110,942,720	$97,095,610	$13,847,110

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	% Captured Value Used	Amount of Estimated 2014 Increment
City of Dallas-City Center Sub-District	0.79700	63.76%	$2,605,144
City of Dallas-Lamar Sub-District	0.79700	71.73%	$99,325
Dallas County-City Center Sub-District	0.24310	10.94%	$442,143
Dallas County-Lamar Sub-District	0.24310	12.88%	$17,841
Total for all Jurisdictions	$2.08020	$1.59314	$3,164,452

b. The total amount of estimated tax increment to be billed for the 2014 tax year is $3,164,452. For the 2013 tax year, increment in the amount of $2,195,601 was received.

City of Dallas, Texas
City Center Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,660,402 over the life of the TIF to reimburse the City for administrative costs which is made up of the original allocation $2,160,402 and an additional $2,500,000 over the extended period of the district. The Zone began reimbursing the General Fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone has received advances from developers to fund improvements that have been completed. Following developer advance including principal and interest was outstanding at September 30, 2014:

   $4,802,679 for Fidelity Union Building advance as of November 4, 2005 bears interest at 4.87% compounded semi-annually.

6. All project costs resulting in capital improvements which are owned by the City are capitalized by the City of Dallas.

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 L M Q and R

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit to the chief executive officer of each taxing unit, as well as the State Comptroller. The City Council approved Ordinance No. 23521 on May 27, 1998, establishing Tax Increment Financing Reinvestment Zone Number Six, (the Farmers Market TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24001, as amended.

The Farmers Market TIF District's assessed 2014 tax value was $173,532,954 an increase of $138,718,126 over the base year value (1998 and 2013). This property value change represents 398.4% increase from the base value. The 2014 tax value increased $33,732,687 (24.1%) over the 2013 tax value.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Six, the Farmers Market TIF District by Ordinance No. 23521.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, as amended, by Ordinance No. 24001.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, as amended, by Ordinance No. 28951.

On December 12, 2014, the Farmers Market TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Six, ("Farmers Market TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Farmers Market area pursuant to Ordinance No. 23521, authorized by the City Council on May 27, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 24001, as amended; and

WHEREAS, on March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 28951, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the chief executive officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2014, the Farmers Market TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Six and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Six to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

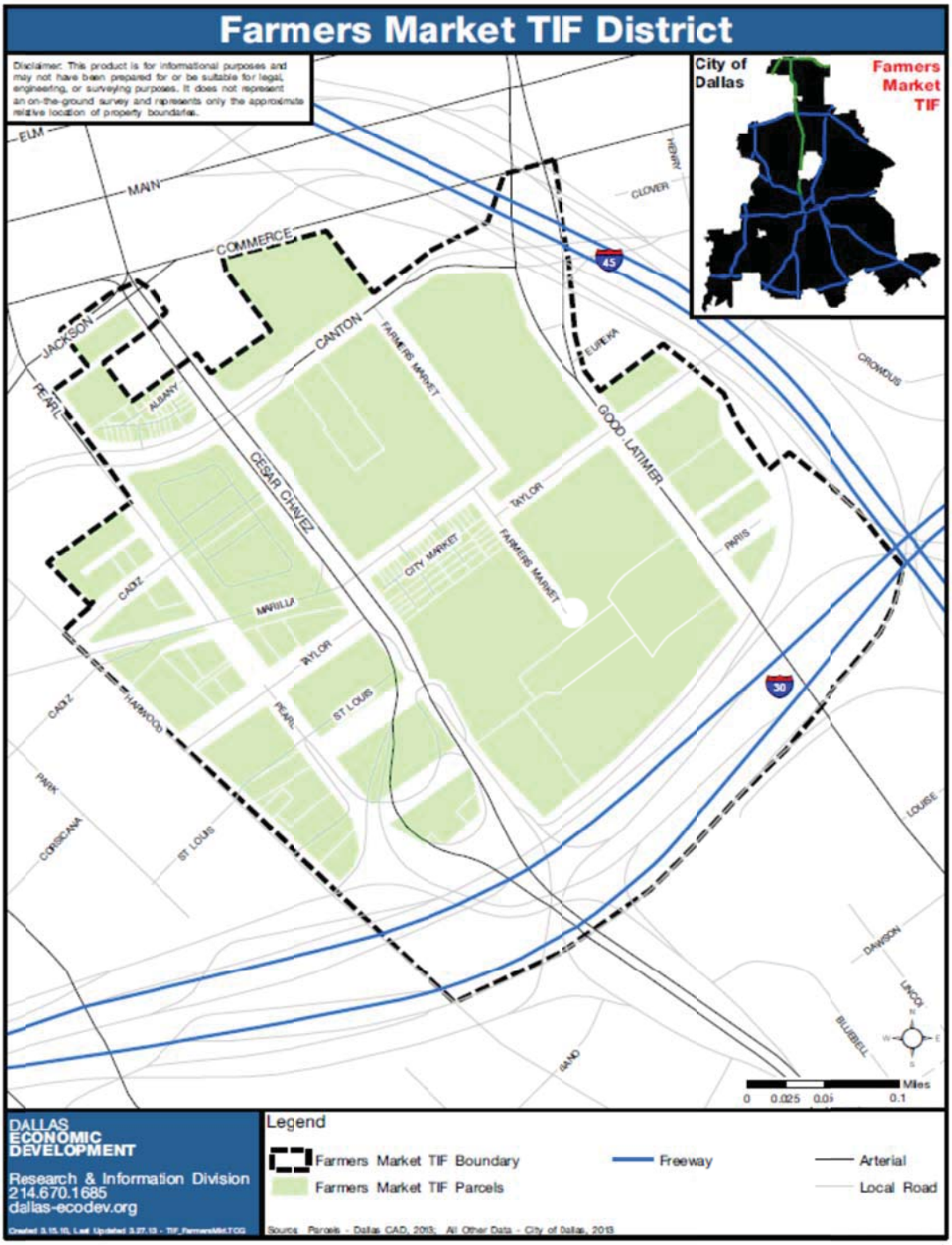
Farmers Market TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-9821
http://www.dallas-ecodev.org.

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Six
Farmers Market Tax Increment Financing District



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Mission Statement

The mission of the Farmers Market Tax Increment Financing District is to provide a source of funding for public infrastructure improvements to promote the redevelopment, stabilization and growth of the Farmers Market TIF District area. An accompanying goal is the stabilization and growth of the value of the area's tax base and support of the Dallas Farmers Market.

The Dallas City Council established the Farmers Market TIF District by Ordinance Number 23521 on May 27, 1998. The Farmers Market TIF District took effect on October 1, 1998.

In 2013, the Project and Reinvestment Zone Financing Plan was amended to increase the geographic area of the Farmers Market TIF District to include properties located south and east of the existing boundary and extend the term of the District to December 31, 2028 and other related changes as approved by Ordinance 28951. As per the amendments, The City of Dallas and Dallas County are the two participating jurisdictions; the City's participation is 90%, and the County's participation is 40%.

Farmers Market TIF District Accomplishments

The Farmers Market TIF District was initially created to facilitate the redevelopment of vacant and underutilized land adjacent to the Dallas Farmers Market and the District was amended to promote redevelopment of the Dallas Farmers Market. With more new residential development planned, the area is maturing as a major contributor to the revitalization and growth of the downtown area.

Phase 1A of The Park at Farmers Market features 620 apartment units and a clubhouse. Public improvements in Phase 1A include the extension of Marilla Street into the project, construction of Farmers Market Way, streetscape improvements and street lighting. Construction of Phase 1B, with 284 apartment units, is completed on the site immediately south of Phase 1A.

Phase II, a 17-unit townhouse development at the northeast corner of Canton Street and South Cesar Chavez Boulevard, were completed during the summer of 2000. Public improvements for Phase II include streetscape improvements, street lighting, wastewater and water improvements.

Camden Phase 1A apartments

Camden Phase II - 17 Town Homes

Farmers Market/Deep Ellum Connector Walkway provides connectivity from the District to the Deep Ellum entertainment District, it was completed in 2002. Improvements such as lighting and benches in conjunction with the Bark Park Central project were completed and banners were installed in 2004. Recently, Deep Ellum Foundation with the support of the Farmers Market TIF funds added lighting to the Art Park and commissioned new art work.

The Harlan Building was completed in 2005. The renovation of the structure provides 10,000 square feet of retail/commercial space and 5 residential units. The public improvements associated with the project included water and wastewater improvements, paving, streetscape, demolition, environmental remediation and façade improvements.

The Harlan Building

Perry Homes has constructed forty-four, three story townhomes - the Farmers Market Way Townhomes (Cityview at Farmers Market Townhomes) at the corner of Farmers Market Way and Cesar Chavez Boulevard. The public improvements associated with the project included streetscape, paving and pedestrian lighting and utility burial on Farmers Market Way Street.

2100 Downtown Townhomes by Urban Innovations completed seven townhomes at the corner of Canton Street and Cesar Chavez Boulevard. Canton Townhomes by InTown Homes LLC., completed twenty one townhomes.

Texas InTownHomes, LLC is constructing 108 single-family townhomes called Farmers Market Square, at the southeast corner of Canton Street and Pearl Street, 514 Cesar Chavez Blvd. The total private cost of the Farmers Market Square Project is approximately $32.9 million. The estimated net appraised value of the project upon stabilization is expected to be approximately $49.6 million. The cost of related TIF eligible public improvements is $3,000,000. These improvements include, but are not limited to paving, streetscape and pedestrian lighting improvements on Cesar Chavez Boulevard, Canton Street, Marilla Street and Pearl Street. The project construction started in December, 2011 and townhomes will be complete by 2015.

Farmers Market Redevelopment Plan to revitalize the Dallas Farmers Market in to a vibrant urban neighborhood includes multiple components: (A) Shed 1 Project for renovation and operation as a marketplace for local farmers and farm merchants and vendors to sell produce and other farm-related products; (B) Shed 2 Project for renovation for use by restaurants, specialty food vendors, other retail vendors, and a beer garden; (C) Mixed use development/Shed 3 and Shed 4 Project for the development of retail, residential, and parking uses (including public parking for the market); (D) 2101 and 2111 Taylor Street Project for the development of residential uses; (E) Futsal Project/remote parking area for redevelopment for outdoor activities,

specifically a community garden and futsal fields and (F) Administration Building – Head Quarters for the North Texas Food Bank.

Wood Partners LLC is constructing 313 apartments called Alta Farmers Market, on the 4.7-acre. The project is anticipated to be completed in spring 2015.

Alliance Residential is planning to build 340 units at the corner of Cesar Chavez Boulevard and Interstate 30. The construction for the project is planned to start by early 2015.

Eat the Yard is a veteran owned urban farming business to grow a diverse selection of produce and herbs, using environmentally friendly methods. The proposed project will be located at southeast corner of Taylor Street and Good Latimer Street, two blocks from the Dallas Farmers Market.

Total private development in the Farmers Market TIF District completed so far is approximately $148.2 million, development under construction is approximately $122.4 million and an additional $101.6 million investment is planned in the area.

Camden Phase I B, 585 units completed, 2005

Farmers Market/Deep Ellum Connector Walkway

Camden Phase I A, 620 Units, Completed 2001

Banners/Streetscape

Lighting and open space improvements

Perry Homes – Cityview at Farmers Market

Ruibal's at Farmers Market

Canton Townhomes by Intown Homes

Farmers Market Square Project - under construction

2100 Downtown Townhomes by Urban Innovations

Farmers Market – Shed 1 renovations conceptual rendering

Alta Farmers Market Rendering

Farmers Market TIF District Projects[1]

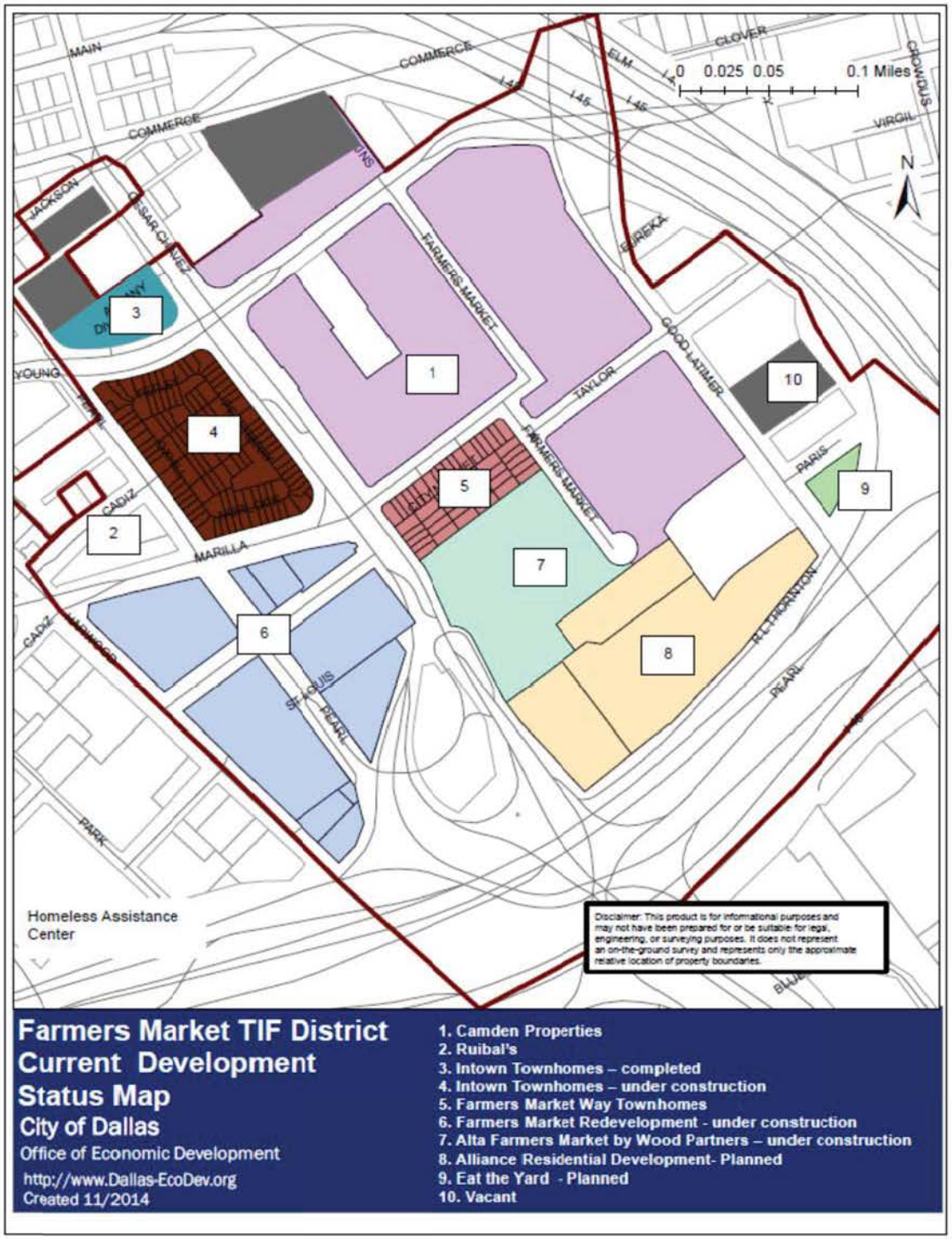
Projects Within TIF District Utilizing TIF Funding

Project	Location	Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Phase 1A, The Park at Farmers Market Apts.	2210 & 2410 Canton St.	2001	Completed	620 apartments	$66,869,470	$3,456,274
Townhomes Project, Phase IIA	2200 Canton St.	2001	Completed	17 Townhomes	$4,316,008	$162,225
Farmers Market/Deep Ellum Connector Walkway		2002	Completed	N/A	N/A	$697,970[5]
Bark Park Central improvements in Farmers Market/Deep Ellum Connector		2004	Completed	N/A	N/A	
Harlan Building Redevelopment Project	2018 Cadiz St.	2005	Completed	5 units 10,00 SF commercial	$1,089,000	$649,900
Farmers Market Project Phase IB-Apartments	625 S Good Latimer Expy.	2005	Completed	284 apartments	$30,630530	$742,031
Farmers Market Way Townhomes[7]	1000 S. Cesar Chavez Blvd.	2007	Completed	44 Townhomes	$11,451,476	$90,000
Farmers Market Square			Under Construction	40 completed 68 under construction	$25,759,464 completed $23,800,000 anticipated	$3,000,000
Farmers Market Redevelopment Phase I			Completed	Design work for the Farmers Market Redevelopment	N/A	$1,664,832
Farmers Market Redevelopment Phase II:			Under Construction	Shed 1 Project, Shed 2 Project She 3 and 4 - Mixed-use; and t Futsal Project	$66,571,645 (anticipated)	$13,335,331

				Total of projects within TIF using TIF funding 909 Apartments completed 101 Townhomes completed 68 Townhomes under construction 10,000 square feet -commercial use completed Planned: 300 residential units 88,000 square feet of retail/restaurant space 15,250 Square feet of office space	**$140,115,948 Completed $90,371,645 Under construction $66,571,645 Planned**	**$23,798,563**
Projects Within TIF District Not Utilizing TIF Funding[5]						
2100 Downtown Townhomes	2140 Young St.	2010	17 Townhomes completed		$1,888,167	$0
InTown Homes LLC	2140 Young St.	2011	21 Townhomes completed		$6,146,915	$0
Alta Farmers Market		2015	313 units	Under Construction	$32,000,000 (anticipated)	$0
Alliance Residential			340 units	Planned	$35,000,000 (anticipated)	$0
Eat the Yard			Urban Farm	Planned	-	$0
				Total of projects within TIF NOT using TIF funding 28 Townhomes completed 313 units under construction 340 units planned	**$8,035,082 Completed $32,000,000 Under construction $35,000,00 Planned**	**$0**
				Total 909 Apartments completed 129 Townhomes completed 10,000 square feet -commercial use completed 68 Townhomes under construction 313 apartments under construction Planned: 640 residential units 88,000 square feet of retail/restaurant space 15,250 Square feet of office space	**$148,151,030 Completed $122,371,645 Under construction $101,571,645 Planned**	**$23,798,563**

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) City GIS & DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amounts not to be exceeded per the development agreement.
[5] TIF Investment for Farmers Market/Deep Ellum connector includes the TIF investment for the Bark Park Central improvements , Lighting near Art Park and Open space improvements ($25,000) and Pearl Street conceptual design work ($25,000)..
[6] Development Agreement with 2100 Downtown Condominium LLC was rescinded.
[7] The reimbursement for the Farmers Market Way Townhomes project is still pending ($90,000).

Farmers Market Square Project


MAIN
COMMERCE
CLOVER
ELM
CROWDUS
VIRGIL
JACKSON
CESAR CHAVEZ
FARMERS MARKET
EUREKA
GOOD LATIMER
TAYLOR
PARIS
CADIZ
MARILLA
PEARL
ST LOUIS
R L THORNTON
PARK
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Homeless Assistance Center
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Farmers Market TIF District
Current Development
Status Map
City of Dallas
Office of Economic Development
http://www.Dallas-EcoDev.org
Created 11/2014
1. Camden Properties
2. Ruibal's
3. Intown Townhomes – completed
4. Intown Townhomes – under construction
5. Farmers Market Way Townhomes
6. Farmers Market Redevelopment - under construction
7. Alta Farmers Market by Wood Partners – under construction
8. Alliance Residential Development- Planned
9. Eat the Yard - Planned
10. Vacant

Value and Increment Revenue Summary

The Farmers Market TIF District's assessed 2014 tax value was $173,532,954 an increase of $138,718,126 over the base years value (1998 and 2013). This property value change represents 398.4% increase from the base value. The 2014 tax value increased $33,732,687 (24.1%) over the 2013 tax value. From the inception of the district, approximately 95% of the increment is from new construction and 5% is from the general appreciation. The amended boundary will be tax value will be added during the 2014 tax roll. The total revenue collected in 2014 is expected to be $756,083. The actual construction that occurred in 2014 will be reflected on the 2015 tax roll.

Development Goals and Objectives

On August 25, 1999, the City Council passed Ordinance Number 24001 as amended, which approved the Farmers Market Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan. Among the goals of the Plan are:

- Goal 1: Create additional taxable value attributable to new private investment in projects in the Farmers Market TIF District totaling approximately $114,000,000 over the term of the District.
  The private development completed so far in the original Farmers Market TIF boundary is approximately $148.2 million. The development under construction in the expanded area is approximately $122.4 million and an additional $101.6 million investment is planned in the area.

- Goal 2: Create urban neighborhood in southeast quadrant of downtown that capitalizes on proximity to the Dallas Farmers Market and supports concepts developed in the Downtown 360 Plan.
  City of Dallas initiated an efforts to promote the redevelopment of the Dallas Farmers Market is progressing as planned. These efforts are to promote the southeast quadrant of downtown into a vibrant urban neighborhood.

- Goal 3 – Facilitate redevelopment of the current Dallas Farmers Market area to adapt to changing market conditions and anchor the neighborhood.
  Dallas Farmers Market Shed 1 will be renovated to include improvements to meet the existing market conditions and competition.

- Goal 4 – Improve pedestrian, transit, bicycle and vehicular connections from the Farmers Market TIF District to the Downtown Core, Government District, Deep Ellum Entertainment District and Dallas Heritage Village/Cedars neighborhood.
  Staff and the Board will seek ways to improve pedestrian, transit, bicycle and vehicular connections from the District to various destinations.

- Goal 5 – Generate approximately $16.5 million in total TIF collections through the end of the term of the TIF District in 2028 (final collection in 2029).
  Since the inception of the Farmers Market TIF District, the tax value has increased by 398.4% from the inception of the District in 1998. Investment in the expanded boundary is anticipated to occur during FY 2015.

- Goal 6 – Diversify retail and commercial uses in the Farmers Market TIF District.
  Additional 640 residential units and 88,000 square feet of square feet of retail/restaurant space, 15,250 square feet of office space will be added in the Farmers Market expanded boundary by the end of FY 2016.

- Goal 7 – Encourage the development of housing in the Farmers Market TIF District that is available to households with diverse income levels.
  The Farmers Market TIF adopted the Mixed-income housing guidelines to promote housing for diverse income levels.

- Goal 8 – Develop 1,700 housing units within the Farmers Market TIF District; and 100,000 square feet of commercial, restaurant and farmers market space.
  Since the creation of the Farmers Market TIF District, 1,038 residential units (909 apartments, 129 townhomes), 10,000 square feet of commercial space have been completed. So far, 68% housing unit's requirement and 10% of the commercial space requirement has been met. However with the additional development that will occur in the next few years will exceed the goals. Currently, 381 residential units are under construction (313 apartments, 68 townhomes), additional 640 units are planned and 103,250 square feet of retail/restaurant/office space is planned.

- Goal 9 – Encourage the redevelopment of the current Dallas Farmers Market are including the sale of some City-owned property in the area and some street reconfigured to create a more usable site.
  The current Dallas Farmers Market area has been sold to the DFM Developer. The current Dallas Farmers Market area will be redeveloped to include: renovations to Shed 1 and Shed 2; 300 residential units; 103,250 square feet of additional office/retail/restaurant space and a community garden and futsal fields.

Year-End Summary of Meetings

During the period of October 1, 2013, through September 30, 2014, the Farmers Market TIF Board met thrice, on November 14, 2013, January 23, 2014 and May 23, 2014.

The current Board members are: Neal Sleeper - City Representative (3 of 3 meetings), John Miller - City Representative (1 of 3 meetings), Zane Aveton - City Representative (1 of 3 meetings), Lily Mak – City Representative (3 of 3 meetings) and Ross Sherwood Martin – City Representative (3 of 3 meeting, no longer a Board Member); Brett Combs - City Representative (3 of 3 meetings),Jim Ingendorf - City Representative (3 of 3 meetings) and Rick Loessberg – Dallas County Representative (1 of 3 meetings).

During the fiscal year, the City Council approved eighteen items directly/indirectly associated with the Farmers Market TIF District:

- November 12, 2013, the City Council approved Resolution Number 13-1987, A public hearing to receive comments regarding an application for and an ordinance granting a new Subdistrict in Planned Development District No. 357, the Farmers Market Special Purpose District generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street Recommendation of Staff and CPC: Approval, subject to conditions Z123-317(WE)

- December 11, 2013, the City Council approved Resolution Number 13-2096, a development agreement with DF Market 1, LLC, to provide funding for the renovation of the Shed 1 Project (local farmers stalls) as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to $300,000 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed $300,000 - Financing: Farmers Market TIF District Funds

- December 11, 2013, the City Council approved Resolution Number 13-2097, a resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DF Market 1 LLC, in an amount not to exceed $300,000 for certain improvements related to the Shed 1 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City

- December 11, 2013, the City Council approved Resolution Number 13-2098, authorize (1) a development agreement with DF Market 2, LLC, to provide funding for the renovation of the Shed 2 Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to $355,477 from Farmers Market TIF

revenues in accordance with the development agreement - Not to exceed $355,477 - Financing: Farmers Market TIF District Funds

- December 11, 2013, the City Council approved Resolution Number 13-2099, resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DF Market 2, LLC, in an amount not to exceed $355,477 for certain improvements related to the Shed 2 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City

- December 11, 2013, the City Council approved Resolution Number 13-2100, Authorize (1) a development agreement with DFM Developer, Ltd., to provide funding for the Mixed-use development/Shed 3 and Shed 4 Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to $8,536,486 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed $8,536,486 - Financing: Farmers Market TIF District Funds
- December 11, 2013, the City Council approved Resolution Number 13-2101, A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse DFM Developer, Ltd., in an amount not to exceed $8,536,486 for certain improvements related to the Shed 3 and Shed 4 Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District

- December 11, 2013, the City Council approved Resolution Number 13-2102, authorize (1) a development agreement with Taylor Street 2111, LP, to provide funding for the 2101 and 2111 Taylor Street Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to $3,553,480 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed $3,553,480 - Financing: Farmers Market TIF District Funds

- December 11, 2013, the City Council approved Resolution Number 13-2103, a resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse Taylor Street 2111, LP, in an amount not to exceed $3,553,480 for certain improvements related to the 2101 and 2111 Taylor Street Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City

- December 11, 2013, the City Council approved Resolution Number 13-2104, authorize (1) a development agreement with FM Futsal, Ltd., to provide funding for the Futsal Project as part of the Farmers Market Redevelopment, Phase II located in Tax Increment Financing Reinvestment Zone Number Six (Farmers

Market TIF District); and (2) the Farmers Market TIF District Board of Directors to dedicate up to $589,888 from Farmers Market TIF revenues in accordance with the development agreement - Not to exceed $589,888 - Financing: Farmers Market TIF District Funds

- December 11, 2013, the City Council approved Resolution Number 13-2105, a resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District), to reimburse FM Futsal, Ltd., in an amount not to exceed $589,888 for certain improvements related to the Futsal Project of the Farmers Market Redevelopment, Phase II in the Farmers Market TIF District - Financing: No cost consideration to the City

- December 11, 2013, the City Council approved Resolution Number 13-2163, a public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within the Farmers Market Special Provision Sign District Section 51A-7.1600, of the Dallas City Code, to increase signage and allow attached premise signs in an area generally bounded by Marilla Street, South Cesar Chavez Boulevard, East R.L. Thornton Freeway and South Harwood Street Recommendation of Staff and CPC: Approval, subject to amended ordinance language for icon and rooftop signage SPSD134-001

- February 26, 2014, the City Council approved Resolution Number 14,0376, a resolution accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- May 28, 2014, the City Council approved Resolution Number 14-8060, a public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an accessory community center (private) limited to a community pool on property within Subdistrict 10 of Planned Development District No. 357, the Farmers Market Special Purpose District, generally in an area southwest of South Cesar Chavez Boulevard and southeast of Helsminster Drive Recommendation of Staff and CPC: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions Z134-160(WE)

- June 25, 2014, the City Council approved Resolution Number 14-1019, a resolution authorizing a contract with Gibson & Associates, Inc., lowest responsible bidder of four, for the construction of street paving, storm drainage, landscape, water and wastewater main improvements for the Dallas Farmers Market, Phase II Project - Not to exceed $3,909,679 - Financing: 2006 Bond

Funds ($3,733,926), Water Utilities Capital Improvement Funds ($149,793) and Water Utilities Capital Construction Funds ($25,960)

- June 25, 2014, the City Council approved Resolution Number 14-0994, authorized an amendment to Resolution No. 13-1156, previously approved on June 26, 2013, to the development agreement with DFM Developer, Ltd., for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase I project to extend completion of the purchase of the public market parking/air rights from July 1, 2014 (prior to start of construction of public garage) to December 31, 2017 (after completion of private construction of garage and purchase by City) - Financing: No cost consideration to the City

- September 10, 2014, the City Council approved Resolution Number 14-1477, an ordinance abandoning a portion of Gibson Street and a subsurface drive to FM Futsal, Ltd, the abutting owner, containing a total of approximately 35,322 square feet of land, located near the intersection with Cesar Chavez Boulevard, and authorizing the quitclaim - Revenue: $14,106, plus the $20 ordinance publication fee amending Chapter 29 of the Dallas City Code to provide for monthly dealer's licenses and fees to participate in the selling of produce or goods at the municipal produce market

- September 24, 2014, the City Council approved Resolution Number 14-1612, an ordinance An ordinance abandoning a portion of Cesar Chavez Boulevard to WDF-3 Wood Farmers Market Owner, LLC, the abutting owner, containing approximately 1,839 square feet of land, located near the intersection of Cesar Chavez Boulevard and Taylor Street - Revenue: $8,473, plus the $20 ordinance publication fee.

Pending TIF Items

- FY 2014 Annual Report, Farmers Market TIF District.
- Farmers Market Redevelopment Project, Shed 3 and 4 project potential development agreement amendment.
- Farmers Market potential boundary amendment.
- Potential development agreement with Preserve Liberty LLC for the development of the Liberty State Bank Preservation Phase II.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Farmers Market TIF District budget and spending to date is shown in the following table:

Farmers Market TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated[2]	Balance
Phase IA[3]	$8,125,410	$8,125,410	$0
Deep Ellum Connector[4]	$672,970	$672,970	$0
Phase IB	$742,031	$742,031	$0
Phase II[5]	$3,252,225	$3,252,225	$0
Harlan Building	$701,142	$701,142	$0
Farmers Market Area Improvements	18,803,539	1,664,832	$17,138,707
TIF Administration[6]	$1,700,000	$640,332	$1,059,668
Total	**$33,997,317**	**$15,798,942**	**$18,198,375**

1. Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.
2. Allocated includes money expended and committed for existing and future projects.
3. Phase 1A and Phase II includes $7,654,743, funds advanced by the City.
4. Deep Ellum Connector includes – Lighting near Art Park and Open Space Improvements (AA)- $25,000 &Pearl Street conceptual design – 25,000.
5. Phase II includes Perry Homes-$90,000
6. TIF administration fee include funds expended of committed through FY 2014.
7. NPV value of $19,238,514

Farmers Market TIF District
Project Plan Budget

Category	TIF Budget (in NPV)*
Phase IA	$4,162,445
Deep Ellum Connector	$197,138
Phase IB	$336,434
Phase II	$1,666,033
Harlan Building Redevelopment	$162475
Farmers Market Area Improvements	$11,948,989
Administrative	$765,000
Total	$19,238,514

** As amended and approved in the Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 28951.*

	Farmers Market M/WBE Participation			
Project	**Contractor**	**Total Contract**	**Contract Awarded**	**% Minority Participation**
Marilla St. & Farmers Market Way Infrastructure	Tiseo Paving Company	$15,466,589	$1,791,031	11.58%
Marilla St. & Farmers Market Way Streetscaping	Gibson & Assoc.,Inc.	$21,761,854	$1,863,606	9.42%
Marilla St. & Farmers Market Way Streetscaping – contract increase	Gibson & Assoc., Inc.	$1,272,337	$120,872	9.50%
Good Latimer Expwy Streetscaping	Gibson & Assoc., Inc	$1,834,207	$425,536	23.20%
Canton St. & S. Cesar Chavez Blve Infrastructure	New Star Grading & Paving	$295,908	$197,045	66.59%
Farmers Market Townhomes Phase IIA Water & Waste Water	Saber Development Corporation	$4,477,258	$138,795	3.10%
Camden Farmers Market Ph. 1B, parcel 1 – Streetscaping, Water & Waste Water	Gibson & Assoc., Inc.	$2,384,950	$617,702	25.9%
Harlan Building Redevelopment	Nedderman & Assoc.	$3,693,182	$650,000	17.6%
Farmers Market Square	Fenway Development	$3,103,062	$1,402,584	45.2%
Total		$54,289,346	$7,207,171	13.28%

FY 2015 Work Program

- Monitor and assist completion of the Farmers Market Redevelopment Project and Farmers Market Square Project.

- Support the development of the Eat the Yard and Liberty State Bank Preservation Phase II developments.

- Promote development in the vacant property within the District.

- Continue facilitating partnership with Farmers Market and other organizations in strengthening the Farmers Market TIF District.

Appendix: Financials

City of Dallas, Texas
Farmers Market Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $1,112,684 (in current $) of the TIF to reimburse the City for administrative costs. The City began billing the Zone for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone has received advances from City of Dallas to fund improvements that have been made by the Department of Public Works and Transportation. The City used the funds from the 1985 bond program that were allocated to fund these public improvements in the TIF district. Funds advanced by the City, which bear interest from the date of advance, include the following:

   $1,791,030 advance as of March 11, 1999 bears interest at 5.20% compounded annually;

   $1,995,017 advance as of September 25, 2000 bears interest at 5.20% compounded annually;

   $478,886 advance as of October 01, 2001 bears interest at 5.20% compounded annually; and

   $226,237 advance as of September 25, 2002 bears interest at 5.20% compounded annually; and

6. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

City of Dallas, Texas						
Farmers Market Tax Increment Financing District Fund						
Balance Sheet as of September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)						
		2014	2013	2012	2011	2010
Assets:						
Pooled cash and cash equivalents		$5,053,442	$4,365,029	$3,745,656	$3,214,652	$2,566,856
Interest receivable		$2,802	$4,758	$5,315	$9,671	$13,294
Total assets		$5,056,244	$4,369,787	$3,750,971	$3,224,323	$2,580,150
Liabilities and Fund Balance (Deficit):						
Liabilities:						
Accounts & contracts payable		$0	$0	$0	$2,034	$8,065
Advances from developers		$2,496	$2,496	$2,496	$2,496	$2,496
Advances from City		$4,491,169	$4,491,169	$4,491,169	$4,491,169	$4,491,169
Due to general fund		$16,786	$16,786	$0	$0	$0
Accrued liability		$22,759	$22,759	$22,759	$22,759	$22,759
Total liabilities		$4,533,211	$4,533,211	$4,516,425	$4,518,459	$4,524,490
Fund Balance (Deficit):						
Fund Balance (Deficit)		$523,033	($163,424)	($765,454)	($1,294,135)	($1,944,339)
Total Liabilities and Fund Equity		$5,056,244	$4,369,787	$3,750,971	$3,224,324	$2,580,150
		$0	$0	$0	$0	$0
Farmers Market Tax Increment Financing District Fund						
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)						
For the Period September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)						

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$6,516,249	$756,083	$666,754	$584,035	$691,405	$557,323
Interest income	$535,804	$17,230	$18,168	$18,636	$18,468	$30,504
Other revenue-developer reimbursement savings	$217,974	$0	$0	$0	$0	$0
Proceeds from sale of land	$433,711	$0	$433,711	$0	$0	$0
Net increase in fair value of investments	($13,647)	($5,125)	($4,639)	($299)	$2,701	($12,525)
Total revenues	$7,690,091	$768,188	$1,113,994	$602,372	$712,575	$575,303
Expenditures:						
Administrative expenses	$640,332	$76,923	$74,253	$48,461	$60,336	$32,810
Non-Capital outlay	$472,025	$108	$744	$229	$2,034	$12,415
Capital outlay	$5,526,132	$4,700	$4,000	$25,000	$0	$0
Debt service payment-Principal	$432,967	$0	$432,967	$0	$0	$0
Interest and fiscal charges	$1,058,458	$0	$0	$0	$0	$0
Total expenditures	$8,129,914	$81,731	$511,964	$73,690	$62,371	$45,225
Excess (Deficiency) of Revenues over Expenditures	($439,823)	$686,457	$602,030	$528,682	$650,204	$530,078
Fund balance (Deficit) at beginning of year						
as previously reported	$0	($163,424)	($765,454)	($1,294,135)	($1,944,339)	($2,474,417)
Prior period restatement	$962,857	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$962,857	($163,424)	($765,454)	($1,294,135)	($1,944,339)	($2,474,417)
Fund balance (deficit) at end of year	$523,033	$523,033	($163,424)	($765,454)	($1,294,135)	($1,944,339)
Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to						
review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board						
will be provided with the updated financial statements.						

Farmers Market Tax Increment Financing District
Reinvestment Zone Number Six, City of Dallas, Texas
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$12,106	Interest Income
$0	Other revenue-developer reimbursement savings
$0	Proceeds from sale of land
$756,083	Ad Valorem Taxes (Collected in FY'2012-13 based on 2012 Final Tax Roll)
$768,188	Total Revenue

2. Amount and purpose of expenditures from the fund:

$76,923	Administrative Expense
$108	Non-Capital outlay
$4,700	Capital outlay (1)
$0	Interest and fiscal charges
$81,731	Total Expenditures

(1) Capital outlay was for appraisals of properties for the Urban Farm project in the Farmers Market TIF district.

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Farmers Market TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has the following contingent obligations reimbursable from available TIF funds as of September 30, 2014:

Source of Funds	Project	Advance Principal	Accrued Interest	Total (P & I) Outstanding
City of Dallas	Park at Farmers Market	$4,491,169	$4,851,242	$9,342,412
Camden Realty	Townhomes Phase IIA	$335,840	$154,768	$490,608
Camden Realty	Townhomes Phase IB	$742,031	$244,610	$986,641
Cadiz Street Properties	Harlan Building redevelopment	$649,900	$51,242	$701,142
	Total	$6,218,940	$5,301,862	$11,520,803
Less: payments		$1,727,771	$450,620	$2,178,391
Net Balance Outstanding		$4,491,169	$4,851,242	$9,342,412

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014	Base Year 1996 Value	Est. Captured Value 2014*
City of Dallas	$173,532,957	$34,814,831	$138,718,126
Dallas County	$173,500,457	$34,814,831	$138,685,626

* Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2014 Increment
City of Dallas	0.71730	$995,025
Dallas County	0.09724	$134,858
Total for all Jurisdictions	$1.53184	$1,129,883

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $1,129,883. For the 2013 tax year, increment in the amount of $756,083 was received.

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2, 6, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 D H M P Q R; 45 A E F J K N

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit to the chief executive officer of each taxing unit, as well as the State Comptroller, an annual report on the status of each reinvestment zone it has created. The City Council approved Ordinance No. 23688 on October 28, 1998, establishing Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24002. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012 by Ordinance No. 28672.

The Sports Arena TIF District’s assessed tax value in 2014 was $564,051,655. This represents an increase of 785% ($500,312,173) over the adjusted 2012 base year assessed value of $63,739,482 and an increase of 13.9% ($68,702,071) from the previous year 2013 value. With the participation of the City and Dallas County, the district's value will result in the collection of approximately $3,730,826 (City $3,588,739; County $142,087) in incremental revenue for the Sports Arena TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, the Sports Arena TIF District by Ordinance No. 23688.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District, by Ordinance No. 24002.

On January 9, 2014, the Sports Arena TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, ("Sports Arena TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the chief executive officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 9, 2015, the Sports Arena TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), and is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

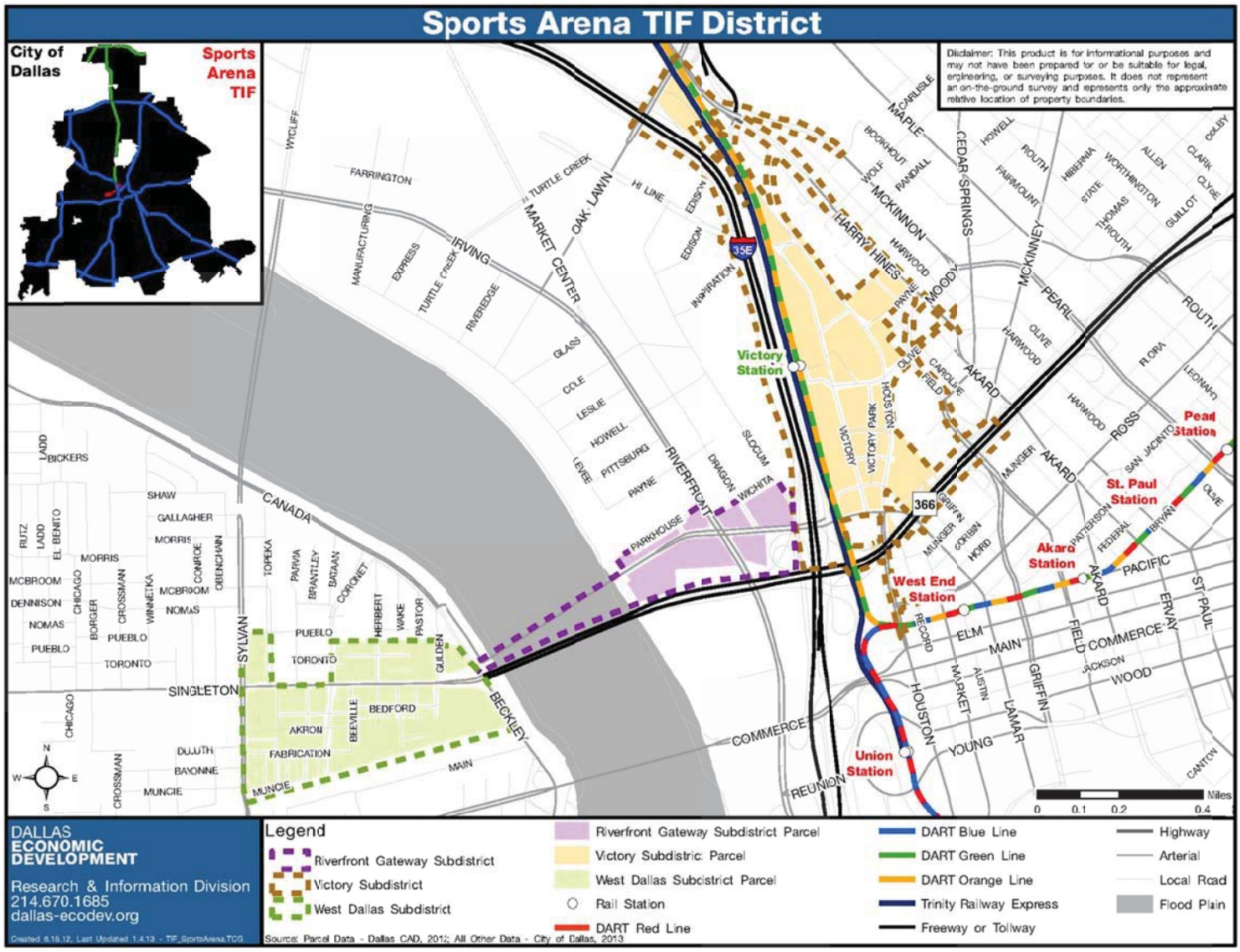
Sports Arena TIF District
FY 2014
Annual Report

Medialon 2007

City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org/

October 1, 2013 to September 30, 2014

Amended Reinvestment Zone Number Seven
Sports Arena Tax Increment Financing District



Mission

The mission of the Sports Arena TIF District ("District" or "Zone") is to generate tax increment sufficient enough to reimburse costs of roadway improvements and other public improvements in the District that were beneficial to the redevelopment of the area around the American Airlines Center (AAC). The mission of the district was amended in 2012 to provide a means of funding needed improvements to shift AAC event parking from surface parking lots to structured parking within the Victory area, facilitate redevelopment in West Dallas that currently serves as a gateway from the west to the Victory area, improve occupancy rates of retail space in the Victory area and create new retail opportunities in the West Dallas area.

Dallas City Council created the Sports Arena TIF District (Reinvestment Zone Number Seven) by Ordinance No. 23688 on October 28, 1998. The District took effect January 1, 1999 and its original termination date was December 31, 2018, or when all district project costs and any interest on these costs were paid in full. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012, by Ordinance No. 28672.

Since its inception, the Sports Arena TIF has leveraged approximately $926 million in new development completed or begun through fiscal year 2014. District development includes, 2,173 residential units, 251 hotel rooms, 218,000 square feet of retail space, and 1,021,000 square feet of office space.

District Accomplishments

During the fiscal year, the following projects in the Victory Sub-district either started or completed construction.

Projects Completed During FY 2014

SkyHouse Dallas, a 24-story residential tower housing 336 luxury units and 3,500 square feet of retail completed construction during the fiscal year.

Arpeggio Victory Park, a five-story, 378-unit complex opened January 2014.

Moda, a 263-unit apartment building completed construction during the fiscal year.

Arpeggio Victory Park

SkyHouse Dallas

Moda

Projects Approved and/or Under Construction During FY 2014

North Parking Garage, Construction of a public 1,271 space garage dedicated to American Airlines Center event parking began February 2014. Upon completion in 2015, the City will own the garage.

Camden Victory Park, Construction of 423 residential units on the parking lot north of the American Airlines Center continued during the fiscal year. The project is anticipated to open to residents summer 2015.

Victory Park Lane Improvement Project, Construction of infrastructure improvements that will enhance pedestrian movement by widening sidewalks and providing more space for outside dining and activity, increase pedestrian safety by calming vehicular traffic and encourage mid-block crossings on Victory Park Lane continued during the fiscal year. Anticipated completion is January 2015.

Olive Street Improvement Project, Construction of infrastructure improvements that will reduce the street's width to better accommodate pedestrians, add a crosswalk at Victory Park Lane and reorient the AT&T Plaza to direct event patrons to the retail component of the Victory project along Victory Park Lane continued throughout the fiscal year. Anticipated completion is February 2015.

Two-Way Conversion of Houston Street and Victory Avenue, An amendment of the City of Dallas Thoroughfare Plan was approved to convert Houston Street and Victory Avenue from a one-way to two-way operation. Conversion of the two streets will change the character and experience of the roadways and improve bicycle circulation throughout the sub-district by providing a dedicated bicycle track on both sides of Houston Street connecting to the current terminus of the KATY Trail and extending it throughout the sub-district.

During the fiscal year, the following project in the West Dallas Sub-district was approved for TIF funding.

Trinity Groves – Restaurant Incubator, TIF funding for this project was approved during the fiscal year. The project includes over 100,000 square feet of restaurant space, a brewery, event space and a restaurant incubator.

TIF Related Projects[1]

Projects Located Within the TIF District

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
American Airlines Center[5]	2500 Victory Ave	2001	Complete	840,000 sf entertainment space	$194,174,610	$0
Center Operating Company	2427 N. Houston St	2001	Complete	parking garage	$3,816,450	$0
Platinum Parking Garage	1620 Lyte St.	2001	Complete	2,000 space parking garage	$39,725,850	
W Dallas Victory Hotel & Residences	2408, 2430 & 2440 Victory Park Ln.	2006	Complete	145 condos 251 hotel rooms 42,500 sf retail	$147,933,389	$0
The Terrace	2323 N. Houston St	2006	Complete	97 condos 24,000 sf retail	$24,478,300	$0
The Vista	2345 N. Houston St	2007	Complete	127 apts 28,000 sf retail	$21,630,000	$0
Victory Plaza Buildings	3030 & 3090 Olive St	2007	Complete	65,000 retail 155,000 office	$35,652,190	$0
Cirque	2500 N Houston St	2008	Complete	252 apts 11,000 sf retail	$55,000,000	$0
One Victory Park	2323 Victory Ave	2008	Complete	9,000 sf retail 430,000 office	$71,536,070	$0
The House by Starck & Yoo	2200 Victory Ave	2009	Complete	150 condos 30,000 sf retail	$48,042,180	$0
TIF Infrastructure		2001	Complete	-	-	$23.9M
Arpeggio Victory Park	2425 Victory Ave	2014	Completed	378 apts	$40,131,050	$0
Moda	2711 Harry Hines Blvd	2014	Completed	263 apts 3,500 sf retail	$28,000,000	$0
South Parking Garage[6]	2401 Victory Park Lane	2014	Existing	629 Space Parking Garage	$18,312,742	$12,825,000
SkyHouse Dallas	2200 N. Lamar St	2014	Completed	336 Apts. 5,000 sf retail	$44,453,325	$0
North Parking Garage	1200 N. Stemmons Frwy.	2015	Under Construction	1,200 Space Parking Garage	$33,271,841	$33,271,841
Victory Park Lane Improvement Project	Victory Park Ln	2015	Under Construction	-	-	$1,226,500
Olive Street Improvement Project	Olive St	2015	Under Construction	-	-	$825,100
Camden Victory Park	2825 Alamo St.	2015	Under Construction	425 Apts.	$50,000,000	$0
Two-Way Conversion (Houston St & Victory Ave)	Houston St & Victory Ave	2015	Approved	-	-	$3,718,000
Trinity Groves – Restaurant Incubator	Singleton Blvd and Gulden Ln	2015	Approved	106,000 sf retail/restaurant space	$51,889,000	$3,505,000
Hines Office Bldg	2371 Victory Ave	2017	Announced	436,000 office	$70,000,000	$0

		Subtotal	**2,173 res. units 251 hotel rooms 324,000 sf retail 1,021,000 sf office 840,000 sf entertainment 3,625 spaces parking garage**	$978,046,997	$79,271,441

[1] All information updated as of September 30, 2014.
[2] Based upon information gathered from the developer. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) approximate private investment for anticipated projects, or 2) DCAD market value for completed projects (unless project has not yet been assessed). Arena value includes roads and parking. Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Sports Arena TIF funds were dedicated for infrastructure for the TIF district, not individual projects.
[5] Tax-exempt property.

Projects Adjacent to TIF[1]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment
Perot Museum of Nature and Science	2201 N. Field St.	2012	Completed	180,000 sf	$185,000,000	$0
The Alexan Skyline Apartments	3333 Harry Hines Blvd	2015	Under Construction	365 apts 6,410 sf retail	$40,000,000	$0
		Subtotal		**365 apts; 186,410 sf retail**	**$225,000,000**	**$0**

[1] All information updated as of September 30, 2014.
[2] Based upon information gathered from the developer. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) approximate private investment for anticipated projects, or 2) DCAD market value for completed projects (unless project has not yet been assessed). Arena value includes roads and parking. Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Orange Roadways	Improvements to Houston St, McKinney Ave., Ross Ave., Continental Ave., Lamar Street and Wichita St.	Complete	$20,988,088	TIF Funding
Woodall Rodgers Plaza	Improvements to Woodall Rodgers Plaza between McKinney Ave., Continental Ave., and Houston Street	Complete	$2,000,000	TIF Funding
District Wide Technical Studies	Parking, traffic, vehicular and pedestrian circulation, place making and retail design for Victory Sub-district	Complete	$700,000	TIF Funding
Central Core Connector Project (Dallas Bikeway System)	Bikeway program implemented through the use of shared lanes on roadways going through the American Airlines Center/Victory area, the West End, Downtown, and Deep Ellum.	Phase I Complete	$90,452 Total (Downtown Dallas Inc. - $41,000; City of Dallas Streets Department - $12,188; TIF Funding - $37,264 – divided by four TIF districts)	TIF Funding (Deep Ellum, City Center, Downtown Connection and Sports Arena TIF Districts) & Dallas Downtown, Inc.
Other Initiatives				
Victory Sustainable Development Project	Victory Park Lane, DART Street, Laws Street, and related public improvements, including lighting improvements to the Katy Trail.	Roadway construction completed November 2007. Katy Trail lighting completed August 2009	$8,505,000	Sustainable Development Funds and developer match
Trinity Strand/Katy Trail Connection	Trail connecting the Katy Trail over Goat Hill, through Stemmons Park, to the base of the Trinity Strand Trail at Oak Lawn Avenue	Under Construction	$310,620 Total budget: $8.5 million	2006 Bonds for engineering Remainder to be raised

Value and Increment Revenue Summary

The base value of the Zone is the total appraised value of all taxable real property in the District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year value. The base value is established the year when a property is placed within TIF boundaries.

The Sports Arena TIF District's original assessed 1998 tax value was $16,423,773. The district's financing plan was amended in 2012 to create three sub-districts: Victory Park, Riverfront Gateway, and West Dallas. As a result, each sub-district will have its own base value.

Victory Park Sub-district – In 2012, the Victory Park sub-district's amended base value was $33,515,323. The sub-district's appraised value in 2014 was $529,800,058, an increase of $67,631,623 (14.6%) from 2013's sub-district value ($462,168,435). This increase will result in an estimated collection of approximately $3,695,502 in incremental revenue.

Riverfront Gateway Sub-district – In 2012, the Riverfront Gateway sub-district's base value was $18,624,970. The sub-district's appraised value in 2014 was $19,873,790, an increase of $669,980 (3.5%) from 2013's sub-district value ($19,203,810). This increase will result in an estimated collection of approximately $10,628 in incremental revenue.

West Dallas Sub-district – In 2012, the West Dallas sub-district's base value was $11,598,966. The sub-district's appraised value in 2014 was $14,377,807, an increase of $400,468 (2.9%) from 2013's sub-district value ($13,977,339). This increase will result in an estimated collection of approximately $24,697 in incremental revenue.

The Zone's (includes all sub-districts) total value in 2014 was $564,051,655 an increase of $68,702,071 (13.9%) from 2013's total district value ($495,349,584). This increase in total district value will result in an estimated collection of approximately $3,730,826 in total incremental revenue for the Sports Arena TIF District in June 2015.

Objectives, Programs, and Success Indicators

The original Sports Arena TIF District Project and Reinvestment Zone Financing Plan were adopted August 25, 1999.

In 2012, the District's Project and Reinvestment Zone Financing Plan was amended and the goals and objectives were revised to include additional public improvements as well as private development in the District.

Original and amended goals are provided below. Development of a hotel and additional office space is not an objective of the District's amended Project Plan.

Specific actions addressing these objectives follow in italics:

- Attract 250,000 square feet of additional retail space.

  During the fiscal year 8,500 square feet of newly constructed retail space was added to the Victory Sub-district of the Zone (3% of the total goal).

- Attract 3,000 additional residential units including town home, multifamily and condominium units.

  Three residential projects in the Victory Sub-district of the Zone completed construction during the fiscal year (Moda, Arpeggio Victory Park, and Skyhouse Dallas), adding 977 apartments. Another residential project, Camden Victory Park, began construction and upon completion will add 425 units to the sub-district. In total 1,402 residential units have been either constructed or are under construction (47% of the total goal).

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the Sports Arena TIF District, especially the Trinity River, Trinity Strand Trail, Katy Trail and proposed Continental Pedestrian Bridge.

  Continental Avenue Bridge Project – The Bridge was permanently closed to vehicular traffic on July 8, 2013. The construction cost for the Continental Avenue Bridge and West Dallas Gateway project was funded by private donations and bond funds. The bridge reopened for pedestrians only during the fiscal year, providing a new outdoor destination with recreational amenities, parking at the West Dallas Gateway and non-motorized vehicular access across the Trinity River.

  Katy Trail Extension – As part of the planned two-way conversion of Houston Street a dedicated bicycle track on both sides of Houston Street will be constructed connecting to the current terminus of the

KATY Trail and extending it throughout the sub-district improving bicycle circulation.

- Increase the utilization of structured parking to provide public and American Airlines Center event parking.

  Approval of the North Parking Garage, featuring 1,271 parking spaces and the lease of 425 spaces in South Parking Garage. These two facilities will enable the redevelopment of approximately 12.3 ± acres currently used for surface parking.

- Improve access and connectivity between the Victory, Riverfront Gateway Sub-district and West Dallas Sub-districts.

  Improvements to the bike trail and pedestrian network, Continental Bridge improvements and ongoing work at Trinity Groves is intended to improve connectivity within the Sports Arena TIF District.

Year-End Summary of Meetings

The Sports Arena TIF District Board of Directors met five (5) times during FY 2014: December 13, 2013, February 6, 2014, March 20, 2014, May 2, 2014 and June 26, 2014.

The Sports Arena TIF District Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Hospital District (DCHD) appointee. During FY 2014, the Sports Arena TIF Board consisted of the following members:

Jay Annand – City Appointee (Attended 2 of 5 meetings)
Noel Aveton – City Appointee (Attended 4 of 5 meetings)
Herbert Goodman – City Appointee (Attended 5 of 5 meetings)
Curtis Parker – City Appointee (Attended 2 of 3 meetings – appointment ended March 2014)
Eliza Solender – City Appointee (Attended 4 of 5 meetings)
Eva Elvove – City Appointee (Attended 3 of 5 meetings)
Arman Rupani – City Appointee (Attended 0 of 3 meetings – began appointment March 2014)
Orlando Alameda – DISD Appointee (Attended 4 of 5 meetings)
Rick Loessberg – Dallas County Appointee (Attended 4 of 5 meetings)
Sue Pickens – DCHD Appointee (Attended 4 of 5 meetings)

During FY 2014, the City Council approved thirteen (13) items directly or indirectly associated with the Sports Arena TIF District. The council actions are listed below.

- On October 23, 2013, City Council approved Resolution No. 13-1839, authorizing a development and maintenance agreement with ASA Apartments, LP, a Delaware limited partnership for the construction, development, and maintenance of a hike and bike trail and landscaping improvements for the purpose of creating a connection between the Katy Trail and the planned Trinity Strand Trail located at 1899 Goat Hill Road.

- On November 12, 2013, City Council approved Resolution No. 13-1922, authorizing the City Manager, upon completion of the North Parking Garage, to execute a (1) Special Warranty Deed; and (2) Designation of Third Party Parcel and Designation/Move instrument approved as to form by the City Attorney, and to accept the conveyance of the North Parking Garage as a single use public parking garage to the City of Dallas, or an entity designated by the City, from Victory North Parking Garage, LLC, in accordance with the Development Agreement approved by Resolution Nos. 12-1568 and 12-1569 previously approved on June 13, 2012, as amended, and subject to such customary and reasonable closing documents as may be required by the City Attorney.

-

- On December 11, 2013, City Council approved Resolution Nos. 13-2108 and 13-2109, authorizing a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs for public infrastructure improvements to Olive Street within the Victory Sub-district in an amount not to exceed $825,100, from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) .

- On December 11, 2013, City Council approved Resolution Nos. 13-2110 and 13-2111, authorizing a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs for public infrastructure improvements to Victory Park Lane within the Victory Sub-district in an amount not to exceed $1,226,500, from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District).

- On January 22, 2014, City Council approved Resolution No. 14-0215, authorizing acquisition, including the exercise of the right of eminent domain if such becomes necessary, from PNYX, LTD., of an unimproved tract of land containing approximately 988 square feet located on Continental Avenue at its intersection with North Riverfront Boulevard for the reconstruction of Continental Avenue - Not to exceed $41,139 ($37,939 plus closing costs and title expenses not to exceed $3,200) - Financing: 2006 Bond Funds.

- On January 22, 2014, City Council approved Ordinance No. 29260 and Resolution No. 14-0239, authorizing a public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classifications of (1) Victory Avenue from Continental Avenue to Lamar Street from a one-way special three-lane couplet (SPCL 3 CPLT) within 56 feet of right-of-way to a special two-way three-lane undivided roadway (SPCL 3U)

within 67 feet of right-of-way and 36 feet of pavement; (2) Victory Avenue from Lamar Street to North Houston Street from a one-way special four-lane couplet (SPCL 4 CPLT) within 64 to 80 feet of right-of-way to a special two-way four-lane undivided roadway (SPCL 4U) within 67 to 80 feet of right-of-way; (3) North Houston Street from Continental Avenue to All Star Way from a one-way special four-lane couplet (SPCL 4 CPLT) within 64 to 67 feet of right-of-way to a two-way special three-lane undivided roadway (SPCL 3U) within 67 feet of right-of-way with bicycle lanes; and (4) North Houston Street from All Star Way to Hi Line Drive from a one-way special four-lane couplet (SPCL 4 CPLT) within 64 to 67 feet of right-of-way to a two-way special four-lane undivided roadway (SPCL 4U) within 64 to 67 feet of right-of-way and 44 to 47 feet of pavement; and at the close of the hearing, authorize an ordinance implementing the change.

- On February 26, 2014, City Council approved Resolution No. 14-0377, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On April 9, 2014, City Council approved Resolution Nos. 14-0616 and 14-0617, authorizing a development agreement with Trinity Groves, LLC to dedicate future TIF revenues, pursuant to the Sports Arena TIF District Grant Program to subsidize costs related to the development of Trinity Groves Phases I & II in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed $3,505,000 in the form of a TIF Grant from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed $3,505,000.

- On June 25, 2014, City Council approved Resolution Nos. 14-1054 and 14-1055, authorizing a development agreement with Victory Park UST Joint Venture I, LP, to reimburse project costs for the conversion of Victory Avenue and Houston Street to two-way traffic operation with bike lanes in an amount not to exceed $3,718,000 and parking directional signage throughout the Victory Sub-district in an amount not to exceed $1,030,500 for a total project cost of $4,748,500, from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District).

- On August 13, 2014, City Council approved Resolution No. 14-1247, authorizing (1) the receipt and deposit of funds in the amount of $29,090 from Victory Park UST Joint Venture I, LP for material, equipment and labor provided by the City related to the construction of a new traffic signal at the intersection of Olive Street and Victory Park Lane; and (2) an increase in appropriations in the amount of $29,090 in the Capital Projects Reimbursement Fund - Not to exceed $29,090 - Financing: Capital Projects Reimbursement Funds.

- On September 10, 2014, City Council approved Resolution No. 14-1456, authorizing various amendments to the terms of a $12,825,000 grant agreement with Victory Park UST Joint Venture I, LP, (UST) previously approved by Resolution No. 13-0324, on February 13, 2013 to: (1) reduce the parking commitments in the South Parking Garage to accommodate UST's current contract parkers; (2) reduce UST's commitment to increase DCAD appraised values on its undeveloped/underdeveloped lots from $100M to $50M and reduce the number of developable tracts to only Blocks D, K and M for this commitment; (3) add a contractual commitment to comply with the Sports Arena TIF District's Mixed Income Housing requirements for any residential development on Blocks D, K and M, if the block's increased value is counted towards UST's development commitment; and (4) add a city design review requirement for any improvements to Blocks D, G, K and M.

- On September 24, 2014, City Council approved Resolution No. 14-1618, authorizing an increase in the construction services contract with Gibson & Associates, Inc. for installation of a drainage system that directs water from the bridge away from the levees and floodway, as well as other miscellaneous work needed for the Continental Avenue Bridge and West Dallas Gateway Improvements Project.

Sports Arena TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**Total Budget***	**Total Committed or Spent**	**Total Remaining**
Original Improvements			
Total Original Improvements	$38,588,359	$38,389,665	$198,694
Victory Sub-district Amended Budget			
West Dallas Set-Aside	$12,779,264	$679,107	$12,100,157
Tier One Improvements	$50,294,300	$48,919,013	$1,375,287
North Parking Garage			
South Parking Garage			
Economic Development TIF Grants			
Total Tier One Improvements			
Tier Two Improvements	$69,573,502	$7,428,778	$62,144,724
Additional North Parking Garage			
Additional South Parking Garage			
Other District Improvements:			
Open Space/Connectivity, Special Studies			
Infrastructure Improvements and Retail			
Total Tier Two Improvements			
Total Victory Sub-District	$132,647,066	$57,026,898	$75,620,168
Category	**Total Budget**	**Total Committed or Spent**	**Total Remaining**
West Dallas Sub-district			
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition			
Total West Dallas Sub-District	$91,599,839	$3,505,000	$88,094,839
Riverfront Gateway Sub-district			
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail			
Total Riverfront Gateway Sub-district	$9,558,813	$0	$9,558,813
Administration and Implementation	$997,010	$571,974	$425,036
Total Amended Budget	**$273,391,087**	**$99,493,537**	**$173,897,550**
Original Sports Arena TIF District Budget	$46,961,785		

** Revenues shown above are in current dollars, over the life of the TIF as of September 30, 2014*
**TIF administration costs shown are expended or committed through FY 2014.*

Budget and Spending Status

Sports Arena TIF District Project Plan Budget	
Category	**TIF Budget***
Original Improvements**	**$23,498,088**
Victory Sub-district Amended Budget	
Tier One Improvements	**$13,547,539**
North Parking Garage	
South Parking Garage	
Economic Development TIF Grants	
Total Tier One Improvements	
Tier Two Improvements	**$22,301,524**
Additional North Parking Garage	
Additional South Parking Garage	
Other District Improvements:	
Open Space/Connectivity, Special Studies	
Infrastructure Improvements and Retail	
Total Tier Two Improvements	
Total Victory Sub-District	**$35,849,063**
Category	**TIF Budget***
West Dallas Sub-district	
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition	
Total West Dallas Sub-District	**$31,120,420**
Riverfront Gateway Sub-district	
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail	
Total Riverfront Gateway Sub-district	**$3,595,888**
Administration and Implementation	**$345,546**
Total Amended Budget	**$94,409,005**
Original Sports Arena TIF District Budget	$25,498,568

** All values in Victory Sub-district were discounted to NPV 1999 dollars.*

** All values in Riverfront Gateway and West Dallas Sub-districts are in NPV 2013 dollars.*

FY 2015 Work Program

The FY 2015 Work Program for the Sports Arena TIF District is as follows:

- Adoption of the Sports Arena TIF District FY 2014 Annual Report
- Financial incentives for Trinity Groves Mixed Use project in the West Dallas Sub-District.
- Promote projects in the Riverfront Gateway Sub-District
- Amend current TIF Plan to increase area to include additional land and adjust budget for Riverfront Gateway Sub-District

Appendix: District Financials

City of Dallas, Texas
Sports Arena Area Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$4,918,814	$5,605,046	$15,423	$100	$21,284
Interest receivable	$5,215	$6,068	($1,668)	$112	$173
Total assets	$4,924,029	$5,611,114	$13,755	$213	$21,457
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$742,653	$680,662	$0	$0	$0
Advances from developers	$0	$0	$81,944	$3,394,964	$6,915,592
Due to general fund	$26,583	$26,583	$14,270	$0	$0
Accrued liability	$168,907	$0	$0	$0	$0
Total liabilities	$938,143	$707,245	$96,214	$3,394,964	$6,915,592
Fund Balance (Deficit):					
Fund Balance (Deficit)	$3,985,886	$4,903,869	($82,459)	($3,394,752)	($6,894,136)
Total Liabilities and Fund Equity	$4,924,029	$5,611,114	$13,755	$212	$21,457
	($0)	($0)	($0)	($0)	($0)

Sports Arena Area Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$26,918,190	$3,031,552	$3,137,644	$3,104,948	$3,464,783	$3,678,247
Tax increment-Intergovernmental	$19,256,121	$81,341	$2,559,694	$2,533,135	$2,717,812	$3,160,479
Interest income	$1,138,928	$20,135	$18,774	$10,469	$4,219	$10,477
Developer Participation	$1,169,939	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	$63,323	($5,639)	$4,405	$1	$50	($786)
Total revenues	$48,546,500	$3,127,389	$5,720,517	$5,648,553	$6,186,864	$6,848,416
Expenditures:						
Administrative expenses	$571,974	$111,372	$48,152	$81,078	$37,933	$19,414
Non-Capital outlay	$2,199,278	$1,496,427	$680,887	$21,500	$175	$0
Capital outlay	$26,637,979	$2,437,572	$1,200	$0	$0	$0
Interest and fiscal charges	$17,504,258	$0	$3,951	$2,233,682	$2,649,372	$2,126,557
Total expenditures	$46,913,490	$4,045,371	$734,189	$2,336,260	$2,687,480	$2,145,971
Excess (Deficiency) of Revenues over Expenditures	$1,633,010	($917,983)	$4,986,328	$3,312,293	$3,499,384	$4,702,445
Fund balance (Deficit) at beginning of year as previously reported	$0	$4,903,869	($82,459)	($3,394,752)	($6,894,136)	($11,596,581)
Prior period restatement	$2,352,877	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$2,352,877	$4,903,869	($82,459)	($3,394,752)	($6,894,136)	($11,596,581)
Fund balance (deficit) at end of year	$3,985,886	$3,985,886	$4,903,869	($82,459)	($3,394,752)	($6,894,136)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Financial Status of the Zone

City of Dallas, Texas
Sports Arena Tax Increment Financing District
Reinvestment Zone Number Seven
As of September 30, 2014

Section 311.016 of the Tax Increment Financing Act requires the following information as part of the annual report on the status of the TIF District.
Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

$14,496	Interest Income
$3,112,893	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$3,127,389	Total Revenue

2. Amount and purpose of expenditures from the fund:

$111,372	Administrative Expense
$1,496,427	Non-Capital outlay *
$2,437,572	Capital outlay *
$0	Interest Expense
$4,045,371	Total Expenditures

* These expensditures were for the following projects in the Zone:

North Parking Garage Enhancements	$2,431,722
Continental Street Bridges Release Grant	$1,478,886
N. Parking Grage Related Appraisal Costs	$6,076
N. Parking Grage Related Legal Services	$17,315
Total	$3,933,999

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Sports Arena TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2014:

Developer	Project	Advance Principal	Accrued Interest	Total (P & I) Outstanding
Center Operating Company	Houston Street Extension	$21,241,017	$13,451,642	$34,692,660
Center Operating Company	Woodall Rodgers Plaza	$2,000,000	$1,701,821	$3,701,821
Total		$23,241,017	$15,153,464	$38,394,481
Less: payments		$23,241,017	$15,153,463	$38,394,480
Net Balance Outstanding		$0	$0	$0

c. The Zone has entered into a development agreement for each of the following projects, but has not begun reimbursement as of September 30, 2014:

Developer	Project Name	Principal TIF Award	Maximum Interest	Total TIF Award
Anland GP, LP	North Parking Garage	$21,800,000	$9,992,955	$31,792,955
Victory Park UST Joint Venture I, L.P.	South Parking Garage	$12,825,000	$0	$12,825,000
Victory Park UST Joint Venture I, L.P.	Victory Park Lane Improvement Project	$1,226,000	$0	$1,226,000
Victory Park UST Joint Venture I, L.P.	Olive Street Improvement Project	$825,100	$0	$825,100
Victory Park UST Joint Venture I, L.P.	Two Way Conversion Project	$3,718,000	$0	$3,718,000
Trinity Groves, LLC	Trinity Groves-Restaurant Incubator	$3,505,000	$0	$3,505,000

*reimbursement shall begin after project completion and upon availabiltiy of TIF funds

4. **Tax increment base and current captured appraised value retained by the zone:**

	Taxable Value 2014	Base Year 1998 Value	Est. Captured Value 2014**
City of Dallas-Victory Sub-District	$529,800,058	$33,515,546	$496,284,512
City of Dallas-Riverfront Sub-District	$19,873,790	$18,624,970	$1,248,820
City of Dallas-West Dallas Sub-District	$14,377,807	$11,598,966	$2,778,841
Dallas County-Victory Sub-District	$529,740,058	$405,737,224	$124,002,834
Dallas County-Riverfront Sub-District	19,873,790	$18,624,970	$1,248,820
Dallas County-West Dallas Sub-District	14,377,807	$10,814,556	$3,563,251

**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2015.

5. **Captured appraised value by the municipality and other taxing units, the total amount of tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2015 Increment
City of Dallas-Victory Sub-District	0.71730	$3,559,849
City of Dallas-Riverfront Sub-District	0.71730	$8,958
City of Dallas-West Dallas Sub-District	0.71730	$19,933
Dallas County-Victory Sub-District	0.10940	$135,653
Dallas County-Riverfront Sub-District	0.13371	$1,670
Dallas County-West Dallas Sub-District	0.13371	$4,764
Total for all Jurisdictions	$2.52871	$3,730,826

City of Dallas, Texas
Sports Arena Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $765,000 (in Current $) over the life of the TIF to reimburse the City for administrative costs. The City began reimbursing the general fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone fully reimbursed the developer for a total amount of $38,308,587 to date, including principal of $23,159,074 and accrued interest of $15,149,513, and had no advances outstanding at September 30, 2014.

6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2, 6

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 X Y; 44 B C D F G H M & 45 E J

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26021 on June 8, 2005; as amended, establishing Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26303; as amended.

The Design District TIF District's assessed tax value in 2014 was $543,748,244. This represents an increase of 92.9% ($261,874,491) over the assessed value of the base years (2005 and 2013) value and an increase of 8.1% over last year’s final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately $2,221,631 total in incremental revenue for the Design District TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Ordinance No. 26021, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended.

On December 3, 2014, the Design District TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eight, ("Design District TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 3, 2014, the Design District TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

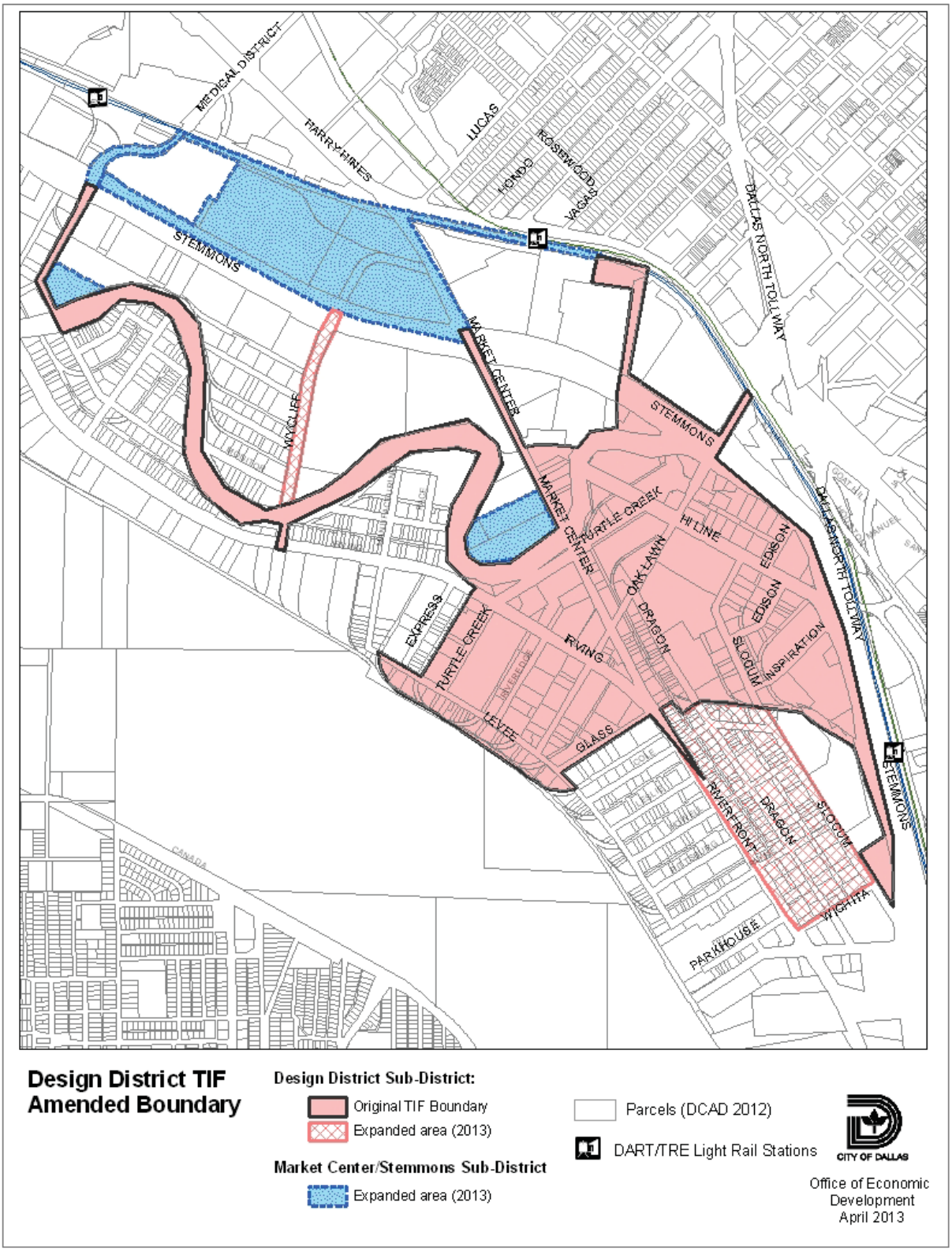
Design District TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Eight
Tax Increment Financing District



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Front cover shows Dallas Proton Treatment Center site under construction.

Mission Statement

The mission of the Design District TIF District is to provide a source of funding for public infrastructure improvements that will assist in redeveloping an industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit oriented development, and to improve access to the Trinity River and the quality of development adjacent to the Trinity Corridor. The Design District TIF District duration began on January 1, 2006, and will terminate on December 31, 2027, (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028).

District Accomplishments

Dallas City Council established the Design District TIF District by Ordinance Number 26021 on June 8, 2005. The District was established to assist in the transformation of the old Stemmons Industrial area into a diversified, pedestrian friendly, mixed-use neighborhood near the heart of Downtown Dallas. The Design District TIF Board adopted the final Project Plan and Reinvestment Zone Financing Plan in 2006.

In February 2009, the TIF Board adopted a "Design District TIF Strategic Implementation Plan" to guide the next phases of development and improvements in the District.

During FY 2011, initial reimbursement process began for the "1525 Turtle Creek at the District" TIF project (apartments now called Alta 1900 Lofts). Public improvements associated with the TIF project were completed in late 2009-early 2010 and the Alta 1900 Lofts received a final certificate of occupancy in April 2010.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved a set of master design guidelines and mixed-income housing guidelines.

The TIF Board and City Council approved a development agreement with Texas Security Bank for the Turtle Creek Median district-wide improvement project dedicating up to $116,356 in TIF reimbursement for median and signage improvements along Turtle Creek Boulevard from Irving Boulevard to Market Center Boulevard. The median project was completed in 2013.

Also approved in FY 2012 was a development agreement with Friends of the Trinity Strand Trail to dedicate up to $400,000 for the design and engineering of the Trinity Strand Trail Soft Surface Trail Design Project. The proposed soft surface trail would be approximately 2 miles of decomposed granite trail mostly on top of the banks of the Old

Trinity Meanders extending from Farrington Street east of Medical District Drive, crossing below Wycliff Avenue, crossing Market Center Boulevard at street level and terminating at the Hi Line Drive trail plaza. Pedestrian bridges, low water crossings, and small plazas/overlooks will also be included in the design. The design study was completed in mid-2014.

During FY 2013, an expansion of the TIF district and plan amendment was approved by Ordinance Number 29037 to create two subdistricts within the Design District TIF District: (a) Design District Sub-District (original district boundary plus additional property along Slocum/Dragon Streets and Riverfront Boulevard) and (b) Market Center/Stemmons Sub-District (an expansion area to facilitate the redevelopment of the Dallas Apparel Mart site).

Two development agreements were also approved: 1) an agreement with Market Center Land, L.P., ("MCL"), an affiliate of Crow Holdings for the Apparel Mart Redevelopment Masterplan and 2) an agreement with Dallas Proton Treatment Center, LLC working in conjunction with MCL on a Phase I Dallas Proton Treatment Center (DPTC) project for a TIF funding dedication up to $7,025,000.

The multi-phased MCL master plan proposes medical/office, a hotel, residential, and mixed uses for the site bordered by Stemmons Freeway, Medical District Drive, Market Center Boulevard, and the Trinity Railway Express. Preliminary estimates for the additional development at buildout could be in the range of $300-400 million in new value. The DPTC is an initial catalyst project that will complete infrastructure improvements that will also facilitate future phases of development.

During FY 2014, staff continued to work with PM Realty Group and the North Central Texas Council of Governments (NCTCOG) on the completion of the "Edison/Hi Line/Stemmons/Rail Transit Underpass Connection" project awarded funding in 2010.

The TIF Board adopted a set of "Guidelines for Wayfinding and Gateway Signage" to encourage consistency with signage improvements whether as a district-wide improvement or in conjunction with a development project.

Initial projects within the District completed, under construction or in the development stage are shown in the table below. During FY 2014, staff had discussions with several development groups on other prospective projects including beginning TIF incentive negotiations with Trammell Crow Residential on a planned residential project "Alexan Riveredge" at Turtle Creek Boulevard and Levee Street. The project was reviewed by the City's Urban Design Peer Review Panel (UDPRP) in August 2014 and was pending TIF Board consideration at the end of FY 2014.

Design District TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
1525 Turtle Creek at the District (*now* Bell Design District)	1500 Block of Turtle Creek Blvd. at Oak Lawn Ave.	2010	Complete	214 residential units	$32,004,970	$4,402,000*
Dallas Proton Treatment Center (7)	2300 N. Stemmons Fwy.	2015	Under const.	115,000 square feet medical office (cancer treatment facility)	$29,000,000	$7,025,000
Alexan Riveredge	150 Turtle Creek Blvd.	2017	Planned	309 residential units	$42,000,000	TBD
			Subtotal	**523 units; 115,000 square feet medical office**	**$103,004,970**	**$11,427,000**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
International on Turtle Creek	150 Turtle Creek Blvd.	2006	Complete	157,640 square feet showroom & retail space	$12,567,880	$0
Trinity Lofts & Work/Live Showrooms	1403 Slocum St. & 1430 Dragon St.	2007	Complete	~92 units & 28,063 square feet showroom (164,030 square feet total)	$15,832,670	$0
Alta Design District	1531 Inspiration Dr.	2009	Complete	309 residential units	$41,900,000	$0
Alexan Design District (*now* Camden Design District)	1551 Oak Lawn Ave.	2009	Complete	355 residential units	$48,130,590	$0
Green Zone, arts venue	161 Riveredge Dr.	2008	Complete	2,520 square feet performance space	$844,740	$0
Dallas Contemporary [6]	161 Glass St.	2010	Complete	6,000 square feet office space & 11,000 square feet gallery space for Center; & 22,000 square feet office/retail for tenants	$2,583,670	$0
1400 Hi Line	1400 Hi Line Dr.	2012	Complete	314 residential units; 29,000 square feet retail	$64,000,000	$0
Avant Apartments	1955 Market Center Blvd.	2013	Complete phased opening	301 residential units	$32,960,940	

Renaissance Hotel Conference Center expansion		2014	Complete	50,000 square feet meeting space	$11,700,000	
			Subtotal	**1,371 units; 214,703 square feet retail/showroom; 13,520 square feet gallery/arts venue; 28,000 square feet office; 50,000 square feet hotel space**	**$230,520,490**	$0
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**1,894 residential units; 214,703 square feet retail/showroom; 13,520 square feet gallery/arts; 143,000 square feet office; 50,000 square feet hotel space**	**$333,525,460**	**$11,427,000**

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt property. Amount shown is approximate investment in improvements.
7 The value of the Dallas Proton Treatment Center is an estimate of DCAD real property value at building completion; however, investment in the facility is anticipated to be much larger including $90 million business personal property.

The City and community partners have District-wide initiatives have been ongoing. The Trinity Strand Trail (formerly known as the Old Trinity Trail) Master Plan improvements are an integral part of attracting new mixed-use development in the Trinity River corridor and creating a vibrant neighborhood with recreational opportunities in the Design District area. A total of over $16 million has been raised to date including the value of land donations.

Two trailheads are now complete at Hi Line Drive (by the river channel) in 2009 and the Turtle Creek Plaza and trailhead along Turtle Creek Boulevard between Market Center and Irving Boulevards in 2010. A Phase 1, 2.5 mile concrete trail (main/spine trail) running along the old Trinity River from Stemmons Freeway to Medical District Drive has been under construction with anticipated completion in late 2014. In addition, as discussed above, TIF funds were approved for the design of a soft surface trail that would parallel the Phase I

concrete trail on the opposite banks. The design phase, including construction level plans, was completed in mid-2014.

Phase I concrete trail under construction

Completed Turtle Creek Plaza trail head

The Hi-Line Drive pedestrian improvement project is now complete. The project was funded through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's 2006 Sustainable Development Program. The improvements were constructed concurrently with TIF public improvements as part of the "1525 Turtle Creek at the District" project.

During FY 2014, the Edison/Hi Line/Stemmons/Rail Transit Underpass Connection project was completed. The $1.4 million pedestrian improvement project was part of the 2009 North Central Texas Council of Governments (NCTCOG) Sustainable Development (SD) Call for Projects. PM Realty Group was the private sponsor with the 1400 Hi Line mixed use development.

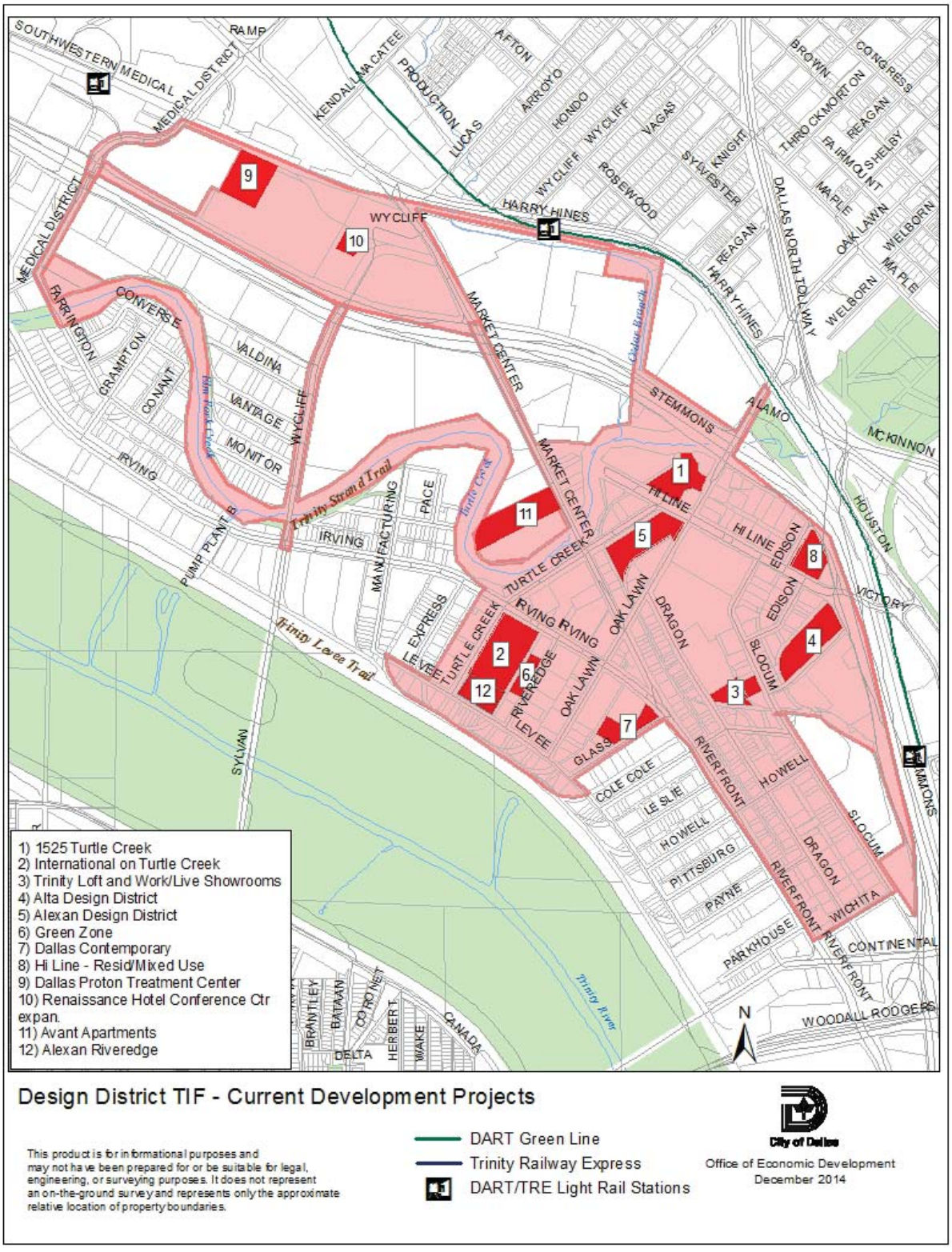
The public infrastructure improvements included pedestrian and crosswalk improvements along Edison Street between Stemmons Freeway and Hi Line Drive, along southbound Stemmons frontage road and improvements to the underpass of Hi Line Drive under Stemmons Freeway. These improvements built on the 2006 SD Hi Line Drive improvements to create a stronger connection to the Victory DART Light Rail and TRE train stations and further enhance the gateway from downtown/Victory into the Design District.

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Trinity Strand Trail Master Plan. Public/private partnership including the non-profit Friends of the Trinity Strand Trail.	To create a fully assessable hike, bike, and jogging trail system along the course of the original Trinity River as it winds northwest of downtown. Approximately 7.8 miles. Total cost estimated at $30 million. Phase 1 includes 2.5 miles of concrete trail from Stemmons Freeway to Farrington Drive, connecting to the Trinity River via Sylvan Ave.	*Underway.* The Master Plan for Trinity Strand Trail was adopted in December 2004 by the Dallas' Park & Recreation Board. City bond funds are committed and private fundraising continues. Construction began in 2013 on Phase 1, 2.5 miles of concrete trail, with completion expected late 2014. The trailhead at Turtle Creek Plaza was completed in May 2010 and the Hi Line trailhead was completed summer 2009. 2012 bond funds allocated are for design and construction of a trail segment between IH35/Oak Lawn and Inwood Road. TIF funding for the design of a soft surface trail to parallel the Ph I concrete trail was approved in FY 12 and the design completed in 2014.	$1 million for design and match for federal funds.	2003 Bond Program
			$2.5 million for trail development	2006 Bond Program
			$3.36 million for trail design & construction	2012 Bond Program
Trinity Strand Trail Master Plan *continued*			$4,536,039 *(required local match $1,134,010 part of City bond funds)*	NCTCOG funds – Regional Toll Revenue (RTR) initiative
			$1.1 million additional funds raised. Land donations valued at $4.2 million will benefit and assist with linkage of the Trinity Strand and Katy Trails	Individuals and foundations, including Eugene McDermott and Hoblitzelle Foundations and Texas Parks and Wildlife grant
			TIF funding up to $400,000 from district wide improvement funds.	TIF funds
Turtle Creek Boulevard Public Improvements	Design and construction of street paving, storm drainage, water and wastewater improvements on Turtle Creek Blvd. from Market Center Blvd. to Levee St.	*Completed in fall 2009.*	$3,587,746	2003 Bond Funds & Water Utilities Capital Funds

Regional Transportation Council (RTC) Sustainable Development Program – Design District TIF Walking/Bike Improvements	Pedestrian improvements will be constructed along Hi-Line Dr. between Stemmons Frwy. & the Trinity Meanders	*Complete.* Funding approved by the RTC in 2006. Interlocal Agreement approved by City Council, June 2008. Design completed September 2008. Improvements completed summer 2009	$1,037,236 total includes: $829,789 $207,447	 RTC funds TIF funds
Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Edison/Hi Line/ Stemmons/Rail Transit Underpass Connection	Pedestrian improvements along Edison St. between Stemmons Frwy. and Hi Line Dr. and along Stemmons frontage and Hi Line passing under Stemmons Freeway toward the Victory DART Light Rail & TRE stations.	Project was selected by the RTC in June 2010. *Construction has been completed in 2013.*	$1,438,829 total includes: $1,151,063 $287,766	 RTC funds Private local match
Trinity River Corridor Project	Multi-faceted project involving transportation, flood protection, and recreational improvements. Several projects are adjacent or close to the TIF district (*shown on the right*)	*Complete:* Margaret Hunt Hill Bridge *Underway:* Sylvan Bridge (2014) Riverfront Blvd improv. (2014-16) Continental Bridge pedestrian/bike(2014)	$120 million $42 million $42 million $10.6 million	Multiple funding sources incl. private TXDOT City/County/NCTCOG City/private

Stemmons Freeway Underpass pedestrian improvements completed as part of the 2009 NCTCOG Sustainable Development project in partnership with PM Realty Group.

TIF District Development Project Map



Value and Increment Summary

The Design District TIF District's assessed 2014 taxable value was $543,748,244 for the district as amended in 2013. This represents an increase of $261,874,491 or 93% over the base years (2005 and 2013) value and an increase of 8% over last year's final value. For the individual sub-districts, the Design District Sub-District 2014 taxable value was $436,775,044, an increase of 125% of the base year and the Market Center/Stemmons Sub-District taxable value was $106,973,200, an increase of 21.6% over the base year.

The positive increase in the District's tax base can be attributed on an approximate percentage basis for the Design District Sub-District to new construction (81% of the increase), property transactions (2%), and appreciating property values (17%). For the Market Center/Stemmons Sub-District the increase is attributed 100% to new construction.

The TIF District anticipates collecting approximately $2,221,631 in incremental tax revenue for tax year 2014.

Objectives, Programs, and Success Indicators

The final Design District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2006 and amended in June 2013. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Design District TIF District totaling approximately $1 billion.
  $333 million in new investment is completed, underway or planned (33% of the goal)

- To attract new private development in the District totaling approximately 1.4 million square feet of retail/showroom/gallery space, 500,000 square feet of office space, 550 hotel rooms, and 4,500 new residential units.

  Approximately 1,894 apartments, 214,703 square feet of new or upgraded retail/showroom space, 13,520 square feet of gallery/arts space, and 28,000 square feet of office space have been completed. A 50,000 square foot hotel conference center is under construction and an 115,000 square foot cancer treatment facility/medical office is planned. (42% of the residential, 16% of the retail, and 29% of the office goal.)

1400 Hi Line development – residential with ground floor retail

- To reach ridership at the future DART Market Center light rail station averaging 2,500 riders per weekday by 2017.

This portion of the DART Green Line has been completed and the Market Center light rail opened in December 2010. Average daily ridership was 504 as of the September 2014 reporting period.

Market Center DART Station

- To improve the access and connections to the DART light rail system within the Design District TIF District.

Streetscape and open space improvements constructed as part of the approved "1525 Turtle Creek at the District' project have provided more pedestrian accessibility in the northern gateway of the District. Improvements completed this year near Edison Street and Hi Line Drive connecting through the underpass at Stemmons Freeway will provide improved access from the District to the Victory DART Light Rail and TRE Stations. The expansion of the TIF district boundary in 2013 may also facilitate future opportunities to connect to multiple stations.

- To support the conversion of the Design District area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood that complements the Victory development and the Trinity River Project.

  Mixed-use projects like the completed Trinity Lofts and others in the planning stages show positive movement for the District. The Trinity Lofts project was a mixture of new construction and conversion – the site previously had an 88,000 square foot warehouse/office and was redeveloped into 164,030 square feet of residential and showroom space. For other projects in the district approximately 219,676 square feet of space was demolished for new residential construction/showroom upgrade and 196,640 square feet of space converted into upgraded showrooms or new retail, gallery and office uses.

  Some former showroom buildings have been repurposed for new uses including restaurants, a coffee house, and Bowl Lounge – bowling alley with Twisted Root burger place the shown below:

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail, in the District.

  The Master Plan for the Trinity Strand Trail has been adopted and initial funding of over $12 million for design and trail development has been secured. Two trailheads are now completed at Turtle Creek Plaza along Turtle Creek Boulevard between Market Center and Irving Boulevards and at the western end of Hi Line Drive (by the river channel). Construction of Phase I of the trail from Stemmons Freeway to Medical District Drive was fully underway in 2014. The design project for a soft surface trail to parallel the Phase I concrete trail was completed in 2014. A civic plaza at Oak Lawn

Avenue and Hi Line Drive has also been completed as part of the "1525 Turtle Creek at the District" project.

- To generate approximately $76.9 million (net present value) in increment over 20 years of collections.

  The District's 2014 total taxable value of $543,748,244 for the amended district. The revised budget figure of $76.9 million was approved in a 2013 plan amendment and 2014 will be the first year that expanded areas will begin generating increment. The estimated collection for 2014 is 13% behind projections made with the final plan amendment.

Year-End Summary of Meetings

The Design District TIF District Board of Directors met two times during the fiscal year from October 1, 2013 to September 30, 2014. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. During FY 2014 the Board members were (FY 2014 Board meetings attended): Mike Morgan – City Representative, Chair (only member part of year 1 meeting), Pat Priest, City Representative, Vice-Chair (2 of 2 meetings), Jamie Slagel – City Representative, Chair part of year (2 of 2 meetings), Larry Bennett (2 of 2 meetings), Heather Douglass – City Representative (0 of 2 meetings), Dustin Gadberry – City Representative (only member part of year 1 meeting), and Rick Loessberg – Dallas County Representative (0 of 2 meetings).

During the fiscal year, the City Council approved five items associated with the Design District TIF District:

- On December 11, 2013, the City Council passed *Resolution Number 13-2080 declaring two tracts of undevelopable City-owned land, unwanted and unneeded, containing a total of approximately 5,088 square feet located near the intersection of Stemmons Freeway and Inspiration Drive, and authorizing its sale to Inspiration Dallas No. 2 Joint Venture, the abutting owner - Revenue: $80,000*

- On February 26, 2014, the City Council passed Resolution Number 14-0378 accepting the FY 2013 Annual Report on the status of the Design District TIF District and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

- On February 26, 2014, the City Council passed Resolution Number 14-0398 authorizing an increase in the contract with RoeschCo Construction, Inc. for

additional scope of work which includes existing water line relocations and replacement near Anatole Partners property and at Wycliff Avenue; and the replacement of a damaged existing storm line, retaining wall and repair of a parking lot at the Trinity Strand Trail located between Farrington Street and Oak Lawn Avenue - Not to exceed $205,679, from $5,230,254 to $5,435,933 - Financing: North Central Texas Council of Governments Grant Funds ($35,951) and Water Utilities Capital Improvement Funds ($169,728).

- On May 14, 2014, the City Council passed Resolution Number 14-0753 authorizing an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: repair of existing stormwater headwall, additional drainage, deletion of chain link fence, replacement of paving at new inlet and retaining wall stain at the Trinity Strand Trail located between Farrington Street to Oak Lawn Avenue – Not to exceed $114,674, from $5,435,933 to $5,550,607 - Financing: North Central Texas Council of Governments Grant Funds 47.

- On May 14, 2014, the City Council held a public hearing and passed Ordinance Number 29338 granting a Specific Use Permit for a motor vehicle fueling station on property zoned Subdistrict 1 in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the east corner of Oak Lawn Avenue and Market Center Boulevard Recommendation of Staff: Denial Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions Z134-158(MW)

Pending TIF Items

- Consideration of a TIF development agreement for the Alexan Riveredge project.
- Consideration of the FY 2014 TIF District Annual Report and a recommendation to the City Council for approval.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget, as amended in 2013 is shown below:

Design District TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**TIF Budget[1]**	**Allocated[2]**	**Balance**
Design District Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$81,084,366	$4,725,002*	$76,359,364
Market Center/Stemmons Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$27,875,449	$7,025,000	$20,850,449
Trinity Strand Trail	$7,451,165	$400,000	$7,051,165
Administration and implementation[3]	$4,470,699	$270,724	$4,199,975
Total Project Costs	**$120,881,678**	**$12,420,726***	**$108,460,952**

[1] *Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.*
[2] *Allocated amount includes $222,896 in interest accrued as of FY 2013 (September 30, 2013). No additional interest has accrued for FY 2014.*
[3] *TIF administration costs shown are expended or committed through FY 2014.*

Design District TIF District Project Plan Budget	
Category	**TIF NPV Budget***
Design District Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$47,487,686
Market Center/Stemmons Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$23,088,979
Trinity Strand Trail	$4,000,000
Administration and Implementation	$2,400,000
Total	$76,976,666
** As approved in the Project Plan and Reinvestment Zone Financing Plan.*	

Design District TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Phase I – 1525 Turtle Creek Project development site public improvements	Spoor Electric & KDA Landscapes	$1,108,021	44.4%
Phase II & III – 1525 Turtle Creek Project district-wide improvements	John Burns Construction Company of Texas & Metheny Landscape Development	$3,473,759	30.2%
Turtle Creek Median Project	focusEGD & ArtOGrafx	$100,105	48.5%
Trinity Strand Trail Soft Surface Design Project	Bowman-Melton, Integrated; Environmental Solutions; Di Sciullo-Terry Stanton & Associates; and Jakan Engineering, PLLC	$387,495	39.8%
Dallas Proton Treatment Center	Greener Pastures Landscape, Inc.; LKT & Associates; and Arreguin Construction Group, Inc.	$3,785,569	44.5%
Total		**$8,854,949**	**$3,370,433 (38.06%)**

FY 2015 Work Program

The FY 2015 work program includes:

- Continue coordination efforts for implementation of the Dallas Proton Treatment Center project and other potential development projects.
- Continue working with Friends of the Trinity Strand Trail and the City's Park Department on the Soft Surface Design Project and other improvements to the Trinity Strand Trail and open space system in the District.
- Attracting $40 million in taxable value, including new development.
- Continue staff support for project close out of the "Edison/Hi Line/Stemmons/Rail Transit Underpass Connection" North Central Texas Council of Governments (NCTCOG) project.
- Investigate additional sources of funding for the District.

Appendix A – Financials

City of Dallas, Texas
Design District Tax Increment Financing District Fund
Reinvestment Zone Number Eight
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$4,459	Interest Income
$1,880,941	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$0	Affordable Housing Buyout
$1,885,400	Total Revenue

2. Amount and purpose of expenditures from the fund:

$30,285	Administrative Expense
$0	Non-Capital outlay
$498,177	Capital outlay *
$0	Interest and fiscal charges
$528,461	Total Expenditures

* These expenditures were incurred for the following projects:

1525 Turtle Creek Public Imp. Reimbursement	$437,692	-$60,485.00
Turtle Creek Median Public Imp.	$0	
Trinity Strand Trail Soft Surface Design	$60,485	
Total Capital Outlay	$498,177	

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Design District TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a development agreement with Alta Block 1500, LLC for the development of the "1525 Turtle Creek at the District" project in the TIF in an amount not to exceed $4,402,000 plus a grant in lieu of interest on certain public improvements. **The developer was fully reimbursed in fiscal year 2014**.

c. The Zone entered into a development agreement with Dallas Proton Treatment Center, LLC for the development of the Dallas Proton Treatment Center in an amount not to exceed $7,025,000 with reimbursement to begin after completion and upon availability of TIF funds.

4 The zone has reimbursed the following obligations from available TIF funds as of September 30, 2014:

Project	Advance Principal	Accrued Interest	Less Payments	Total (P & I) Outstanding
1525 Turtle Creek Project	$4,402,000	$222,896	$4,624,896	$0
Total	$4,402,000	$222,896	$4,624,896	$0

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014 *	Base Year 2005 Value	Est. Captured Value 2014**
City of Dallas	$543,748,244	$281,873,753	$261,874,491
Dallas County-Zone A & B	$436,765,044	$193,905,663	$242,859,381
Dallas County-Mkt. Center/Stemmons SD	$106,973,200	$87,958,090	$19,015,110

* 2014 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment****
City of Dallas	0.71730	$1,878,426
Dallas County-Zone A & B	0.13371	$324,715
Dallas County-Mkt. Center/Stemmons SD	0.09724	$18,490
Total for all Jurisdictions	$0.94825	$2,221,631

***City of Dallas participates at 90% for zone A & B for tax years 2008-2023 and 90% for Market Center/Stemmons for tax years 2014-2027. Dallas County participates at 55% for zone A & B for tax years 2008-2023 and 40% for Market Center/Stemmons sub-district for tax years 2014-2027.

****The District began collecting increment in 2009.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $2,221,631. For the 2013 tax year, increment in the amount of $1,880,941 was received.

City of Dallas, Texas
Design District Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$2,466,568	$1,126,233	$740,193	$536,367	$1,602,028
Interest receivable	$492	$1,317	$1,276	$1,697	$8,367
Total assets	$2,467,060	$1,127,550	$741,468	$538,064	$1,610,395
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$17,428	$0	$0	$1,281,016
Due to general fund	$11,135	$11,135	$0	$0	$0
Total liabilities	$11,135	$28,564	$0	$0	$1,281,016
Fund Balance (Deficit):					
Fund Balance (Deficit)	$2,455,924	$1,098,986	$741,468	$538,064	$329,379
Total Liabilities and Fund Equity	$2,467,060	$1,127,550	$741,468	$538,064	$1,610,395
	$0	$0	$0	$0	$0

Design District Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$6,141,793	$1,589,921	$1,191,274	$950,774	$983,504	$859,988
Tax increment-Intergovernmental	$1,126,282	$291,020	$220,252	$180,059	$181,758	$145,896
Interest income	$40,086	$6,875	$5,454	$3,812	$5,402	$13,476
Affordable Housing Buyout	$524,600	$0	$524,600	$0	$0	$0
Net increase (decrease) in fair value of investments	($1,438)	($2,416)	($428)	($96)	($2,099)	($2,306)
Total revenues	$7,831,323	$1,885,400	$1,941,151	$1,134,550	$1,168,565	$1,017,054
Expenditures:						
Administrative expenses	$270,724	$30,285	$54,321	$50,483	$44,373	$30,841
Non-Capital Outlay	$175	$0	$0	$0	$175	$0
Capital outlay	$4,881,603	$498,177	$1,495,747	$808,297	$840,962	$1,238,421
Interest and fiscal charges	$222,896	$0	$33,566	$72,365	$74,370	$42,595
Total expenditures	$5,375,398	$528,461	$1,583,634	$931,145	$959,880	$1,311,858
Excess (Deficiency) of Revenues over Expenditures	$2,455,924	$1,356,938	$357,518	$203,404	$208,685	($294,804)
Fund balance (Deficit) at beginning of year as previously reported	$0	$1,098,986	$741,468	$538,064	$329,379	$624,183
Fund balance (deficit) at end of year	$2,455,924	$2,455,924	$1,098,986	$741,468	$538,064	$329,379

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Design District Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,470,699 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 24

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 26 P T and U

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller of Texas. The City Council approved Ordinance No. 25964 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District). On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26181.

The Vickery Meadow TIF District’s 2014 assessed taxable value was $371,260,440. This represents an increase of $209,990,120 (130.2%) over the 2005 base year value and an increase of $19,188,430 (8.1%) over the taxable value for FY 2013. The increase over the previous year’s taxable value is largely attributed to appreciation of property that encompasses The Shops at Park Lane ($18,454,680). With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately $1,619,664 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District, by Ordinance No. 25964, as amended.

On December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181.

On December 8, 2014, the Vickery Meadow TIF Board of Directors recommended the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 8, 2014, the Vickery Meadow TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

Vickery Meadow TIF District
FY 2014
Annual Report

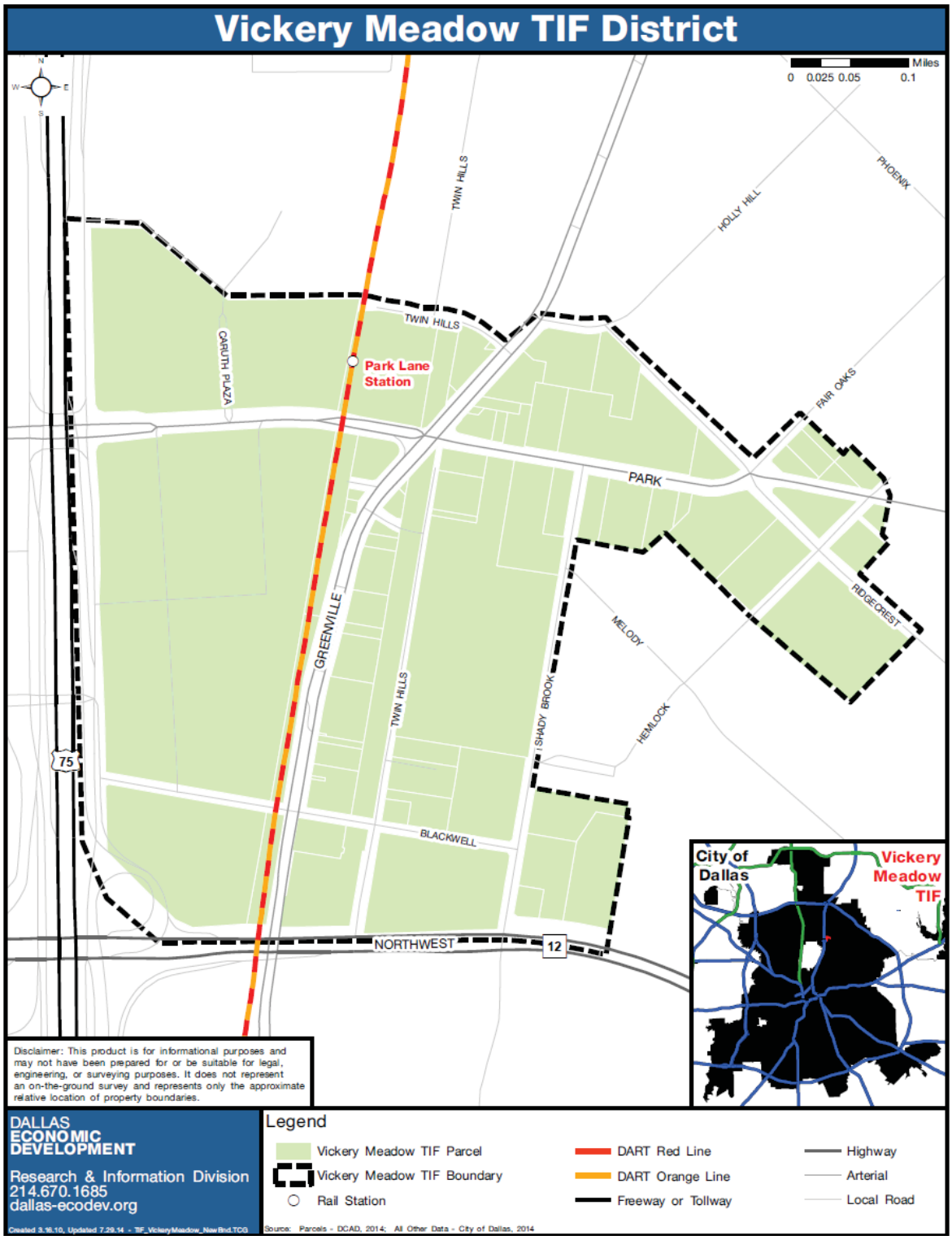
(Source: Northwood Retail, LLC)

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Nine
Vickery Meadow Tax Increment Financing District



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Mission Statement

The mission of the Vickery Meadow TIF District is to provide a source of funding to enhance private investment in the real estate market for the Vickery Meadow TIF District area. The Vickery Meadow Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping functionally and structurally obsolete commercial and rental residential areas within a district to take full advantage of the DART light rail system, promote transit oriented development and implement context sensitive urban design standards.

The Dallas City Council established the Vickery Meadow TIF District by Ordinance Number 25964 on April 27, 2005. The Vickery Meadow TIF District took effect on January 1, 2006, and will terminate on December 31, 2027, (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $33.4 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 80%, and the County's participation is 55% of taxes generated by the properties within the district by the respective taxing jurisdictions.

District Accomplishments

The District was established to facilitate the creation of a catalyst mixed-use development on North Central Expressway and Park Lane (The Shops at Park Lane) and stimulate redevelopment activities within the District's remaining areas, including the area generally known as "Five Points" (located at the intersection Park Lane, Fair Oaks Avenue and Ridgecrest Road).

Elixir Juice Bar, Fusion Academy, Studio6 Fitness, St. Bernard Sports and Which Wich opened a store or a location within The Shops at Park Lane during FY 2014. These openings have helped it achieve the following lease rates:

- Retail space – 86.4% leased
- Office space – 95.0% leased
- Resident space – 96.0% leased

The sales activity for collection of retail stores at The Shops at Park Lane continues to be strong as most are performing above than their national sales averages.

Northwood Retail, LLC also commenced construction on a five story, Class A mixed-use development (Block A) during the fiscal year. The project's anticipated build-out includes approximately 35,000 square feet of retail space, 122,000 square feet of office

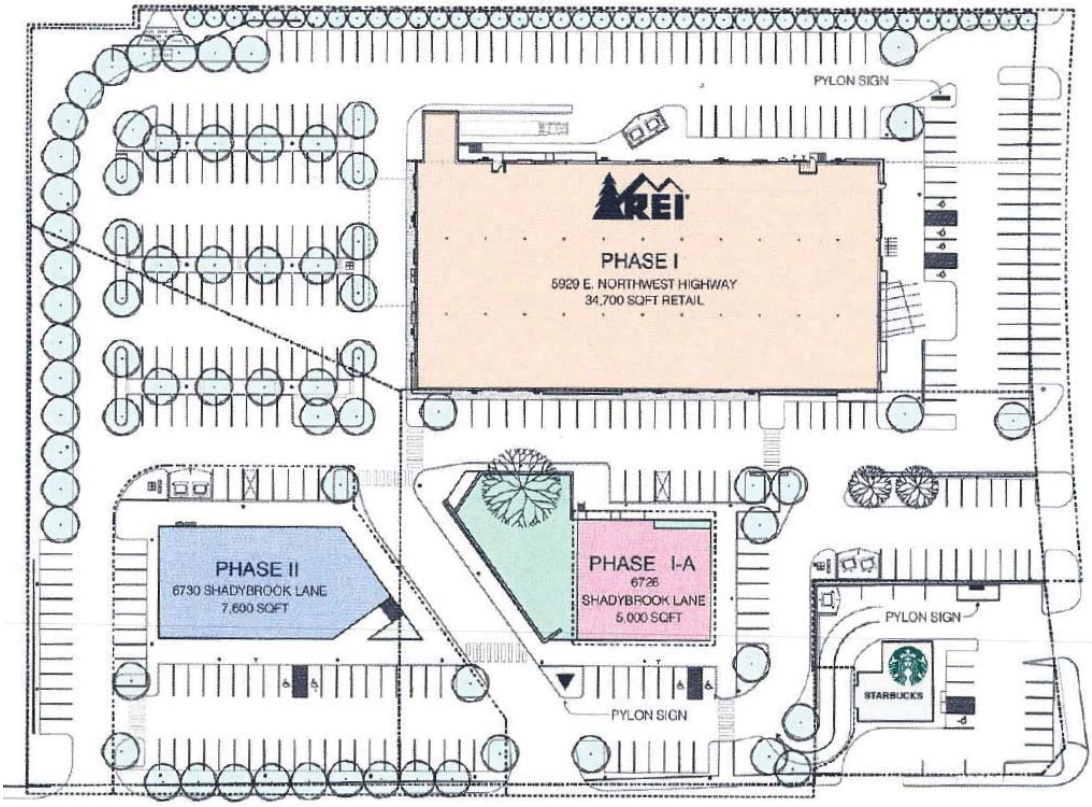
space and 176 parking spaces (100 underground and 76 surface parking). It represents the first component of The Shops at Park Lane's Phase II.

Conceptual Rendering of Northwood Retail, LLC's Class A mixed-use development (Block A)
(Source: Northwood Retail, LLC)

Northwood Retail, LLC's Class A mixed-use development (Block A) as September 30, 2014
(Source: Northwood Retail, LLC)

Vickery Meadow TIF District Boundary Amendment

On September 10, 2014, City Council approved Ordinance Number 28237 which increased the Vickery Meadow TIF District's geographic area to include adjacent properties at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane. The District was expanded to help facilitate the redevelopment of the former Parker Plaza in conjunction with the development of two vacant adjacent properties. Half Price Books, Records, Magazines, Inc. has prepared a multi-phase plan for redeveloping the 5.7 acre site which it owns. The first phase, which is underway, consists of the demolition of two dilapidated structures and the conversion of a vacant warehouse into a REI sporting goods store that will contain approximately 34,200 square feet of retail space. The project's anticipated build-out includes 46,800 square feet of retail/restaurant space and 335 parking spaces. The first phase is scheduled to be completed during the second quarter of FY 2015. Construction on the project's second phase is anticipated to commence soon after.



Conceptual site plan for Half Price Book's Mixed-used Project
(Source: Half Price Books)

Past, Current and Anticipated Projects

Projects Within TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Status**	**Year Complete**	**Units/Square Feet[2]**	**Approximate Investment/ Assessed Value[3]**	**TIF Investment[4]**
"The Shops at Park Lane" Phase I	SE corner of Park Lane and Central Expressway	Phase I construction is complete	2009	325 apartment units; 629,000* square feet of retail space; 97,000 square feet of office space; and parking structures	$223,892,680 (assessed value) $441,000,000 (approximate investment)	$20,000,000**
"The Shops at Park Lane" Phase II	SE corner of Park Lane and Central Expressway	The construction of Phase II's first component (Block A) is scheduled to be completed by May 2015. The second component (Block E) is scheduled to break ground in January 2015.	TBD	Approximately 225 apartment units; approximately 35,000 square feet of retail space; and approximately 122,000 square feet of office space	$25,000,000 for retail and office component (approximate planned investment) Apartment component (approximate planned investment TBD)	$0
Half Price Books Mixed-use Project Phase I	5929 E. Northwest Highway	Under construction	TBD	Approximately 34,200 square feet of retail space	$4,800,000 (approximate planned investment)	$0
Half Price Books Mixed-use Project Phase II	5915 East Northwest Highway and 6730 Shady Brook Lane	Planned	TBD	Approximately 12,600 square feet of retail/restaurant space	$3,100,000 (approximate planned investment) $1,105,640 (assessed value)	TBD
Library Mixed-use Project (Acacia Apartments' former site)	NE corner of Park Lane and Ridgecrest Road	Planned	TBD	TBD	TBD	TBD
Total				**550 apartment units; 710,800 square feet of retail/restaurant space; 219,000 square feet of office space and parking structures**	**$750,000,000**	**$20,000,000**

[1] *All information updated as of September 30, 2014.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[4] *Principal amount not to be exceeded per the development agreement.*

** Approximately 75,000 square feet will be converted into 60 apartments as part of the project's second phase.*

*** Investment also includes interest not shown.*

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Vickery Meadow Improvement District (VMID) – TREC 2006 Community Grant	The Texas Real Estate Council (TREC) of Dallas awarded a grant to be used to create a Planned Urban Design (Neighborhood Plan) for the Vickery Meadow Community	Organizational stages. James Harwick + Partners, Inc. architectural design firm was hired to complete the plan. The plan was completed in 2009 and was adopted by the VMID Executive Board January 15, 2010.	$78,000 total Includes: $50,000 $28,000	TREC of Dallas VMID funds
The Real Estate Council Foundation (TRECF), McCormack, Baron Salazar (MBS) – Economic Development Action Plans	The Real Estate Council Foundation and private donations provided financial support to engage McCormack Baron Salazar to develop action plans for economic development in three City Council designated areas: 1. Lancaster Corridor 2. South Dallas/Fair Park 3. **Five Points in Vickery Meadow**	The Development Action Plans by MBS were released in January 2011.	$750,000 min Includes: $275,000 $275,000 $200,000	TRECF of Dallas MBS Investment Private Donations
HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing	Community Challenge Planning Grant from HUD used for planning and preconstruction activities related to affordable housing and transit oriented development for 7 DART stations. Completed 5 area plans, including the Vickery Meadow area plan. Also funded preconstruction and design work for a mixed-use development anchored by a new VM branch library.	City Council authorized a professional services contract with Fregonese Associates, Inc. for the related planning activities on December 14, 2011. City Council authorized a professional services contract with DMA Development Company, LLC for the related activities on September 25, 2013	Total federal grant Amount: $2,225,000/ $2,670,000 overall Approximately $950,000 spent in for the Vickery Meadow TIF District including $445,000 as the local match	$505,000 HUD Funds $445,000 TIF Funds

Value and Increment Summary

The Vickery Meadow TIF District's 2014 assessed taxable value was $371,260,440 as of September 30, 2014. This represents an increase of $209,990,120 (130.2%) over the 2005 base year value and an increase of $19,188,430 (8.1%) over the taxable value for FY 2013. The increase over the previous year's taxable value is largely attributed to appreciation of property that encompasses The Shops at Park Lane ($18,454,680). With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately $1,619,664 in total incremental revenue for the District.

Objectives, Programs and Success Indicators

The Vickery Meadow Final Project Plan and Reinvestment Zone Financing Plan were approved on December 14, 2005. The plans' development goals are provided below:

- Facilitate private development within the Vickery Meadow TIF District to stimulate and diversify the area's economy, eliminate unemployment or underemployment, and develop or expand business, transportation, and commercial activity.

  Approximately $466 million in private investment is planned as part of full build-out of The Shops at Park Lane. The project is anticipated to create 2,600 new jobs.

- Secure new private development consisting of at least 850,000 square feet of retail space, 200 hotel rooms, 625 residential units (rental and owner occupied), and 410,000 square feet of office space.

  Approximately 629,000 square feet of retail space (74.0% of goal), 325 apartment units (52.0% of goal) and 97,000 square feet of office space (23.7% of goal) has been constructed as part of The Shops at Park Lane's first phase. Approximately 75,000 square feet of the completed retail space will be converted into 60 apartment units as part of the project's second phase.

  Construction on the first component of the Phase II (Block A) commenced during the fiscal year. The second component (Block E and Block G), which will contain 225 apartment units, is scheduled to break ground during the second quarter of FY 2015. Phase II's anticipated build-out includes 225 apartment units, 35,000 square feet of retail space and 122,000 square feet of office space.

- Focus on traffic improvements and the redevelopment of properties within the Five-Points area as increment funds accumulate and can be supplemented with non-TIF sources.

  Staff is currently working with the Vickery Meadow Public Improvement District (PID) and other stakeholders to address these issues.

- Generate additional taxable value totaling approximately $322 million as a result of new private investment projects within the TIF District.

  The FY 2014 taxable value for The Shops at Park Lane was $223,892,680 (69.5% of the goal).

- Encourage the redevelopment of the "Park Lane" site and improve pedestrian connections between the existing DART Park Lane light rail station to increase density while providing enhanced urban design for the TIF District.

  The following progress has been made since the District's creation:

  – *Staff is working with DART and Northwood Investors to identify potential funding sources for the construction of a pedestrian platform that would extend from the DART Light Rail station to the south side of Park Lane.*

  – *Pedestrian connection improvements for the Park Lane Station and its surrounding vicinity were studied as but remain unfunded.*

- Increase commuters' use of the DART Park Lane light rail station from 2,183 passengers per weekday in 2007 to 3,500 passengers by 2012.

  During the fiscal year the Park Lane light rail station serviced approximately 2,625 riders per weekday. Although this is a decrease of 111 riders (4.0%) below the approximate 2,736 riders that were serviced per weekday during FY 2013, it represents an increase of 456 riders (21%) over the 2,169 riders that utilized the station during FY 2007. Accordingly, staff will continue to work with DART to increase the station's daily ridership as well as monitor the progress of public improvements that are made within the station's surrounding area.

- Generate approximately $32.2 million (total dollars) in increment over a 20 year period.

  The District's assessed property value has increased 130.2% over its base value. This increase has generated approximately $7,272,119 in incremental revenue since the District's creation (22.6% of the goal).

Year-End Summary of Meetings

Based on amended composition the Vickery Meadow TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The board, which met three twice during FY 2014 fiscal year including a Special Called Meeting on August 1, 2014, consisted of the following members:

- Gay W. Donnell – City Representative (attended 2 of 2 meetings)
- Kevin Felder – City Representative (attended 1 of 1 meetings; only served a portion of the fiscal year)
- Michon Fulgham – Chair and City Representative (attended 2 of 2 meetings)
- Douglas J. Lattner – City Representative (attending 0 of 1 meeting; appointed to the board on February 26, 2014)
- Rick Loessberg – Dallas County Representative (attended 1 of 2 meetings)
- Raj Narayanan – City Representative (attended 1 of 2 meetings)

The Dallas City Council approved four items during the fiscal year related to the District. These items are summarized below:

- On February 26, 2014, the City Council approved Resolution Number 14-0379, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- On August 27, 2014, the City Council approved Resolution Number 14-1372, authorizing (1) a public hearing to be held on September 10, 2014, to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District

to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres); and at the close of the hearing (2) consideration of an ordinance amending Ordinance Nos. 25964 and 26181 to increase the geographic area of the Vickery Meadow TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) - Financing: No cost consideration to the City

- On September 10, 2014, the City Council approved Resolution Number 14-1518, conducting a public hearing to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District to include adjacent properties at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) to help facilitate the redevelopment of the former Parker Plaza along with the development of two vacant adjacent properties - Financing: No cost consideration to the City

- On September 10, 2014, the City Council approved Ordinance Number 28237, authorizing amendments to Ordinance Nos. 25964 and 26181 to increase the geographic area of the Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to include adjacent properties at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) to help facilitate the redevelopment of the former Parker Plaza along with the development of two vacant adjacent properties; establishing an effective date; making a finding regarding feasibility; providing a severability clause; and enacting other matters related hereto - Financing: No cost consideration to the City

Pending TIF Items

The Vickery Meadow TIF District's pending items include the following:

- Approval of the FY 2014 Annual Report

- Encourage the redevelopment of the proposed Library mixed-use development site at 8255 Park Lane

Conceptual renderings of the proposed Library Mixed-used Project's library component
(Source: Oglesby Greene Architects)

Budget and Spending Status

The Vickery Meadow TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The District budget and spending to date are provided on the following charts:

Vickery Meadow TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated[2]	Balance
"Park Lane" Project: Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non project costs	$31,897,915	$31,897,915	$0
Five-Points Area Improvements: Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non project costs	$15,948,957	$0	15,948,957
Administration and Implementation	$3,500,956	$255,177[3]	$3,245,779
Total Project Costs	**$51,347,828**	**$32,153,092**	**$19,194,726**

[1] *Budget shown above in total dollars; TIF Project Plan shows the budget in net present value.*

[2] *Allocated amount includes any interest accrued as of September 30, 2014. Additional interest of approximately $8.5 million is expected to accrue prior to final payment and categories impacted are shown with an *.*

[3] *Administration and Implementation amount shown is through FY 2012 and includes $50,000 for District audits through 2012 and $2,500 for consultant fees.*

Vickery Meadow TIF District
Project Plan Budget

Category	TIF Budget (NPV)*
"Park Lane" Project: - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non project costs	$20,000,000
Five-Points Area Improvements: - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non project costs	$10,000,000
Administration and implementation	$2,195,100
Total	$32,195,100

** As approved in the Project Plan and Reinvestment Zone Financing Plan in 2006 dollars.*

*** Budget is for the 20-year term of the District.*

Vickery Meadow TIF District
Affordable Housing Set-aside

Budget*	Allocated	Balance
$1,000,000	$445,000	$555,000

** Funds deposited in the Vickery Meadow TIF District Tax Increment Fund by Harvest NPE, L.P. to support the development of affordable housing within the District in lieu of the developer constructing affording housing units as part of The Shops at Park Lane Project.*

FY 2015 Work Program

The FY 2015 work program for the Vickery Meadow TIF District is as follows:

- Identify additional redevelopment sites, potential developers and continue to seek growth in the District through the attraction of mixed-use, high-density development.

- Provide assistance with the implementation of The Shops at Park Lane development project.

- Work with the DART, Vickery Meadow Public Improvement District and other entities on improvement initiatives for the Vickery Meadow area.

- Investigate additional funding sources for District-wide improvements that include a pedestrian platform that would extend from the Park Lane Light Rail Station across Park Lane.

- Work with the consultant that is selected to complete the planning documents, including design guidelines, which will be funded by the HUD Challenge Grant for the Vickery Meadow/Five Points/Park Lane Station area.

- Reevaluate the issuance of TIF Bonds for the District.

Appendix A – Financials

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District
Reinvestment Zone Number Nine
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following as part of the annual report on the status of the TIF District. Information is contained in detail on the financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$3,445	Interest Income
$0	Affordable housing payment
$1,458,617	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$1,462,063	Total Revenue

2. Amount and purpose of expenditures from the fund:

$42,570	Administrative Expense
$445,000	Non-Capital Outlay (1)
$485,793	Principal retirement
$964,207	Interest and fiscal charges
$1,937,570	Total Expenditures

(1) These expenditures were incurred for the following services:

TIF match for HUD Community Challenge Grant	$445,000
Other	$0
Total	$445,000

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Vickery Meadow TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2014:

Developer	Project	Advance Principal	Accrued Interest	Less Payments	Total (P & I) Outstanding
Northwood PL Holdings, LLC	The Shops at Park Lane	$20,000,000	$6,091,210	($6,941,410)	$19,149,801
Total		$20,000,000	$6,091,210	($6,941,410)	$19,149,801

Reimbursement of the project's outstanding TIF-eligible project costs are subject to the availability of

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2005 Value	Est. Captured Value 2014*
City of Dallas	$371,260,440	$161,270,320	$209,990,120
Dallas County	$371,260,440	$161,270,320	$209,990,120

*2014 Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment***
City of Dallas	0.63760	$1,338,897
Dallas County	0.13371	$280,767
Total for all Jurisdictions	$0.77131	$1,619,664

***Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2027.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $1,619,664. For the 2013 tax year, increment in the amount of $1,458,617 was received.

7. Independent audits of the TIF for fiscal years 2007, 2008, 2009, 2010, 2011, and 2012, as approved by the board in an amount not to exceed 50,000, were completed by Grant Thornton LLP, the City's external auditors. Total cost for the audits was $34,900. The balance of the approved funds were used for an audit of fiscal year 2013. The TIF Board approved an additional amount of $20,000 for the audit of fiscal years 2013 and 2014.

City of Dallas, Texas						
Vickery Meadow Tax Increment Financing District Fund						
Balance Sheet as of September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
		2014	2013	2012	2011	2010
Assets:						
Pooled cash and cash equivalents		$670,403	$1,146,374	$1,103,841	$1,135,517	$1,170,376
Interest receivable		$1,235	$771	$2,737	$3,507	$6,100
Total assets		$671,638	$1,147,145	$1,106,578	$1,139,024	$1,176,476
Liabilities and Fund Balance (Deficit):						
Liabilities:						
Accounts and contracts payable		$0	$0	$0	$24,900	$0
Due to general fund		$13,625	$13,625	$0	$0	$0
Total liabilities		$13,625	$13,625	$0	$24,900	$0
Fund Balance (Deficit):						
Fund Balance (Deficit)		$658,012	$1,133,520	$1,106,578	$1,114,124	$1,176,476
Total Liabilities and Fund Equity		$671,638	$1,147,145	$1,106,578	$1,139,024	$1,176,476
		$0	$0	$0	$0	$0

City of Dallas, Texas						
Vickery Meadow Tax Increment Financing District Fund						
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)						
For the Period September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$6,050,682	$1,211,882	$1,109,114	$1,159,842	$989,073	$1,025,142
Tax increment-Intergovernmental	$1,221,437	$246,736	$195,403	$239,953	$207,891	$214,950
Interest income	$81,389	$3,926	$2,556	$6,723	$8,633	$25,272
Affordable housing payment	$1,000,000	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	$91	($481)	($2,367)	($136)	$445	($12,596)
Total revenues	$8,353,598	$1,462,063	$1,304,706	$1,406,382	$1,206,041	$1,252,768
Expenditures:						
Administrative expenses	$255,177	$42,570	$29,356	$31,828	$53,492	$42,130
Non-Capital Outlay	$499,000	$445,000	$10,000	$19,100	$24,900	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Principal retirement	$1,159,303	$485,793	$219,413	$409,302	$44,796	$0
Interest and fiscal charges	$5,782,106	$964,207	$1,018,996	$953,698	$1,145,204	$1,700,000
Total expenditures	$7,695,586	$1,937,570	$1,277,765	$1,413,928	$1,268,392	$1,742,130
Excess (Deficiency) of Revenues over Expenditures	$658,012	($475,508)	$26,942	($7,546)	($62,352)	($489,362)
Fund balance (Deficit) at beginning of year as previously reported	$0	$1,133,520	$1,106,578	$1,114,124	$1,176,476	$1,665,838
Fund balance (Deficit) at beginning of year, as restated	$0	$1,133,520	$1,106,578	$1,114,124	$1,176,476	$1,665,838
Fund balance (deficit) at end of year	$658,012	$658,012	$1,133,520	$1,106,578	$1,114,124	$1,176,476
Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, the TIF board will be provided the updated financial statements.						

Notes to Financials

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $2,195,100 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The TIF entered into a development agreement with a developer on December 14, 2005 to reimburse the developer for TIF eligible costs up to principal amount of $20.0 million plus accrued interest thereon, at an interest rate of 4.86%, for the construction of the Park Lane Project. The developer satisfied all contingencies as required by the terms of the agreement and the liability for the principal amount of $20.0 million plus the accrued interest was recorded in fiscal year 2008-09. The TIF began reimbursing the developer in fiscal year 2009-10. The developer obligation balance, including principal and accrued interest, outstanding at September 30, 2014 is $19,149,801.

AGENDA ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 T U X Y & 44 C

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit to the chief executive officer of each taxing unit, as well as the State Comptroller. The City Council approved Ordinance No. 25965 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Ten, (the Southwestern Medical District). On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26204, as amended.

The Southwestern Medical District's assessed 2014 tax value was $159,899,022, an increase of $92,487,968 over the base year value (137.2% increased from base value). The 2014 tax value increased $7,490,954 (4.9%) from the 2013 tax value. During 2014, the value of new construction was higher ($99,275,520) than the increment value of the district ($92,487,968). This was the result of loss of value to property purchased by InTown Homes (-$1,085,891), University of Texas - Southwest Medical (-$2,588,800), and Parkland Hospital (-$19,002,550), primarily due to demolition of property for future development.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten, the Southwestern Medical TIF District by Ordinance No. 25965.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Ten, ("Southwestern Medical TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Southwestern Medical area pursuant to Ordinance No. 25965, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the chief executive officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Southwestern Medical TIF District

Exhibit A

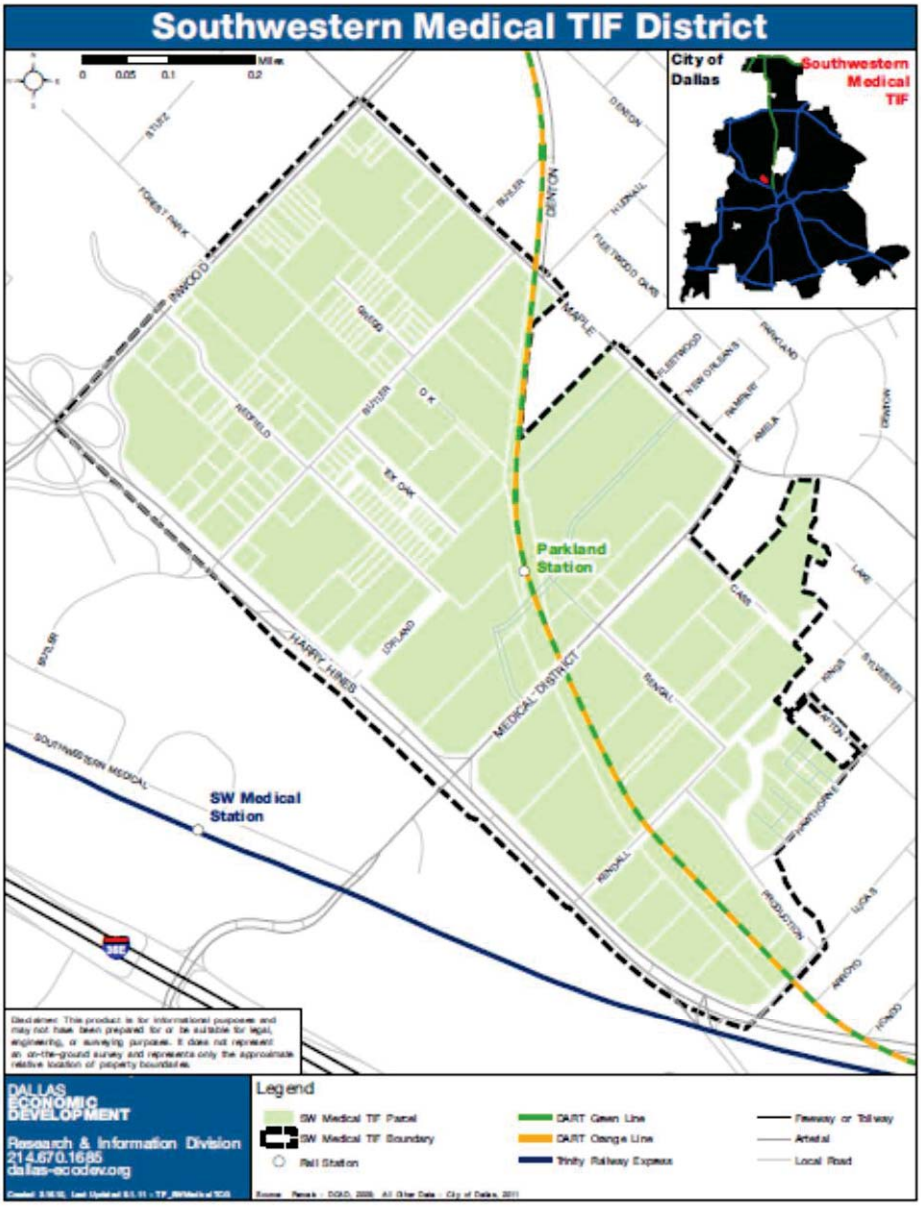
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org.

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Ten
Southwestern Medical Tax Increment Financing District



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Mission Statement

The mission of the Southwestern Medical Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Southwestern Medical TIF District area. The Southwestern Medical TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit oriented development, especially in areas that are major employment centers like the Medical District, and to implement appropriate urban design standards.

The Dallas City Council established the Southwestern Medical TIF District by Ordinance Number 25965 on April 27, 2005 and amended by Ordinance Number 27433 on December 10, 2008 and October 14, 2009. The Southwestern Medical District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment on calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $27.5 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions; The City's participation is 80%, and the County's participation is 55%.

Southwestern Medical TIF District Accomplishments

The initial project for the Southwestern Medical TIF District is the Colonial Reserve (Cityville) at Southwestern Medical. In 2007, FirstWorthing completed the first phase of this transit oriented development, including approximately 45,000 square feet of retail/office space and 278 apartment units near the Southwestern Medical District/Parkland light rail station. Current taxable value as per the Dallas Central Appraisal District (DCAD) is $33.1 million.

FirstWorthing, after completing the first phase, sold their remaining land holdings to Trammel Crow Residential Development (TCR) and Ronald McDonald House. The Alexan Project by TCR is a residential, transit oriented development, and includes 396 luxury apartments, completed in 2009. The project is comprised of approximately 377,816 square feet of residential space, located at 2034 Medical District Drive and 4805 Bengal Street. Current taxable value as per the DCAD is $51 million.

Adjacent to the Alexan project, Ronald McDonald House constructed 60 units of low-cost, temporary lodging/dorm facilities for families with children receiving medical care, totaling approximately 64,000 square feet of space, located at 4707 Bengal Street.

Maple Garden LP., a 120 apartment complex at 5219 Maple Avenue, adjacent to Parkland East Parking Lot (EPL) started leasing their units in summer of 2012. Current taxable value as per the DCAD is $15.1 million.

Parkland Memorial Hospital owns 21.5% of the land within the District. Parkland has undertaken a major construction project, replacing the outdated main hospital facility

with a new one. The $1.2 billion Parkland expansion plan includes 17 story hospital surrounded by new clinics and parking garage located around the planned Southwestern Medical District/Parkland DART light rail station. The construction work started with demolition at the corner of Harry Hines Boulevard and Medical District Drive to make way for new buildings and construction of East Parking Lot at the corner of Maple Avenue and Medical District Drive is in progress. Construction was completed on the new facility in late 2014, with an official opening planned for August 2015.

UT Southwestern Medical Center and Children's Medical Center, located just outside of the district, are planning significant expansion within the next decade. In addition to the recent expansion of the main hospital and completion a new surgery center, Children's expects to complete a third tower at the main hospital, and a new Ambulatory Care Pavilion over the next five to ten years.

In 2010, UT Southwestern Medical Center BioCenter was opened on a 13 acre tract of land located at the northeast corner of Inwood Road and Redfield Street. BioCenter provides a venue adjacent to UT Southwestern for bio-medical companies that are engaged in research, development, marketing and small-scale manufacturing of goods and services in the bio-medical industry. BioCenter helps commercialize university technology and draw biotechnology companies to North Texas.

The new William P. Clements Jr. University Hospital by UT Southwestern Medical Center is under construction, opening in December 2014. The new facility located at 6201 Harry Hines Boulevard, the new $800 million investment, 460-bed hospital was meticulously designed to carry out UT Southwestern's patient-care mission, while also incorporating space for physician training and for clinical research aimed at developing ever more effective, high-quality treatments for patients.

DART Green Line expansion (NW corridor) is completed and the Southwestern Medical District/Parkland light rail station was opened in December 2010. The Orange Line runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas opened during the current fiscal year. During FY 2014, on an average, the Southwestern Medical District/Parkland light rail station serviced 2,369 passengers per week day, a 14.8% increase in ridership compared to last year.

Kroger's opened its store at 4901 Maple Avenue (outside of the TIF District), renovating the former Elliot's Hardware store. Elliott's Hardware relocated to 5439 Denton Drive. Intown Homes LLC is planning to construct 108 townhomes at the corner of Hawthorne Avenue and Production Avenue. Maple District Lofts by Glenbrook Residential Inc. at 5415 Maple Avenue. is currently under construction. 342 apartments will be ready for leasing in Spring 2015.

Total private development in the Southwestern Medical TIF District is valued at approximately $93.7 million. Listed below are the projects in the Southwestern Medical TIF District at various stages of development.

Southwestern Medical District/Parkland DART Station

Colonial Reserve (formerly Cityville) at Southwestern Medical District

Colonial Reserve at SWM

Kroger at 4901 Maple Avenue

Parkland Ambulatory Center at Harry Hines Boulevard and Medical District Drive

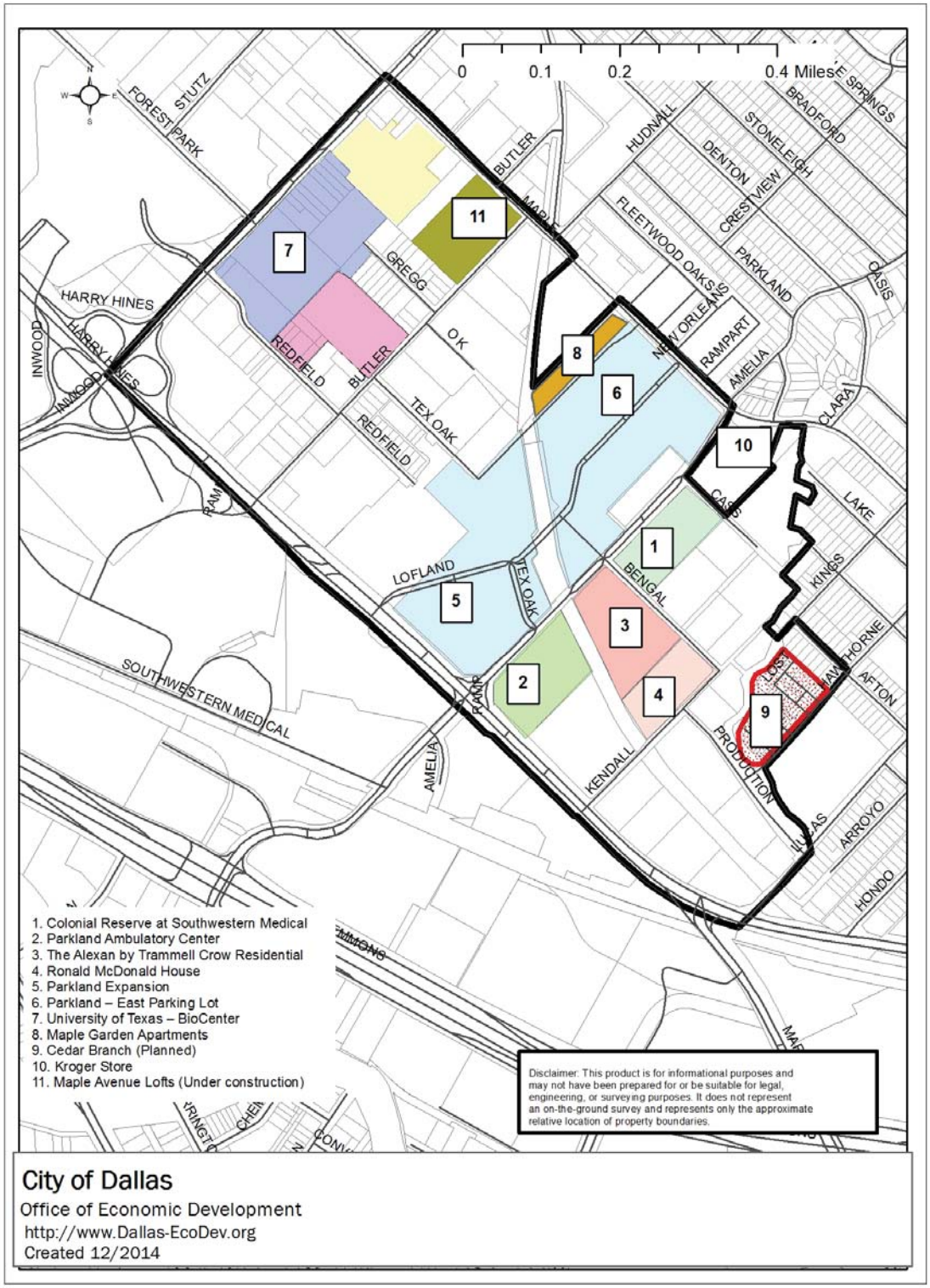
New Parkland Hospital - under construction

Ronald McDonald House

Alexan Project

Maple Garden Apartments – 5219 Maple Avenue

Current Development Status in the District



Southwestern Medical TIF District Projects

Southwestern Medical TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Cedar Branch Townhomes	4623 Hawthorne Avenue	2017	Planned	112 Townhomes	$41,398,336	$7,898,366
Cedar Branch Bridge	Adj to Cedar Branch TH	2019	Planned	Bridge	TBD	$826,500
Total					$41,398,336	$8,724,866

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
Cityville at Southwestern Medical	2222 Medical District Drive	2007	Complete	278 res. units; 45,000 SF commercial	$33,133,280	$0
Alexan Project by Trammell Crow Residential	4805 Bengal Street	2009	Complete	396 units	$28,772,880	$0
Parkland Ambulatory Center [6]	4900 Harry Hines Boulevard	2006	Complete	62,267 SF medical office	$20,487,430 (non-taxable	$0
Ronald McDonald House[6]	4707 Bengal Street	2009	Complete	64,000 SF lodging for 60 families	$12,576,600 (non-taxable)	$0
Maple Garden Apartments	5219 Maple Avenue	2011	Complete	120 apartments	$15,142,240	$0
Parkland Hospital [6]	5201 Harry Hines Boulevard	2014	Under construction	2,000,000 SF medical office space	$1,200,000,000 (non-taxable)	$0
Maple Avenue Lofts By Glenbrook Residential	5415 Maple Avenue	2015	Under construction	342 residential units	$30,000,000	$0
				Total **Completed**: 794 res. units; 45,000 SF retail; 62,267 SF medical office and 61,000 SF lodging. **Under-construction:** 2,000,000 SF medical office	$110,112,430 completed $41,398,336 under-construction	$0

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt properties.

Value and Increment Revenue Summary

The Southwestern Medical TIF District encompasses approximately 245.7 acres. The base value is the total appraised value of all taxable real properties in the Southwestern Medical TIF District as determined by the Dallas Central Appraisal District in the certified roll. The Southwestern Medical District's assessed 2014 tax value was $159,899,022, an increase of $92,487,968 over the base year value 137.2% increased from base value). The 2014 tax value increased $7,490,954 (4.9%) from the 2013 tax value. During FY 2014, the value of new construction was higher ($99,275,520) than the increment value of the district ($92,487,968). This was the result of loss of value to property purchased by InTown Homes (-$1,085,891), University of Texas - Southwest Medical (-$2,588,800), and Parkland Hospital (-$19,002,550), primarily due to demolition of property for future development. The total increment revenue collected in 2014 is expected to be $713,358. The actual construction that occurred in FY 2014 will be reflected on the FY 2015 tax roll.

Objectives, Programs, and Success Indicators

The final Southwestern Medical Project Plan and Reinvestment Zone Financing Plan was adopted was adopted in January 2006 and amended in December 2008. Among the goals of the Plan are:

- Additional taxable value attributed to new private investment in projects in the Southwestern Medical TIF District shall total approximately $280 million.

  Projects within the district had contributed approximately $99.3 million (35% of goal) in additional taxable value from the inception of the District.

- New private development in the Southwestern Medical TIF District shall add a total of approximately 300,000 square feet of retail/office space and at least 3,000 new apartment units.

  Projects underway within the district will contribute a minimum of 107,267 square feet of retail office space (35.7% of goal) and 794 residential units completed (26.4% of goal) and 454 additional units planned (41.5% of goal). In addition, Parkland Hospital expansion plan includes 17 - story hospital surrounded by new clinics and parking garages, valued approximately $1.2 billion (non-taxable).

- Ridership at the Southwestern Medical District/Parkland light rail station shall average 4,000 - 5,000 riders per weekday by 2015.

  During FY 2014, on an average, the Southwestern Medical District/Parkland light rail station serviced 2,369 passengers per week day, a 14.8% increase in ridership compared to last year. The Parkland light rail station started operating from December 2010 and the ridership is expected to increase in the upcoming years.

- Improve the access and connections to the DART light rail system within the Southwestern Medical TIF District.

  The Southwestern Medical District/Parkland light rail stations opened in 2010 and currently serve the district. Staff and the Board will continue to foster working relationships with Parkland, DART, and potential developers to encourage access and connections to this rail station. The Colonial Reserve at Southwestern Medical District development includes streetscape improvements along Medical District Drive and Bengal Streets.

- Support the conversion of the Southwestern Medical area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood that complements the Medical District.

  Staff and the Board will continue to foster a working relationship with Parkland, DART, and potential developers to encourage transit oriented development that complements the district. The Colonial Reserve at Southwestern Medical, Alexan projects have resulted in the conversion of former industrial and warehousing uses to residential and retail uses. The Stemmons Corridor - Southwestern Medical District Area Plan (Vision and Policy Plan) was adopted by the City Council in June, 2010.

- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.

  Staff and the Board will seek ways to increase recreational opportunities and trail connections (Trinity Strand Trail) within the District and in construction with the Parkland construction.

- The Southwestern Medical TIF District will generate approximately $27.5 million in increment over 20 years.

  The growth is significant in initial zone A and new area Zone B that has been added will develop over the next couple of years. The district started collecting increment and it is estimated that the district will generate $27.5 million (in 2006 dollars) before the TIF expires in 2027. Between, the City and Dallas County, the district as of 2014 has collected $2,450,198 (9% of the goal).

- Develop a grant program to promote private medical industry and economic development in the District.

  Staff and the Board will continue to foster a working relationship with UT Southwestern Medical Center, Children's Hospital and Parkland Hospital to create investment opportunities in the District.

Year-End Summary of Meetings

During the fiscal year, the Southwestern Medical TIF District Board of Directors met twice on December 16, 2013 and June 4, 2014.

During FY 2013-14 the Board members were (FY 2014) Board meetings attended): Robert Prejean – City Representative (2 of 2 meetings), Lily Mak – City Representative (1 of 2 meetings), Ross Sherwood Martin – City Representative (0 of 2 meetings), Michael Serber– City Representative (1 of 2 meetings), Rick Loessberg – Dallas County Representative (1 of 2 meetings), Walter Jones – Hospital District Representative (1 of 1 meeting). Board membership is currently below the minimum number required in the bylaws

During the fiscal year, the City Council approved seven (7) items associated with the Southwestern Medical TIF District:

- On November 12, 2013, the City Council approved Resolution No. 13-1953, an ordinance abandoning a portion of a drainage and public utility easement to Dallas County Hospital District d/b/a Parkland Health and Hospital System, the abutting owner, containing approximately 313 square feet of land, located near the intersection of Butler and Redfield Streets - Revenue: $5,400, plus the $20 ordinance publication fee.

- On February 26, 2014, the City Council approved Resolution No. 14-0380, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On June 25, 2014, the City Council held a public hearing to receive comments regarding an application for and approval of Ordinance 29392 granting a Special Provision Sign District for the *Southwestern Medical District*, an area generally bounded by Maple Avenue, Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, West Mockingbird Lane and including all four corners of the intersections of North Stemmons Freeway at Medical District Drive, North Stemmons Freeway at Inwood Road, Harry Hines Boulevard at West Mockingbird Lane, Forest Park Road at West Mockingbird Lane, Maple Avenue at West Mockingbird Lane, Bomar Avenue at Maple Avenue, Stutz Drive at Maple Avenue, Inwood Road at Maple Avenue, Butler Street at Maple Avenue, New Orleans Place at Maple Avenue, and Medical

District Drive at Amelia Street, with the exception of the Parkland Special Provision Sign District.

- On August 13, 2014, the City Council authorized resolution 14-1271, authorizing a development agreement with Texas IntownHomes LLC, to provide reimbursement: (1) for providing affordable for sale housing units in accordance with the Mixed-Income Housing Guidelines for the Single Family Homes Pilot Program in an amount not to exceed $5,010,000; (2) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed $2,888,366; and (3) intent to purchase the affordable townhomes in an amount not to exceed $3,450,000 and intent to sell the affordable townhomes and receive proceeds from the sale of the affordable townhomes to qualified buyers in an amount not to exceed $1,800,000 (includes receipt of an amount of up to $150,000 per unit for up to 12 units if Developer is unable to sell the Phase II units); in accordance with the Southwestern Medical TIF District Project Financing Plan and Southwestern Medical District Grant Program.

- On August 13, 2014, the City Council authorized resolution 14-1273, authorizing a development agreement with Texas IntownHomes LLC, to reimburse eligible project costs related to the land acquisition, bridge construction and other infrastructure improvements associated with the Cedar Branch Bridge Project in an amount not to exceed $826,500,

- On August 27, 2014, the City Council authorized a public hearing to receive comments regarding an application for and approval of Ordinance 29434, granting a Planned Development District, *PDD No. 917*, for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive. Planned Development District No. 917 will feature a mixed-use development (unnamed) by Canyon-Small Love Field, LP. *Note: This item was considered by the City Council at public hearings on June 25, 2014, and August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open.*

Pending TIF Items

- FY 2014 Annual Report, Southwestern Medical TIF District.

5415 Maple Avenue, Maple District Lofts

Budget and Spending Status

Each TIF district establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Southwestern Medical TIF District was established in April 2005, amended in December 2008 and October 2009. The Project Plan estimates for TIF public improvements total approximately $49.9 million ($27.6 million in 2006 dollars). The final budget for the district is below:

Southwestern Medical TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget*	Allocated**	Balance**
Paving, streetscape, utilities, public-use improvements, design & engineering	$18,346,136	$0	$18,346,136
Environmental remediation and demolition	$5,181,912	$0	$5,181,912
Utility burial	$9,559,075	$0	$9,559,075
Economic Development Grant	$14,953,805	$0	$14,953,805
Administration and implementation***	$1,809,418	$264,998	$1,544,420
Total Project Costs	**$49,850,346**	**$264,998**	**$49,585,348**

** Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.*
*** Includes money expended and committed for existing and future projects including interest accrued on advanced funds as of the end of FY2014.*
**** TIF administration fee include funds expended or committed through FY 2014.*

Southwestern Medical TIF District
Project Plan Budget

Category	Revised TIF Budget (in 2006 $)
Paving, streetscape, utilities, public-use improvements, design & engineering	**$10,139,246**
Environmental remediation and demolition	**$2,863,856**
Utility burial	**$5,282,955**
Economic Development Grant	**$8,264,428**
Administration and implementation	**$1,000,000**
Total Project Costs	**$27,550,485**

** As approved in the Project Plan and Reinvestment Zone Financing Plan.*

M/WBE Participation

	M/WBE Participation		
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Colonial Reserve at Southwestern Medical [1]	Davis Excavation	$1,376,916.70	27.71% ($381,544)
[1] voluntarily participated in the M/WBE program			

FY 2015 Work Program

The work items for FY 2015 for the Southwestern Medical TIF District include:

- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.
- Assist with facility improvements included in Medical District Master Plan coordinated/adopted by Parkland Health and Hospital System, Children's Medical Center, and UT Southwestern Medical Center.
- Review Project Plan amendment to support redevelopment near the Inwood DART Station.
- Encourage Bio Center occupancy and job creation.

Cedar Branch Townhomes site - corner of Hawthorne Avenue and Production Drive

Appendix – Financials

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $1,671,830 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone had no developer advances outstanding at September 30, 2014.

6. All project costs resulting in public improvements which are owned by the City are capitalized.

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$2,397,899	$1,805,320	$1,354,632	$1,060,341	$655,154
Interest receivable	$953	$1,957	$1,748	$3,285	$3,462
Total assets	$2,398,852	$1,807,277	$1,356,380	$1,063,626	$658,615
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$1,440,000
Due to general fund	$5,764	$5,764	$0	$0	$0
Accrued liability	$0	$0	$0	$0	$0
Total liabilities	$5,764	$5,764	$0	$0	$1,440,000
Fund Balance (Deficit):					
Fund Balance (Deficit)	$2,393,089	$1,801,514	$1,356,380	$1,063,626	($781,385)
Total Liabilities and Fund Equity	$2,398,852	$1,807,277	$1,356,380	$1,063,626	$658,615
	$0	$0	$0	$0	$0

Southwestern Medical Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$2,156,997	$546,993	$385,098	$266,860	$372,960	$318,029
Tax increment-Intergovernmental	$428,994	$111,382	$73,801	$47,062	$76,240	$64,672
Interest income	$68,007	($7,299)	$7,419	$6,410	$5,442	$6,369
Developer Participation & other revenue	$1,481,970	$0	$0	$0	$1,440,000	$0
Net increase (decrease) in fair value of investments	$3,882	($2,391)	($1,313)	($109)	$1,402	($1,644)
Total revenues	$4,139,849	$648,684	$465,005	$320,224	$1,896,044	$387,426
Expenditures:						
Administrative expenses	$264,998	$57,109	$19,871	$27,470	$51,034	$39,924
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$1,481,762	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$1,746,760	$57,109	$19,871	$27,470	$51,034	$39,924
Excess (Deficiency) of Revenues over Expenditures	$2,393,089	$591,575	$445,134	$292,754	$1,845,010	$347,502
Fund balance (Deficit) at beginning of year as previously reported	$0	$1,801,514	$1,356,380	$1,063,626	($781,385)	($1,128,886)
Fund balance (Deficit) at beginning of year, as restated	$0	$1,801,514	$1,356,380	$1,063,626	($781,385)	($1,128,886)
Fund balance (deficit) at end of year	$2,393,089	$2,393,089	$1,801,514	$1,356,380	$1,063,626	($781,385)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District Fund
Reinvestment Zone Number Ten
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

-$9,690	Interest Income
$658,375	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$0	Developer Contribution
$648,684	Total Revenue

2. Amount and purpose of expenditures from the fund:

$57,109	Administrative Expense
$0	Non-Capital Outlay
$0	Capital outlay
$0	Interest and fiscal charges
$57,109	Total Expenditures

3. The Zone began reimbursing the general fund for administrative costs in fiscal year 2008-09.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Soutwestern Medical TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2014:

	Balance Due (Since Inception)			Payments/Adjustments To Date			
Project	**Principal**	**Accrued Interest**	**Total Due**	**Principal**	**Accrued Interest**	*** Total**	**Net Bal. Due**
Cityville @ SWM-Public Imps.	$1,440,000	$382,250	$1,822,250	$1,440,000	$382,250	$1,822,250	$0
Totals	**$1,440,000**	**$382,250**	**$1,822,250**	**$1,440,000**	**$382,250**	**$1,822,250**	**$0**

* At the request of the developer, the development agreement was terminated and the developer is no longer eligible to receive the TIF reimbursement. Total amount of $1,822,250, thru June 30, 2011, was recognized as developer contribution by the Zone.

c. The Zone entered into a development agreement with Texas InTownHomes, LLC for the development of Cedars Branch Townhomes project in an amount not to exceed $7,898,366 with anticipated completion in 2017 and reimbursement to begin thereafter subject to availability of TIF funds.

d. The Zone entered into a development agreement with Texas InTownHomes, LLC for the development of Cedars Branch Bridge project in an amount not to exceed $826,500 with anticipated completion in 2019 and reimbursement to begin thereafter subject to availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014**	Base Year 2005 Value	Est. Captured Value 2014***
City of Dallas	$159,899,022	$67,411,054	$92,487,968
Dallas County	$159,894,022	$67,411,054	$92,482,968
Dallas Independent School District	$0	$0	$0
Dallas County Hospital District	$0	$0	$0
Dallas County Community College Dist.	$0	$0	$0

**2014 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
***Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment
City of Dallas	0.63760	$589,703
Dallas County	0.13371	$123,654
Total for all Jurisdictions	$0.77131	$713,358

***Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2026.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $713,358. For the 2012 tax year, increment in the amount of $658,375 was received.

AGENDA ITEM # 26

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 A B E F K L P Q

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26020 on June 8, 2005, establishing Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District). On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26096, as amended.

The Downtown Connection TIF District's assessed tax value in 2014 was $2,343,360,262. This represents an increase of 315.4% ($1,778,442,945) over the adjusted 2005 base year value ($564,917,317). The District's taxable value increased 8.9% ($408,277,293) from the previous year's 2013 value. With the participation of the City and Dallas County, the districts increase in value will result in the collection of approximately $15,198,483 (City $12,756,771 County $2,441,712) in incremental revenue for the Downtown Connection TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, the Downtown Connection TIF District by Ordinance No. 26020, as amended.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District, as amended.

On January 8, 2015, the Downtown Connection TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Downtown Connection area pursuant to Ordinance No. 26020, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Ordinance No. 26096; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 8, 2015, the Downtown Connection TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven and recommending approval of same by the City Council.

NOW, THEREFORE,

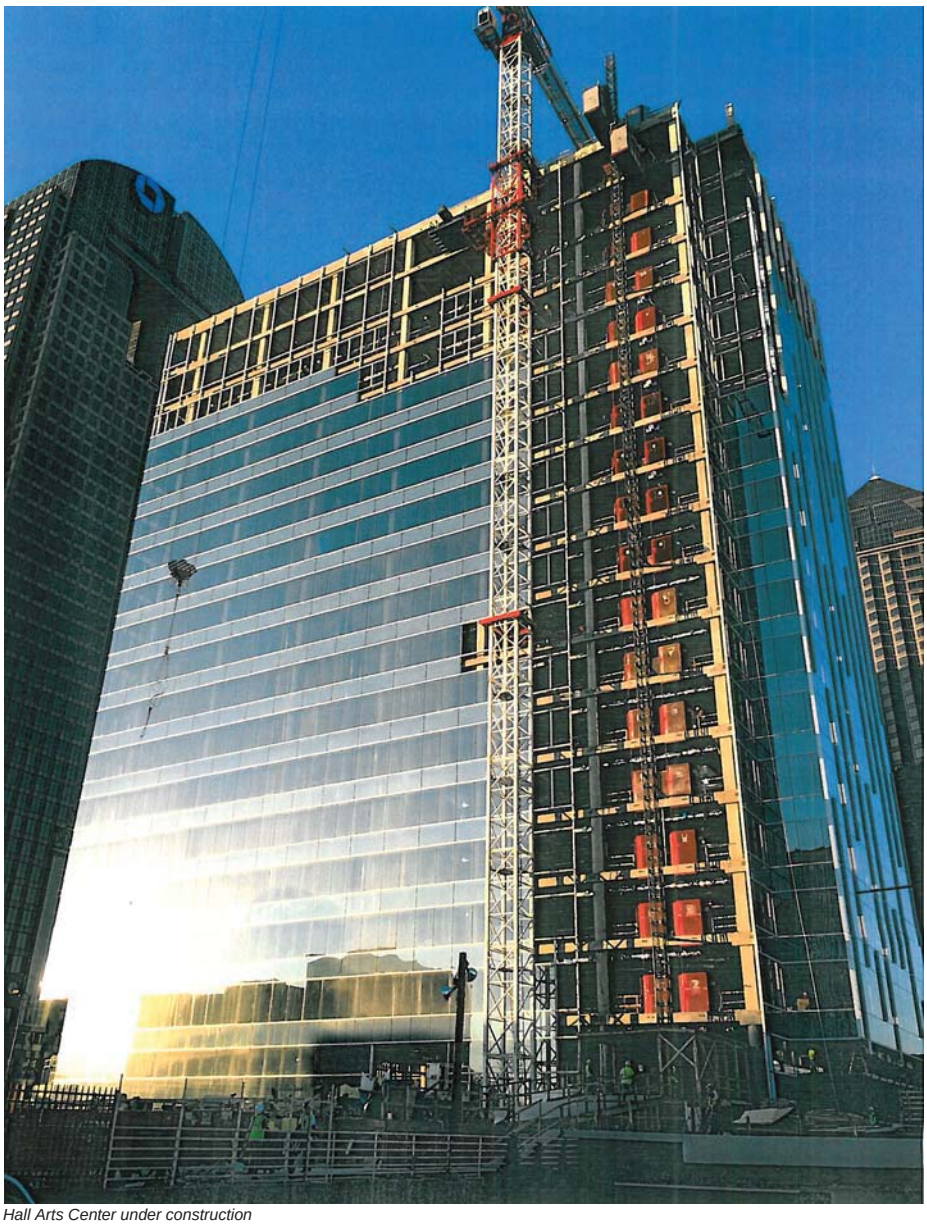
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Downtown Connection TIF District
FY 2014 Annual Report

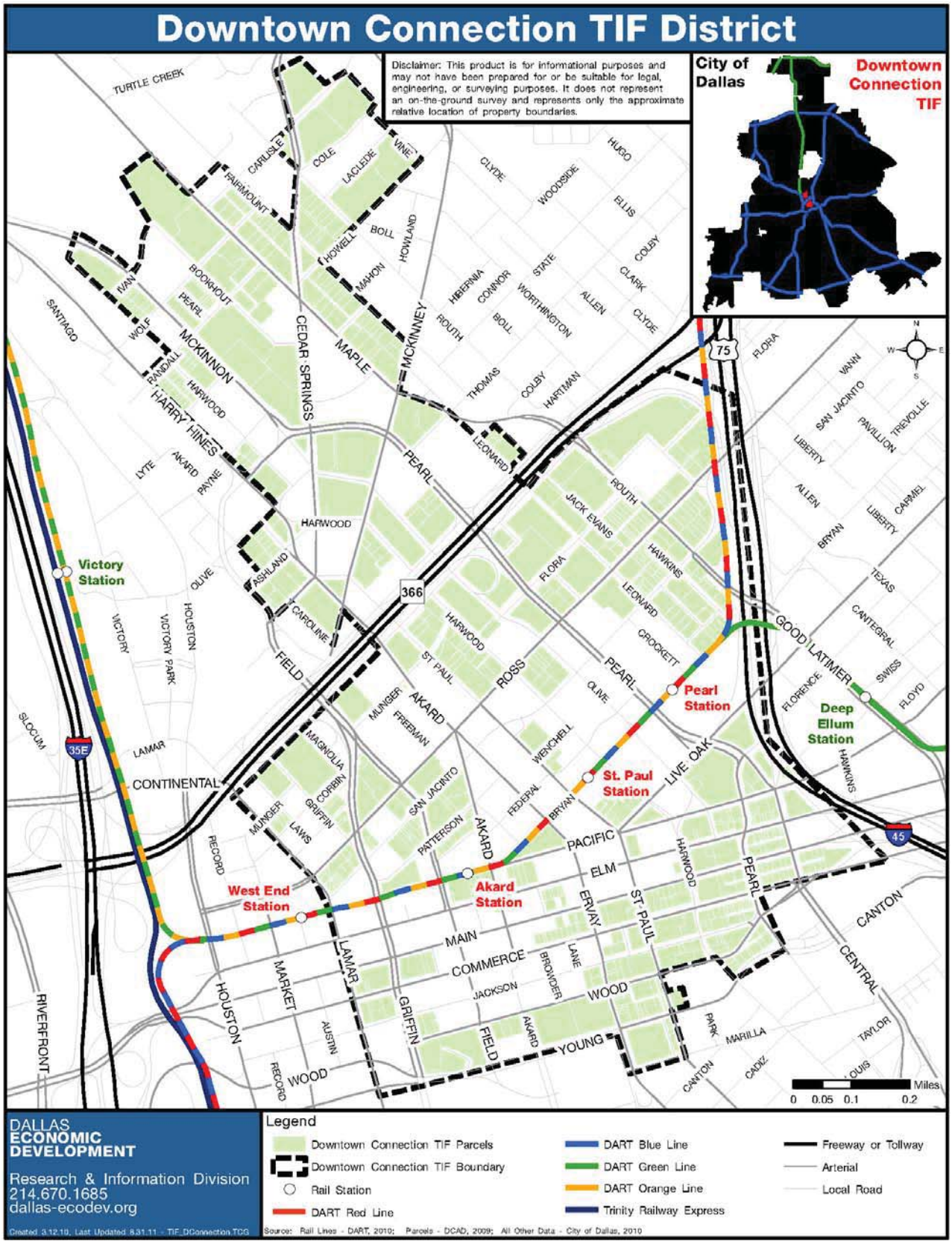


Hall Arts Center under construction
Photo Source: Hall Lone Star Associates, Ltd.

City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN • Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org/

October 1, 2013 to September 30, 2014

Map of Reinvestment Zone Number Eleven



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Mission Statement

The mission of the Downtown Connection Tax Increment Financing District is to create a fund for public capital improvements in the core of Downtown essential for development of key spaces and buildings as well as focusing on catalyst projects to create a greater density and critical mass of development within the Main Street core area.

The Downtown Connection TIF District was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of the Downtown Improvement District and the Uptown Improvement District. The Downtown Connection TIF District took effect on June 8, 2005, per Ordinance No. 26020 and is scheduled to terminate on December 31, 2035 (including collections of the 2035 increment in calendar year 2036 or when the budget of $231.6 million (2006 dollars) has been collected.

District Accomplishments

Downtown redevelopment momentum continued during FY 2014. Projects were either approved or construction continued or completed during the fiscal year.

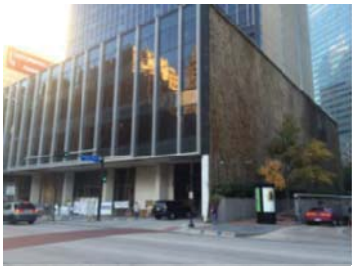
Projects Completed or Continuing Construction During FY 2014

Atmos Lofts Phase II. Construction completed July 2014. Phase II adds 123 residential units downtown, 63 (51%) of the units will only be available to families with incomes at 80% or less of Area Median Family Income.

Hall Arts Center. Construction of the 18-story, 500,000 square foot office building with 20,000 square feet of restaurant space and an adjacent half-acre public open space is scheduled for completion in early 2015.

Projects Approved and/or Started Construction During FY 2014

LTV Tower – 1600 Pacific Avenue. Conversion of the historic building into a 171 room Hilton Garden Inn and 186 luxury rental apartments began April 2014. Expected completion is summer 2015.



Statler/Library. Interior demolition and environmental remediation began in the Statler building June 2014. Upon completion, the Statler and Library redevelopment project will produce 229 residential units, 164 hotel rooms, ballrooms, meeting rooms, restaurant, theater and retail space.

Ballroom Before

Ballroom After

Boiler Room Before

Boiler Room After

The Olympic – 1401 Elm Street. Interior demolition and environmental remediation in the building began July 2014. Upon completion the renovated building will house 512 residential units, retail, restaurant and office space, as well as an observation deck on the 50th floor of the building.

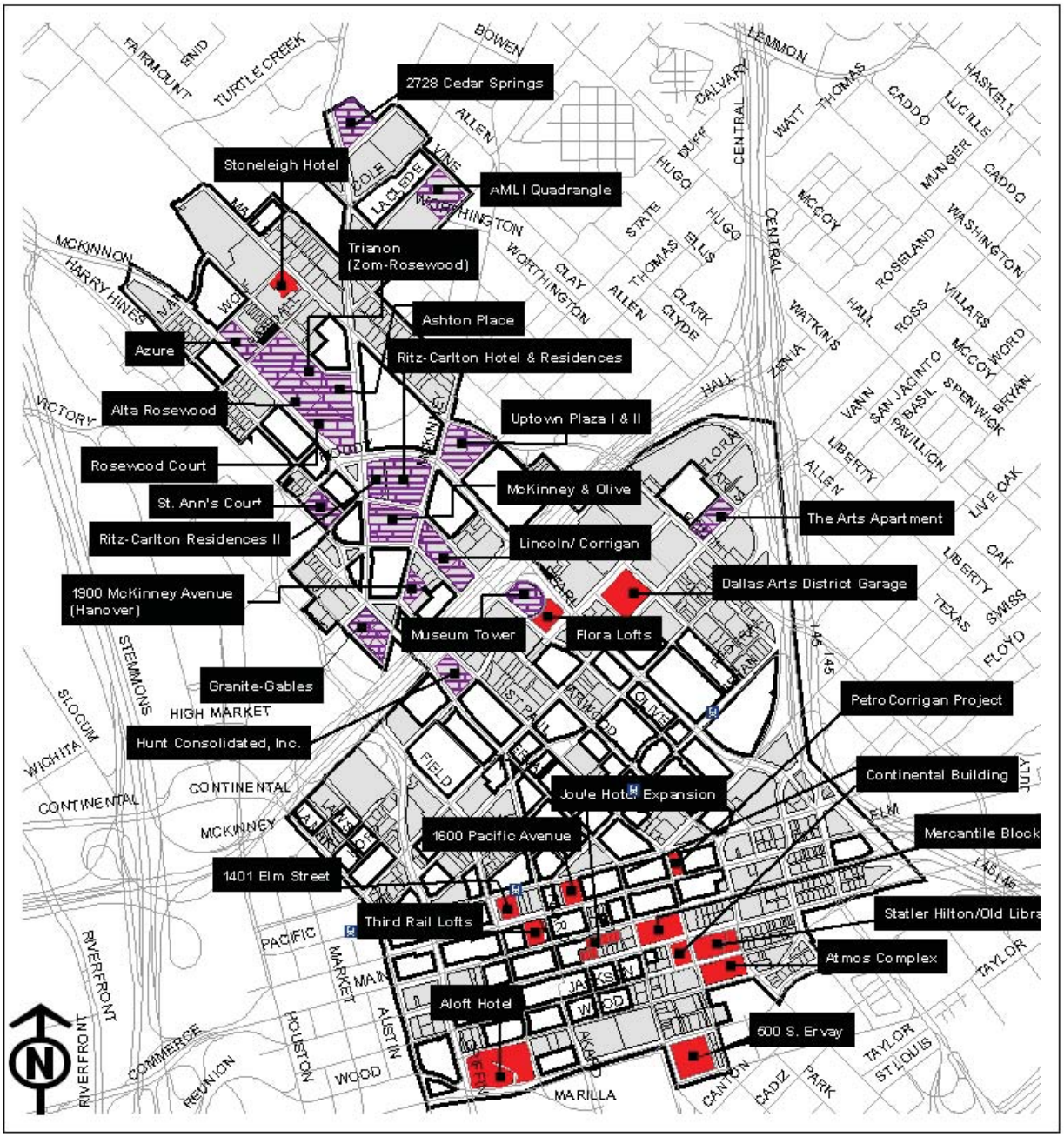
Level 49 Before

Level 49 After

Level 43 Before

Level 43 After

Map of Projects within the Downtown Connection TIF District



Downtown Connection TIF District
Project Location Map

Legend

- TIF Funded Projects
- Non-TIF Funded Projects
- Downtown Conneciton TIF Boundary

Source: Economic Development Department/Area Redevelopment Division

City of Dallas
Office of Economic Development
December 2011

Downtown Connection TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Stoneleigh Hotel	2927 Maple	1st Quarter 2008	Completed	17 additional hotel rooms	$19,958,560	$2,500,000
Mercantile Block	1800 Main Street 1808 Main Street	4th Quarter 2008	Completed	366 res. units 33,770 sf retail	$53,976,500	$58,000,000
Santa Fe Lofts IV (Aloft Hotel)	1033 Young Street	4th Quarter 2009	Completed	193 hotel rooms	$15,347,250	$4,296,264
Dallas Arts District Garage	2301 Ross Avenue	1st Quarter 2010	Completed	garage renovations/ updates	$9,857,150	$2,000,000
1600 Pacific Avenue	1600 Pacific Avenue	4th Quarter 2013	Completed	498,270 sf renovated office space	$5,925,000	$12,870,000
Continental Building	1810 Commerce Street	1st Quarter 2013	Completed	203 res. units; 5,871 sf retail	$24,350,000	$18,305,700
Atmos Complex Phase I	Harwood and Wood Streets	1st Quarter 2013	Completed	107 res. units	$2,247,000	$3,250,000
Joule Hotel Expansion (Amended) 1530 Main Street	Main and Commerce Streets	4th Quarter 2013	Completed	32 hotel rooms; 24,700 sf retail; 9,221 sf office	$107,222,000	$23,852,953
500 S. Ervay	500 S. Ervay	3rd Quarter 2015	Approved	274 hotel rooms; 238 res. units; 29,400 sf retail	$77,200,000	$5,000,000
Hall Arts Center	2301 Ross Avenue	4th Quarter 2015	Under Construction	430,000 sf office; 30,000 sf retail	$130,000,000	$5,000,000
PetroCorrigan	1907 Elm Street 1900 Pacific Avenue	4th Quarter 2015	Under Construction	258 res. units; 4,400 sf retail	$44,660,000	$10,300,000
Flora Lofts	2121 Floral Street	4th Quarter 2015	Approved	46 res. units; 8,000 sf retail	$24,527,802	$0
LTV Building	1600 Pacific Avenue	2nd Quarter 2016	Under Construction	171 hotel rooms; 186 res. units	$67,520,108	$17,500,000
Atmos Complex Phase II	Harwood and Wood Streets	4th Quarter 2014	Completed	123 res. units; 9,500 sf retail	$25,000,000	$11,750,000
The Olympic	1401 Elm Street	4th Quarter 2016	Under Construction	512 res units 71K sf retail 71 sf office	$151,283,000	$50,000,000
Statler/Library	1914 Commerce 1954 Commerce	4th Quarter 2017	Under Construction	229 res units 164 hotel rooms 47,621 retail	$175,299,650	$46,500,000
			Subtotal	2,268 res. units; 687 hotel rooms; 264,262 sf retail; 439,221 sf office; 498,270 sf renovated space	$934,374,020	$271,124,917

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	Non- TIF Incentives
Ashton	2215 Cedar Springs Road	2006	Completed	267 res. units	$75,000,000	$0
Trianon (Zom/ Rosewood)	2820 McKinnon Street	3rd Quarter 2006	Completed	317 res. units	$67,612,000	$0
Uptown Plaza Shopping I	2222 McKinney Avenue	3rd Quarter 2006	Completed	84,000 sf retail	$3,544,020	$0
Hunt Consolidated	1900 Akard Street	2nd Quarter 2007	Completed	400,000 sf office	$57,191,800	$6,300,000
Ritz-Carlton Hotel & Condos	2510 Cedar Springs	2nd Quarter 2007	Completed	71 res, units; 218 hotel rooms	$159,946,750	$0

Third Rail Lofts (1414 Elm portion)	1414 Elm Street	3rd Quarter 2007	Completed	14 res. units; 3,500 sf retail	$2,550,000	$1,800,000
Azure	2900 McKinnon Street	2nd Quarter 2008	Completed	154 res. units	$98,738,180	$0
1900 McKinney (Hanover)	1900 McKinney Avenue	4th Quarter 2008	Completed	230 res. units	$70,000,000	$0
Rosewood Court	2101 Cedar Springs Road	2nd Quarter 2009	Completed	400,000 sf office; 12,000 sf retail	$113,875,000	$0
Alta Rosewood	2728 McKinnon Street	4th Quarter 2008	Completed	375 res. units	$79,332,400	$0
AMLI/ Quadrangle	2717 Howell Street	4th Quarter 2008	Completed	220 res. units; 14,800 sf retail	$41,037,360	$0
2000 McKinney	2000 McKinney Avenue	2nd Quarter 2009	Completed	445,000 sf office, 15 res. units; 6,500 sf retail	$111,703,080	$0
Ritz-Carlton Residences II	2555 Pearl Street 2400 Olive Street	4th Quarter 2009	Completed	92 res. units	$134,033,100	$0
St. Ann's Court	2501 Harwood Street	1st Quarter 2010	Completed	320,000 sf office	$80,312,000	$0
Granite/Gables	1717 McKinney Avenue; 1700 Cedar Springs	2nd Quarter 2010	Completed	296 res. units 382,980 s.f. office;14,091 retail	$154,445,360	$0
CityWalk	511 N. Akard Street	4th Quarter 2009	Completed	209 res. units	$6,979,420	$11,000,000
The Arts Apartment by JPI	2611 Ross Avenue	3rd Quarter 2010	Completed	228 res. units	$32,604,000	$0
Museum Tower	1918 Olive Street	4th Quarter 2012	Completed	115 res. units	$173,657,720	$0
Residences at Stoneleigh	2919 Maple Avenue	4th Quarter 2014	Completed	76 res. units	$40,983,930	$0
2728 Cedars Springs Road	2728 Cedar Springs Road	1st Quarter 2015	Under Construction	299 res. units	$60,000,000	$0
McKinney & Olive	2001 McKinney Avenue	4th Quarter 2015	Under Construction	480,000 sf office; 50,000 sf retail	$225,000,000	$0
Uptown Plaza II	2212 McKinney Avenue	1st Quarter 2016	Under Construction	203 res. Units	$40,000,000	
1920 McKinney Avenue	1920 McKInney Avenue	1st Quarter 2016	Under Construction	150,000 sf office; 8,500 sf retail	$70,000,000	$0
Blue Ciel	3130 N. Harwood Street	1st Quarter 2017	Announced	158 res. units 12,000 sf retail	$75,000,000	$0
			Subtotal	3,339 res. units; 218 hotel rooms; 205,391 sf retail; 2,577,980 sf office	$1,973,546,120	$19,100,000
Projects Utilizing and Not Utilizing TIF Funding						
			Total	5,607 res. units; 905 hotel rooms; 469,653 sf retail; 3,017,201 sf office; 498,270 sf renovated space	$2,907,920,140	$290,224,917

[1] *All information updated as of September 30, 2014.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[4] *Principal amounts not to be exceeded per the development agreement.*

[5] *Selected significant projects included.*

[6] *Tax-exempt properties.*

[7] *Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.*

Value and Increment Revenue Summary

The base value of the zone is the total appraised value of all taxable real property in the District as determined by the 2005 certified Dallas Central Appraisal District tax roll, with adjustments made to accommodate boundary amendments. The Downtown Connection TIF District's adjusted base value for the district is $564,917,317. The Downtown Connection TIF District's 2014 assessed tax value was $2,343,360,262. This represents an increase of $1,778,442,945 (315.4%) over the adjusted base year value.

The district's value increased by $191,898,984 (8.9%) from the previous year. This increase will result in an estimated collection of approximately $15,198,483 (City $12,756,771; County $2,441,712) in incremental revenue for the Downtown Connection TIF District.

Development Goals and Objectives

The final Downtown Connection Project Plan and Reinvestment Zone Financing Plan were adopted in late 2005, as amended. The following objectives and action items set the framework for the planned improvements within the Downtown Connection TIF District:

- Improve access between and within the Uptown and Downtown areas

  Construction of the Klyde Warren Park, a deck park spanning Woodall Rodgers Freeway, connecting Downtown to Uptown, celebrated its grand opening October 2012. The park's restaurant Savor opened in 2013.

  In July of 2010, the McKinney Avenue Transit Authority received a $4.9 million grant from the Federal Transit Administration and matching grant of $5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop began in 2012, with completion projected for first quarter 2015. The line will improve connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.

  In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) issued its third Sustainable Development Program call for projects. The Sustainable Development Program provides funding of infrastructure improvements associated with development projects that reduce the overall demand for transportation infrastructure and improve air quality. Two Downtown Connection TIF District projects were awarded funds under this program to enhance pedestrian and transportation linkages, access and safety to nearby bus/rail transit and City of Dallas public investments. City Council approved agreements between the City, NCTCOG, State of Texas and the

project's developer for each project. Atmos completed construction of the project summer 2013, while construction of the Continental project continued in 2014.

- *Continental Building Project – $607,739*
- *Atmos Complex Project – $462,686*

The creation of a circulator system for the downtown area was recommended by the Downtown Dallas 360 Area Plan. September 2013, City Council approved funding to participate in the two year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route includes destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District, the Bishop Arts District and many other cultural, arts and entertainment-related stops.

The expected cost of the service $1.4 million annually. DART, Downtown Dallas Inc. and the City of Dallas shared the costs of the program.

- Improve the image of the Downtown Connection Area

With the installation of numerous high-tech digital (video) sign boards within the Main Street core, continued redevelopment of vacant buildings, and completion and programming of the various downtown parks, activity downtown has increased dramatically.

Major corporate relocations to the downtown connection area over the years have included Moneygram International, AT&T and Comerica Bank. During fiscal year 2014, three corporations relocated to buildings in the downtown core (Santander Consumer USA, Inc., Active Network, LLC and Omnitrac, LLC), adding over 2,000 people to downtown's daytime population.

The increased downtown daytime population, residency and activities for residents and visitors have added to the evolving image of the area.

- Support redevelopment of the existing building supply

During the fiscal year the The Olympic and Statler/Library redevelopment projects were approved for redevelopment within the Downtown Connection TIF District.

- Develop a more diverse mixture of land uses within the Downtown Connection Area

  Projects announced, completed and/or underway within the district will contribute approximately 5,607 residential units; 905 hotel rooms; 469,653 square feet of retail; and 3,017,201 square feet of new Class "A" office space.

- Increase open space and recreational opportunities in the Downtown Connection Area

  Main Street Garden Park hosts many events annually including City Lights, an annual tree lighting ceremony held in the park, Moonlight Movie Series showing free outdoor movies on Saturdays in the park and YMCA outdoor sporting leagues. Pegasus Plaza held the Taste of the Fair, where foods from the annual State Fair of Texas could be sampled during the fiscal year.

  Belo Garden opened May 2012, and is the second of the four planned downtown parks to be completed. The third park, Klyde Warren Park opened in October of 2012. Land for the fourth park, Pacific Garden Plaza/Park has been acquired using 2006 Bond funds. Funding sources for the construction of the Park have not been identified. The City of Dallas has contracted with DowntownDallas to provide operations and programming of these downtown parks as well as Pegasus Plaza.

  March 2013, City Council endorsed an updated of the Downtown Parks Master Plan that proposed four new parks: West End Plaza, Pacific Plaza, Carpenter Plaza near Deep Ellum and Harwood Park next to the Famers Market. Since the original plan was completed nearly a decade ago, Klyde Warren Park, Main Street Garden and Belo Garden have all opened in downtown.

- Incentivize catalyst project(s) to accelerate reaching a critical mass of residential units, retail establishments, and public amenities for a vibrant downtown

  The District's catalyst project included the Mercantile Block, Atmos Complex and Continental building. In 2008, the Mercantile Block completed redevelopment. Phase I of the Atmos Complex and Continental Building projects were completed in 2013. Phase II of the Atmos Complex project completed construction in July of this fiscal year. These projects have added 799 residential units (inclusive of 211 affordable units) and 50,000 square feet of retail.

Year-End Summary of Meetings

The Downtown Connection TIF District Board of Directors met four (4) times during FY 2014, November 14, 2013, November 18, 2013 (Special Meeting), March 27, 2014 (Special Meeting) and June 12, 2014.

The Downtown Connection TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) State Senator's office appointee, one (1) Dallas County appointee and one (1) State Representative's office appointee. During FY 2013, the Downtown Connection TIF Board consisted of the following members:

Board Member List
Larry Good – City Appointee (Attended 4 of 4 meetings, Reached term limit July 2014)
Jon Ruff – City Appointee (Attended 3 of 4 meetings)
Jerry Merriman – City Appointee (Attended 2 of 2 meetings, Resigned February 2014)
Larry James – City Appointee (Attended 2 of 2 meeting, Appointed March 2014)
Vacant – City Appointee
Vacant – City Appointee
Vacant – City Appointee
Rick Loessberg – Dallas County Appointee (Attended 1 of 4 meetings)
Vacant – State Senator's Office Appointee
Steve Bancroft – State Representative's Appointee (Attended 2 of 4 meetings)

During FY 2014, the City Council approved twenty-five (25) items directly or indirectly associated with the Downtown Connection TIF District. The council actions are listed below.

- On November 12, 2013, City Council approved Resolution No. 13-2000, authorizing the conveyance of approximately 5,039 square feet of City-owned land to St. Paul Holdings, L.P., located near the intersection of Bryan and Harwood Streets in exchange for approximately 5,039 square feet of land owned by St. Paul Holdings L.P. located near the intersection of Bryan and St. Paul Streets.

- On November 12, 2013, City Council approved Ordinance No. 29186 and Resolution No. 13-1952, granting a private license to Dunhill 1530 Main, L.P. and 1600 Main Street Holdings, LP for approximately 543 square feet of land to install, maintain and use lighted bollards on a portion of Main Street located near its intersection with Ervay Street - Revenue: $3,046 annually, plus the $20 ordinance publication fee.

- On December 11, 2013, City Council approved Resolution No. 13-2112, authorizing an amendment to Resolution No. 13-0895, previously approved on May 22, 2013, authorizing an amendment to the development agreement with Ricchi Dallas Investments, LLC, for the renovation of 1600 Pacific Avenue to

extend the effective date of the project's eligibility for reimbursement from December 31, 2013 to June 30, 2014.

- On December 11, 2013, City Council approved Resolution No. 13-2113, authorizing an amendment to Resolution No. 13-0896, previously approved on May 22, 2013, authorizing an Economic Development Grant Agreement with First National Bank for TIF incentives associated with redevelopment of LTV Tower (1600 Pacific Avenue) and a Development Agreement with 1600 Pacific Landlord, LLC, for redevelopment of the LTV Tower to: (1) extend the effective date of the project's eligibility for reimbursement from December 31, 2013 to June 30, 2014; (2) extend the building acquisition and project construction financing closing date from December 31, 2013 to June 30, 2014; (3) extend the project's building/demolition permit and start of construction date from December 31, 2013 to June 30, 2014; (4) extend the final acceptance date of public infrastructure improvements from December 31, 2015, to June 30, 2016; and (5) extend the Operation and Maintenance agreement for public infrastructure improvements execution date from December 31, 2015 to June 30, 2016.

- On December 11, 2013, City Council approved Resolution No. 13-2114, authorizing Supplemental Agreement No. 2 to the development agreement with SANTA FE IV HOTEL, L.P., for the redevelopment of 1033 Young Street (Aloft Hotel) to revise the TIF award for the project to a fixed amount not to exceed $3,734,419 - Not to exceed $3,734,419.

- On December 11, 2013, City Council approved Resolution No. 13-2134, authorizing a public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea B of Planned Development Subdistrict No. 66 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Harwood Street, southeast of McKinney Avenue Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions Z123-321(JH).

- On December 11, 2013, City Council approved Ordinance No. 29232 and Resolution No. 13-2162, authorizing a public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619 in an area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street and Griffin Street and an ordinance granting the amendment Recommendation of Staff and CPC: Approval, subject to revised conditions Z123-285(RB).

- On January 8, 2014, City Council approved Ordinance No. 29243 and Resolution No. 14-0316, authorizing a public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea B of Planned Development Subdistrict No. 66 within Planned Development District No. 193, the

Oak Lawn Special Purpose District, on the southwest side of Harwood Street, southeast of McKinney Avenue Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions Z123-321(JH) Note: This item was considered by the City Council at a public hearing on December 11, 2013, and was taken under advisement until January 8, 2014, with the public hearing Open.

- On January 22, 2014, City Council approved Resolution Nos. 14-0216 and 14-0217, authorizing a development agreement with Olympic 1401 Elm Associates, LLC, to reimburse eligible project costs related to environmental remediation, demolition, street/utility improvements and façade improvements associated with the Olympic redevelopment project (1401 Elm Street) in an amount not to exceed $50,000,000, a portion of which is in the form of an Economic Development TIF Grant, from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) - Not to exceed $50,000,000.

- On January 22, 2014, City Council approved Resolution Nos. 14-0252 and 14-0253, authorizing a lease/development agreement with Arts District Property, Ltd., for TIF Incentives to provide public parking in a private garage to be constructed as a component of the Flora Lofts project in the Arts District, in an amount not to exceed $2,000,000, from revenues accruing to the Parking Initiative budget line item of the Tax Increment Financing Reinvestment Zone Five (City Center TIF District) - Financing: City Center TIF District Funds.

- On January 22, 2014, City Council approved Resolution No. 14-0194, authorizing payment to Dallas Area Rapid Transit for utility improvement and relocation costs associated with the Urban Circulator streetcar project in downtown Dallas - Not to exceed $427,000 - Financing: Water Construction Funds ($113,000), Wastewater Construction Funds ($85,000), and Wastewater Capital Improvement Funds ($229,000).

- On February 12, 2014, City Council approved Resolution No. 14-0314, authorizing: (1) a professional services contract with Hargreaves Associates, Inc. for schematic design and construction cost estimates for improvements to John Carpenter Plaza located at 2201 Pacific Avenue; (2) the acceptance of funds in the amount of $307,555 from The Decherd Foundation; and (3) the establishment of appropriations in the amount of $307,555 in the Capital Gifts, Donation and Development Fund - Not to exceed $307,555 - Financing: Capital Gifts, Donation and Development Funds

- On February 26, 2014, City Council approved Ordinance No. 29276 and Resolution No. 14-0411, granting a private license to 1600 Main Street Holdings, LP for approximately 1,084 square feet of land to install, maintain and use lighted bollards on a portion of Commerce Street located near its intersection with Ervay Street - Revenue: $7,187 annually, plus the $20 ordinance publication fee.

- On March 26, 2014, City Council approved Ordinance No. 29288 and Resolution No. 14-0520, authorizing an ordinance repealing Ordinance No. 28151 granted to FC Continental Complex L.P., which is now assigned to FC Continental Landlord, LLC and correcting the legal description of the license area to accurately depict the location of the two subsurface ventilation shafts within the licensed area on St. Paul Street right-of-way - Revenue: $1,000 annually, plus the $20 ordinance publication fee.

- On March 26, 2014, City Council approved Resolution No. 14-0559, authorizing an increase in the contract with Tiseo Paving Company for the construction of sidewalk improvements on the Woodall Rodgers Freeway service road at Pearl Street, installation of new communication cables, and traffic signal upgrades along Pearl Street and Cesar Chavez Boulevard - Not to exceed $582,303, from $13,394,275 to $13,976,578 - Financing: General Obligation Commercial Paper Funds ($282,478) and 2006 Bond Funds ($299,825).

- On April 9, 2014, City Council approved Resolution No. 14-0605, authorizing the acknowledgment of termination and release of the ground lease and the related City's sublease rights, to Ricchi Dallas Investments, LLC, fee simple owner, which were granted in Ordinance 21979 for the benefit of the public and providing public pedestrian access to complete the Missing Link of the Pedestrianway System under Akard Street adjacent to Blocks 60 and 75 and the west half of Block 75 pursuant to the Easement/Sublease and Operating Agreement ("Pedestrianway Agreement") and in exchange, Ricchi Dallas Investments, LLC shall dedicate to the City a perpetual access easement to provide.

- On April 23, 2014, City Council approved Resolution Nos. 14-0684 and 14-0685, authorizing a development agreement with Centurion Acquisitions, LP for eligible project costs, street and utility improvements in an amount not to exceed $3,000,000 plus an Economic Development TIF Grant in an amount not to exceed $43,500,000 for a total not to exceed $46,500,000 for redevelopment of the buildings addressed as 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and properties addressed as 2002 Commerce Street, 210, 300 and 308 South Harwood Street and 2003 Jackson Street from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) - Total not to exceed $46,500,000.

- On May 14, 2014, City Council approved Resolution No. 14-0759, authorizing a contract with Jeske Construction Company, lowest responsible bidder of three, for the construction of street paving, storm drainage, traffic signals, street lights, landscape, water and wastewater upgrades for Routh Street from Flora Street to San Jacinto Street - Not to exceed $1,306,700 - Financing: 2006 Bond Funds ($306,000), General Obligation Commercial Paper Funds ($872,447), Water Utilities Capital Improvement Funds ($115,173) and Water Utilities Capital Construction Funds ($13,080).

- On May 14, 2014, City Council approved Ordinance No. 29339 and Resolution No. 14-0781, authorizing a public hearing to receive comments regarding an application for and an ordinance granting an amendment to Sub-district A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code, in an area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street Recommendation of Staff and CPC: Approval of the amendments to the amended application to increase the effective area from 20 to 30 square feet, approval to amend tenant and building identification signage, and approval to prohibit signage on Leonard Street SPSD134-002(CG).

- On May 28, 2014, City Council approved Resolution No. 14-0832, authorizing payment to Dallas Area Rapid Transit for utility improvement and relocation costs associated with the Urban Circulator Streetcar Project in downtown Dallas - Not to exceed $612,000 - Financing: Water Utilities Capital Improvement Funds.

- On June 25, 2014, City Council approved Resolution No. 14-1083, authorizing (1) Supplemental Agreement No. 2 to the Participation Agreement with the Dallas Downtown Improvement District for the design and construction of the Central Business District Wayfinding and Signage Program, Phase III; (2) the receipt and deposit of funds from the Dallas Downtown Improvement District in an amount not to exceed $100,000; and (3) an increase in appropriations in the amount of $100,000 in the Capital Projects Reimbursement Fund - Total not to exceed $100,000 - Financing: Capital Projects Reimbursement Funds.

- On June 25, 2014, City Council approved Resolution No. 14-1084, authorizing a Local Project Advance Funding Agreement with and payment to the Texas Department of Transportation for the design and construction of the Central Business District Wayfinding and Signage Program, Phase III - Not to exceed $1,668 - Financing: Capital Projects Reimbursement Funds.

- On August 13, 2014, City Council approved Resolution No. 14-1245, authorizing (1) the receipt and deposit of funds in the amount of $29,090 from Harwood International for material, equipment and labor provided by the City related to the reconstruction of the existing traffic signal at the intersection of McKinnon Street and Wolf Street; and (2) an increase in appropriations in the amount of $29,090 in the Capital Projects Reimbursement Fund - Not to exceed $29,090.

- On August 13, 2014, City Council approved Ordinance No. 29423 and Resolution No. 14-1307, authorizing a public hearing to receive comments regarding a proposal to change the name of the 2700 and the 2800 Blocks of Flora Street to “Ann Williams Way" and an ordinance granting the name change - NC134-003 - Financing: No cost consideration to the City.

Budget and Spending Status

The Downtown Connection TIF District's budget for public improvement expenditures is necessary to support private investment in the district. The final plan estimates for TIF public improvements total approximately $231.6 million (in 2006 dollars). The final, amended budget for the district is as follows:

Downtown Connection TIF District
Current Projected Increment Revenues to Retire TIF Fund Obligations

	B	C	B - C
Category	**Estimated Total Dollar TIF Budget**	**Allocated[3]**	**Estimated Total Dollar Balance**
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000	$68,000,000	$0
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing*	$253,676,792	$220,638,580	**$33,038,212**
Uptown/Downtown connection improvements	$0	$0	$0
Park and plaza design and acquisition	$3,166,141	$0	$3,166,141
Affordable Housing[2]	$3,000,000	$2,000,000	$1,000,000
Retail Initiative/Streetscape Improvements	$1,985,000	$459,845	$1,525,155
Downtown Area Plan	$515,000	$512,464	$2,536
Administration and Implementation	$8,132,568	$1,299,539	$6,833,029
Debt Service (Interest Only)	$150,363,000	$150,363,000	$0
Total Project Costs	$488,838,501	$443,273,428	$45,565,073

[1]TIF Budget shown above in total dollars; TIF Project Plan shows the budget in net present value

[2]The Affordable Housing line item has been reduced by the amount of money allocated to the Continental project

[3]The Allocated total shown for the Redevelopment of Vacant/Underutilized Downtown Building line item reflects the total TIF District's commitment to projects currently in the Reimbursement Queue

[4]TIF administration costs shown are expended or committed through FY 2014.

Downtown Connection TIF District Plan Budget	
Category	**Budget in 2006 Dollars**
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000
Redevelopment of Vacant/Underutilized Downtown Buildings - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements land acquisition, TIF grants, affordable housing*	$152,653,168
Uptown/Downtown Connection Improvements	$0
Park and Plaza Design and Acquisition	$1,500,000
Affordable Housing	$3,000,000
Retail Initiative/Streetscape Improvements	$1,985,000
Downtown Area Plan	$515,000
Administration and Implementation	$3,940,386
Debt Service (Interest Only)	-
Total Project Costs	**$231,593,554**
**Budget shown above in 2006 dollars; TIF Project Plan shows the budget in net present value.*	

Downtown Connection TIF Participation				
Participation Jurisdictions	**Duration of TIF District**	**Estimated TIF Collection Period**	**Participation Level**	**Contribution to TIF Fund**
City of Dallas	2006 -2035	30 years	90%	$459,363,635
Dallas County	2006 -2035	20 years	55%	$27,351,677
TOTAL				**$488,838,501**
All values are expressed in current dollars, except where noted. The legal TIF life will be set at 30 years. TIF collection began in 2006. Actual collections period may vary.				

Downtown Dallas Development Authority Status of DDDA Bond Sales and Repayment				
Project	**Bond Sales**	**Principal + Interest**	**Total Paid**	**Balance Due**
Mercantile	Series 2006 $50,605,343	$139,671,210	$10,730,000	$128,941,210
Mercantile	Series 2007 $28,950,514	$67,301,055	$11,347,758	$55,953,297
Totals		**$206,972,265**	**$22,077,758**	**$184,894,507**

M/WBE Participation

Public bidding is not required for TIF projects. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF reimbursed projects. The BID Plan goal for TIF projects is 25 percent M/WBE participation in construction costs.

Downtown Connection TIF Project M/WBE Participation (completed projects only)					
Project	**Total Construction Contract Amount**	**Local MWBE Amount**	**Non-Local MWBE Amount**	**Total MWBE Participation**	**Total MWBE Participation Percentage**
Atmos Complex Phase I	$6,887,607	$853,912	$1,020,662	$1,874,574	27%
Atmos Complex Phase II*					
Continental Building	$30,796,191	$9,985,348	$1,063,266	$11,048,614	36%
Dallas Arts District Garage	$852,764			$439,839	52%
Joule Hotel Expansion	$70,464,515	$12,054,208	$9,668,098	$21,722,305	31%
Mercantile Complex	$107,012,554			$26,707,787	25%
Sante Fe IV (Aloft Hotel)	$20,937,338			$5,811,923	28%
Stoneleigh Hotel	$25,106,706			$4,998,000	20%
Totals	**$262,057,675**	**$22,893,468**	**$11,752,026**	**$72,603,042**	**28%**

*M/WBE participation percentages were not available for project prior to completion of report.

FY 2015 Work Program

The work items for FY 2015 for the Downtown Connection TIF District are as follows:

- Adoption of FY 2014 Annual Report
- Continue to support OED office/business retention efforts in the downtown core
- Complete existing projects
- Indentify and promote redevelopment of key properties in the District
- Identify and support opportunities for improving physical connections between Downtown Core and surrounding districts including the Convention Center, Uptown, Victory, the Cedars and Deep Ellum neighborhoods
- Implement Ground Floor Activation Strategy for district and continue to investigate monetizing program's annual funding source
- Investigate parking deficiencies in the downtown core and explore solutions
- Complete City audit of completed TIF projects and begin reimbursement
- Continue to work with Planning and Neighborhood Vitality's Mobility Division and CityDesign Studio on various downtown transportation projects:
    - Elm Street Thoroughfare Plan Amendment
    - Investigation of requested Commerce Street Thoroughfare Plan Amendment
- City Council consideration of various proposed redevelopment projects:
    - 1712 Commerce Street
    - 411 N. Akard Street
    - Tower Petroleum and Corrigan Tower Project Amendment
    - 500 South Ervay Project Amendment

District Financials

City of Dallas, Texas
Downtown Connection Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$242,116	$452,474	$343,231	$268,241	$339,016
Interest receivable	$6,456	$446	($2,594)	$1,300	$2,105
Total assets	$248,573	$452,920	$340,637	$269,542	$341,121
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$6,000	$0	$13,000	$48,978
Advances from developers	$0	$0	$0	$0	$0
Due to general fund	$39,040	$39,040	$0	$0	$0
Total liabilities	$39,040	$45,040	$0	$13,000	$48,978
Fund Balance (Deficit):					
Fund Balance (Deficit)	$209,532	$407,879	$340,637	$256,542	$292,143
Total Liabilities and Fund Equity	$248,572	$452,919	$340,637	$269,542	$341,122
	($0)	($0)	($0)	($0)	$0

Downtown Connection Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$49,478,957	$11,306,531	$8,408,406	$7,235,640	$6,849,382	$6,768,369
Tax increment-Intergovernmental	$9,222,127	$2,123,189	$1,615,855	$1,321,658	$1,332,864	$1,117,782
Interest income	$152,792	$6,765	$6,942	$26,146	$5,272	$18,085
Contributions from DDDA	$4,186,030	$0	$225,000	$2,225,000	$225,024	$203
Net increase (decrease) in fair value of investments	$8,519	$5,491	($1,110)	$301	$377	($7,431)
Total revenues	$63,048,426	$13,441,976	$10,255,094	$10,808,745	$8,412,918	$7,897,007
Expenditures:						
Administrative expenses	$1,299,539	$202,221	$144,303	$154,879	$169,530	$205,171
Non-Capital Outlay	$591,976	$2,132	$6,587	$12,472	$96,744	$358,700
Capital outlay	$246,294	$6,250	$12,700	$0	$0	$0
Affordable housing cost participation	$2,000,000	$0	$0	$2,000,000	$0	$0
Transfers to DDDA-Increment	$58,701,085	$13,429,720	$10,024,261	$8,557,298	$8,182,245	$7,886,151
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$62,838,894	$13,640,323	$10,187,852	$10,724,650	$8,448,519	$8,450,022
Excess (Deficiency) of Revenues over Expenditures	$209,532	($198,347)	$67,242	$84,095	($35,602)	($553,015)
Fund balance (Deficit) at beginning of year as previously reported	$0	$407,879	$340,637	$256,542	$292,143	$845,158
Fund balance (Deficit) at beginning of year, as restated	$0	$407,879	$340,637	$256,542	$292,143	$845,158
Fund balance (deficit) at end of year	$209,532	$209,532	$407,879	$340,637	$256,542	$292,143

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Downtown Connection Tax Increment Financing District Fund
Reinvestment Zone Number Eleven
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$12,256	Interest Income
$0	Transfers from DDDA
$13,429,720	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$13,441,976	Total Revenue

2. Amount and purpose of expenditures from the fund:

$202,221	Administrative Expense
$2,132	Non-Capital Outlay*
$6,250	Capital outlay*
$13,429,720	Transfers to DDDA-Increment
$0	Interest and fiscal charges
$13,640,323	Total Expenditures

***** These costs were incurred for the following:

DDDDA Annual Audit	$0
Appraisal Costs	$6,250
Other	$2,132
Total	$8,382

3. a. Amount of Principal and Interest due-on outstanding indebtedness:
The Zone has a primary obligation to retire the bonds, issued by Downtown Dallas Development Authority (DDDA) from available tax increment generated over the life of the Zone.

b. The Zone has entered into a development agreement for each of the following projects, but has not begun reimbursement as of September 30, 2014:

Developer	Project Name	Principal TIF Award	Maximum Interest	Maximum TIF Award
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	$2,500,000	$0	$2,500,000
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	$852,764	$2,000,000	$2,852,764
SANTA FE IV HOTEL, L.P.	Santa Fe IV - Aloft Hotel	$3,734,419	$0	$3,734,419
Federal Deposit Insurance Coporation	Grand Ricchi Dallas - 1600 Pacific	$8,830,000	$4,040,200	$12,870,200
TIF Hotel, Inc.	Joule Hotel Expansion	$20,658,500	$0	$20,658,500
Hamilton Atmos, L.P.	Atmos Complex Phase I	$3,250,000	$3,000,000	$6,250,000
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	$3,194,409	$0	$3,194,409
FC MERC COMPLEX, P.P.	Continental Building	$13,305,700	$4,222,588	$17,528,288
Hamilton Atmos, L.P.	Atmos Complex Phase II	$11,750,000	$5,000,000	$16,750,000
Hall Lone Star Associates, L.P.	Hall Lone Star Project - Phase II	$5,000,000	$0	$5,000,000
PetroCorrigan Towers, LP	PetroCorrigan Project	$10,300,000	$0	$10,300,000
Federal Deposit Insurance Coporation	LTV Tower Project	$17,500,000	$0	$17,500,000
OLYMPIC 1401 ELM ASSOCIATES, LLC	The Olympic	$45,000,000	$5,000,000	$50,000,000
Centurion Acquisitions, L.P.	Statler/Library/Jackson Street	$46,500,000	$0	$46,500,000

*reimbursement shall begin after meeting bond reqirements, project completion and upon availabiltiy of TIF funds

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014	Base Year 2005 Value	Est. Captured Value 2014**
City of Dallas	$2,343,360,262	$564,917,317	$1,778,442,945
Dallas County	$2,391,110,733	$564,917,317	$1,826,193,416

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2014.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2014 Increment
City of Dallas	0.71730	$12,756,771
Dallas County	0.13371	$2,441,712
Total for all Jurisdictions	$0.85101	$15,198,483

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $15,198,483. For the 2013 tax year, increment in the amount of $13,429,720 was collected and transferred to Downtown Dallas Development Authority(DDDA) in accordance with the terms of the DDDA bond indentures.

City of Dallas, Texas
Downtown Connection Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $3,940,386 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

AGENDA ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2, 7, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 G H L M R; 46 J K N P

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26043 on June 22, 2005, establishing Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26304. On September 10, 2014, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 29469.

The Deep Ellum TIF District's assessed 2014 tax value was $176,141,174. This represents an increase of 54.7% ($62,255,404) over the assessed value of the base year (2005) value and an increase of 4.4% ($7,362,631) over last year's final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately $519,610 total in incremental revenue for the Deep Ellum TIF District for the 2014 tax year. The District was amended in 2014 for an adjusted base value of $187,033,883.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, the Deep Ellum TIF District by Ordinance No. 26043, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended.

On September 10, 2014, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 29469.

On December 2, 2014, the Deep Ellum TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Twelve, ("Deep Ellum TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Deep Ellum area pursuant to Ordinance No. 26043, authorized by the City Council on June 22, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded the State Comptroller; and

WHEREAS, on December 2, 2014, the Deep Ellum TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

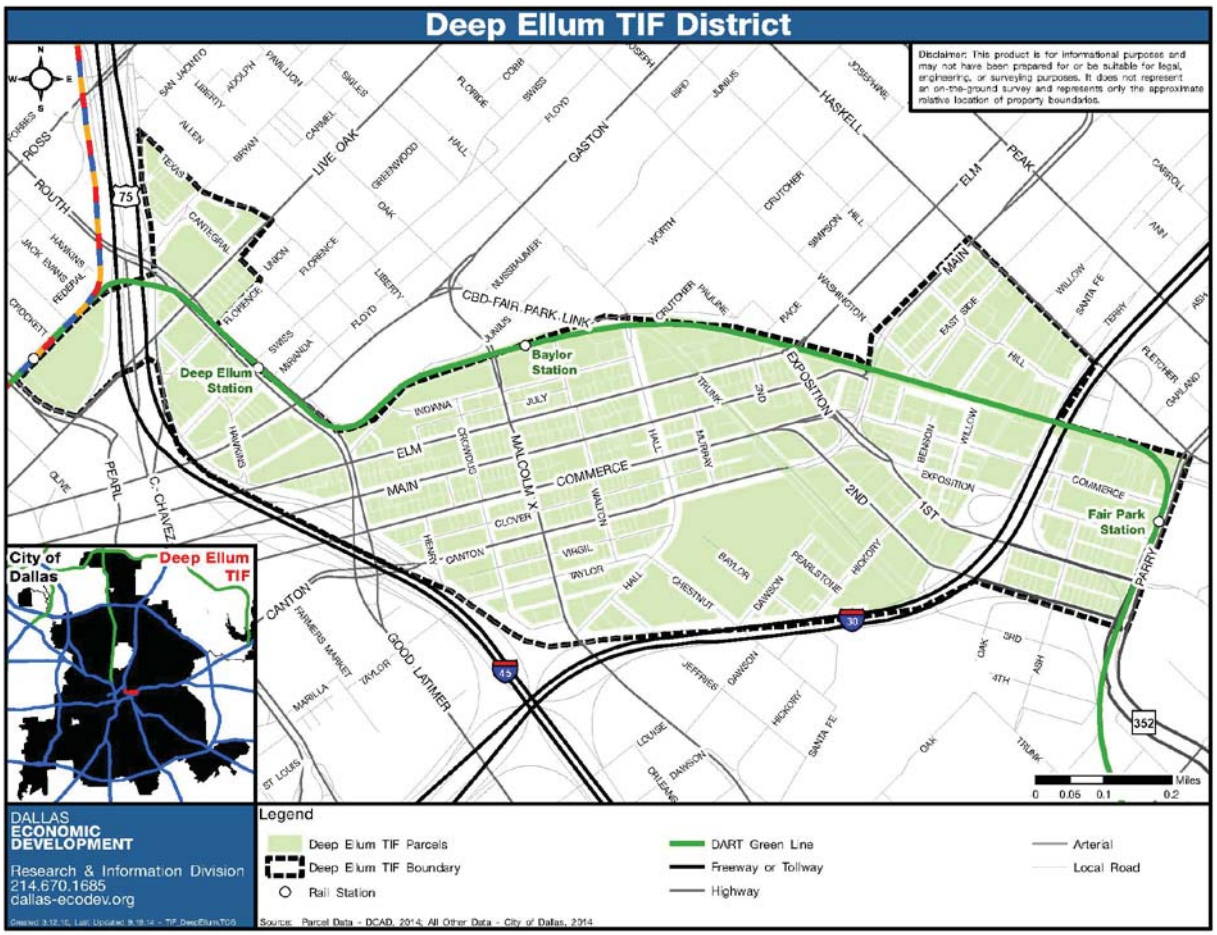
Exhibit A

Deep Ellum TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014



Source: Parcels - DCAD, 2009; Rail - DART, 2009; All Other Data - City of Dallas, 2010

Reinvestment Zone Number Twelve
Deep Ellum Tax Increment Financing District

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Mission Statement

The mission of the Deep Ellum Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Deep Ellum TIF District area. The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park.

The Dallas City Council established the Deep Ellum TIF District by Ordinance Number 26043 on June 22, 2005. The Deep Ellum TIF District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment on calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $30 million (2006 dollars) has been collected. The TIF boundary and final plan were amended in 2008, 2011, and the final plan was also amended in 2014. The City of Dallas and Dallas County are the two participating jurisdictions; the City's participation rate is 85% of incremental property taxes collected, and the County's participation rate is 55%.

Deep Ellum TIF District Accomplishments

To date, in property value increased by $62.3 million within the district, including improvements on the Bill Reed building (now Three Three Three First Avenue), town home/loft construction, and construction of the Ambrose Apartments on Indiana Street at N. Malcolm X Boulevard and the Olympia Arts building, an increase of 54.7% from the 2006 base value. This increase of $62.3 million is due to over $49.9 million (80.3%) in new development projects and approximately $12.3 million (19.7%) in property value appreciation.

During the FY 2011, DART completed construction of the new SE-1 Corridor light rail line, which included the Deep Ellum, Baylor, and Fair Park stations within the Deep Ellum TIF District.

Completion of the Ambrose set the stage for future residential development in the area. In FY 2013-14, construction began on the City Lights Phase I project located at the northeast corner of Live Oak Street and Good - Latimer Expressway. Other apartment

developers have begun looking at the Deep Ellum area as well. Consolidation of property in the commercial core of Deep Ellum and planned reinvestment in these properties is hope to increate commercial interest in the area.

Baylor Light Rail Station

Fair Park Light Rail Station

"The Ambrose" on Indiana Street

"Commerce Street Lofts" on Commerce Street

"Eastside Lofts" on First Avenue

"The Olympia Arts" Building on Eastside Avenue

Deep Ellum TIF District Projects[1]						
Projects and Potential Projects Within TIF District Utilizing TIF Funding[2]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value[3]**	**TIF Investment**
Olympia Arts	4000 East Side Ave / 3995 Benson St	2010	Completed	25,116 SF office, 4,040 SF commercial	$1,023,610	$595,000
Deep Ellum Crossroads	Main and Commerce Streets	2017	Planned	59,058 SF Retail, 4,800 SF Open Space	$18,427,380	$3,500,000
			Total	0 res. units; 0 SF retail, 25,116 SF office, 4,000 SF commercial	$19,450,990	$4,095,000
Projects Within TIF District Not Utilizing TIF Funding[1]						
City Lights Phase I	2601 Live Oak St.	2015	Under Construction	424 res. units	$31,887,000	$0

The Ambrose	2901 Indiana St.	2008	Completed	325 res. units; 15,000 SF Retail	$41,000,000	$0
Commerce Street Lofts	3701, 3703, 3705,3507, 3509, 3711, 3713, & 3715 Commerce St.	2007	Completed	8 live/ work units (approx. 18,000 SF)	$1,907,440	$0
Eastside Lofts	500, 502, 504, 506 1St St.	2006	Completed	4 residential units (approx. 9,300 SF)	$1,156,000	$0
Reel FX	301 N Crowdus	2014	Completed	67,166 SF office, Streetscape Improvements	$5,164,580	$129,990
			Total	761 res. units; 15,000 SF retail, 67,166 SF Office	$36,117,700	$0
Total Projects Within TIF District Utilizing and Not Utilizing TIF Funding						
			Total	761 res. units; 15,000 SF retail, 91,282 SF office, 4,000 SF commercial	$50,251,630	$4,095,000

[1] *All information updated as of September 30, 2014.*
[2] *All TIF funded projects.*
[3] *Based upon estimated market value at completion or of comparable projects for anticipated projects, or DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

The City and community partners have initiatives in and adjacent to the district that began in FY 2014 or have been ongoing. Together, over $13,041,609 in bond funding, grant funding, federal funds, and private funds will be spent for these projects. They will help to support transit oriented development, implement appropriate urban design standards, improve pedestrian connections between downtown, Fair Park, the Farmers Market, and the Baylor University Medical Center, and improve the quality of development east of downtown.

The Reel FX infrastructure project includes as part of the incentive package for Reel FX, streetscape improvements including the reconstruction of street paving, landscaping, drainage and wastewater main improvements on Indiana, west from Malcolm X Boulevard, and on Crowdus Street north of Elm Street. On June 25, 2012, the Deep Ellum TIF board approved the use of TIF funds as part of an incentive package for Reel FX, to be used for streetscape improvements on Indiana and Crowdus Streets adjacent to the Reel FX building. The incentive package for Reel FX, including streetscape

improvements, was previously authorized by City Council on June 27, 2012. Dallas Water Utilities (DWU) has agreed to pay for the water/wastewater improvements that are located under the streets while TIF funds will be utilized for its design and construction. Since approval of the overall project, the costs of the streetscape and infrastructure improvements along Indiana and Crowdus Streets have increased and an additional $100,000 of funding was allocated from the Deep Ellum TIF District Funds to finance the completion of the project with the remainder funded by 2006 Prop 8 Bond funds. Total financial incentives for the Real FX project are $1,180,980: $552,000 Deep Ellum TIF District Funds; $451,800 other sources.

On August 27, 2008, City Council authorized a professional services contract with TranSystems Corporation for the engineering design of streetscape improvements on Commerce Street, Main Street and Elm Street from Good Latimer Expressway to Hall Street and on Good Latimer Expressway from Canton Street to Elm Street. This action will authorize a construction contract for the reconstruction of street paving, storm drainage, water and wastewater mains and streetscape improvements for Elm Street from Good Latimer Expressway to Exposition Avenue. During the early design phase and after a series of meetings with project stakeholders and City staff, the decision was made to expand the scope of design on Commerce Street and Elm Street. The limits of the project on Commerce Street and Elm Street were proposed to be expanded from Hall Street to Exposition Avenue in order to obtain a continuous look and feel through all of Deep Ellum and to design the optimal connection of both Elm Street and Commerce Street to the future Fair Park Link Extension. The scope of the design project was also proposed to be broadened to include “complete street concepts” to accommodate the needs of pedestrians, cyclists, vehicles and businesses. The redesign included wider sidewalks, new roadway, recessed parallel parking spaces and streetscape improvements. The redesign allowed continued one-way traffic flow or conversion to two-way traffic flow on both Elm Street and Commerce Street. Prior actions authorized the reprogramming of the available bond funds from the Commerce Street, Main Street and Good Latimer projects to fund the full design of the expanded scope for Elm Street and Commerce Street and construction of the proposed improvements for Elm Street only. The proposed improvements for the expanded limits of Commerce Street will be proposed for inclusion in a future bond program.

The CBD Fair Park Link project is a principle arterial thoroughfare project to connect Downtown (CBD) to Fair Park by extending the Fair Park Link from Hall Street to I30. It is a 4-lane undivided roadway from Hall St to Race St and divided roadway from Race St to Main Street with an additional conceptual thoroughfare from Main St. to IH- 30. The design from Hall St. to the intersection with Elm/Exposition will include a 14 foot wide bike trail on the DART side of the alignment. This is new roadway with no existing right-of-way so the necessary property acquisition is extensive. The Thoroughfare will be a 5-lane undivided Roadway transitioning from Hall St. to Elm into a 4-lane divided roadway with sidewalks. The project also includes Bike lanes from Hall Street connecting to the East Dallas Veloway Bike Trail near Elm Street. The 2006 Bond Program funded conceptual design and right-of-way acquisition from Hall Street to IH-30 and full design and construction funding for the segment from Hall Street to Main

Street. This new roadway which will serve as an arterial connector from the CBD area to Fair Park as well as a connector from IH-30 to Baylor Medical Campus, Deep Ellum and the CBD. The alignment for this thoroughfare was approved by City Council on December 9, 2009. Additional design includes a bike trail and landscape improvements that aren't included in the scope. The proposed alignment of CBD-Fair Park link from Hall St. to Hickory St. in conjunction with TXDOT's improvements to IH-30 will provide a direct arterial link connecting IH30 to the Baylor University Medical Campus, Deep Ellum, and Wilson Historic District. Currently the project is supported by 2006 Bond funds ($4,125,929)

On May 28, 2014, City Council approved a zoning amendment that impacted to district (Planned Development District-269), amending certain use regulations and development standards. These amendments would amend certain use regulations and development standards. The amendment were brought forward by the Deep Ellum Association Foundation and other stakeholders and resulted from numerous meetings between 2011 to present. The recommended amendments incorporate new uses, modify parking reductions for uses in original buildings, simplify the ability to enter into shared parking agreements, and encourage the development of outside seating and provision of amenities in and adjacent to street right-of-way. The reduced parking requirements for multifamily, office, retail and restaurant uses in original buildings and additions to original buildings, is intended to encourage the preservation of original buildings and encourage an appropriate mix of uses. The proposed parking reductions are possible because of the location of the two DART stations in the district and a substantial number of parking lots and metered spaces in the area. In addition, the Santa Fe Trail ends just to the east of the district boundaries. The proposed amendments are focused on the type of development envisioned for this area as it provides for additional housing and recreational activities in the urban core of downtown area and is in compliance with the vision of the Downtown 360 Plan.

District Initiatives				
Activity	**Scope**	**Status**	**Investment/source**	**Comment**
Reel FX Infrastructure	Streetscape and infrastructure improvements along Indiana and Crowdus	Under Construction	$923,000 (Minus $107,170 spent by PW, To be spent includes $552,000 TIF funds, $428,980 Public-Private ECO funds and $350,000 from DWU for Utilities)	Eco Dev driven and largely funded project with agreement the Reel FX location will stay and expand. Project is under construction and scheduled to be complete in spring of 2015.

Elm Streetscape	Streetscape – Elm from Good Latimer to Hall	Under Construction	$7,000,000, 2006-Bond Program $1,300,000 DWU	2006 BP funded project. 2006 streetscape bond program funded projects on Commerce, Main and Elm Streets in Deep Ellum were reprogramed to fund "complete Street" design of both Commerce and Elm and construction of only Elm St. The Elm street project is under construction and scheduled to be complete in spring of 2015
Main Street	Complete Street (Main from Good Latimer to Exposition)	In Design	$734,700 2012-Bond Funds	The project is under design and scope and schedule will be coordinated with the 42 group TIF public-private project.
CBD/Fair Park Link	Construct a new five undivided roadway on new right-of-way from Hall St. to Main St. Secure right of way only to accommodate a six lane divided roadway from Main St. to Canton.	In Design	$4,125,929.00 2003-Bond Funds	The project is in the final design phase, pending approval from DART and acquisition of a parcel of property from Break and Clutch property. Project is scheduled to start construction in spring of 2015 and be complete by the end of 2016.
Veloway Ph II Trail from Baylor to Fair Park	Construct 12' hike and bike trail	Under contract for construction	2006-Park & Rec Dept. Bond Funds	Project is scheduled to start construction in December 2014 and scheduled to be complete in June of 2015.

Value and Increment Revenue Summary

The Deep Ellum TIF District's assessed 2014 tax value was $176,141,174 for the original boundary area. This represents an increase of $7,362,631 (4.4%) from the 2013 value and an increase of $62,255,404 (54.7%) from the previous 2008 base year value.

The estimated 2014 taxable base value for the expanded boundary area in the Deep Ellum TIF District includes $73,148,113 which combined with the 2008 amended boundary area would have an adjusted taxable base value of approximately $187,033,883 for the Deep Ellum TIF District. The TIF District anticipates collecting $519,610 incremental tax revenue for tax year 2014. The 2014 taxable base value of the expanded area may be revised when final 2014 figures are available and pending any litigation or tax roll corrections. Increment collection for the expanded boundary would not begin until 2015 tax year.

Objectives, Programs, and Success Indicators

The final Deep Ellum Project Plan and Reinvestment Zone Financing Plan as amended was adopted on April 12, 2006 and amended in September 2014. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately $795 million.

  Completed projects within the district contributed approximately $50.3 million in additional taxable value (6.3% of goal).

- To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

  Completed projects and projects underway within the district contributed approximately 15,000 square feet of retail (2.3% of goal), 92,282 square feet of office/commercial (10.9% of goal), no hotel rooms, and 337 additional residential units (9.6% of goal), and planned projects will contribute approximately 59,058 square feet of retail (9.0% of goal) and 424 residential units (12.1%) totaling 74,058 square feet of retail (11.4% of goal), 92,282 square feet of office/commercial (10.9% of goal), no hotel rooms, and 761 residential units (21.7% of goal).

  In 2011 City Council authorized the sale approximately 83,478 square feet of unneeded and unwanted City-owned land located near the intersection of Live Oak and Cantegral Streets to the developer of the proposed City Lights project.

In 2012 City Council authorized $1,180,980 public-private partnership investment in Reel FX to retain 250 employees and add 125 employees over two years to the Reel FX headquarters at 301 North Crowdus Street. A portion of the funds are for remodeling and construction on the property and for the 67,166 square foot building. The TIF Board moved to partially reimburse the costs of streetscape improvements to enhance the pedestrian environment and visual connectivity of that area of the TIF District ($552,000 in TIF Funds including 2014 adjustments).

- To reach ridership at future DART light rail stations in the district averaging over 3,000 riders per weekday by 2025.

  The SE Corridor (Green Line) DART light rail line opened in December 2010 complementing the Deep Ellum, Baylor, and Fair Park light rail stations which opened in 2009. In 2014, average ridership per weekday is 274 at the Deep Ellum Station, 888 at the Baylor Station, and 1,031 at the Fair Park Station for a total average weekday ridership of 2,193.

- To improve access and connections to the DART light rail system within the district.

  Staff and the Board will continue to foster working relationships with DART and potential developers to encourage access and connections to these stations.

  In 2012 design work began for streetscape improvements on Indiana Street east of Malcolm X Boulevard (near the Deep Ellum DART Station) and on Crowdus Street between Indiana Street and Elm Street. Improvements include enhanced pedestrian crosswalks and a plaza at the Reel FX headquarters serving as a terminating vista on Crowdus Street through Deep Ellum. Design is almost complete, and construction on Indiana is underway.

- To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.

  Streetscape improvements and the changing from a one-way to a two-way street were included in the 2006 Bond program for Elm Street between Exposition Avenue and Good-Latimer Expressway. Planned improvements include wide sidewalks street trees, benches and bike racks; parallel parking; marked pedestrian crossings; and bikes sharing the two lanes of traffic. Work has begun, with completion expected Spring of 2015. Additional funds will be needed to complete Commerce Street.

At such time Elm and Commerce Streets will be converted to two-way operations.

Staff and the Board will continue to foster a working relationship with Baylor University Medical Center, DART, and potential developers to encourage transit oriented development that complements the district. When possible, staff and the Board will also take special studies into account. Though not physically in the TIF District, Baylor continues to be a powerful demand generator for Deep Ellum. Baylor University Medical Center at Dallas is a 1025-bed not-for-profit teaching hospital, providing patient care and research to residents of Dallas and the southwest United States. This nationally acclaimed medical center serves as flagship hospital for Baylor Health Care System and in 2009 was recertified as a Magnet Hospital for "Excellence in Nursing Services" from the American Nurses Credentialing Center -- the organization's highest level of recognition which merely two percent of hospitals nationwide have received. Also, Baylor University Medical was recognized in U.S. News & World Report's 2012 "America's Best Hospitals," a recognition that it has received for the past twenty consecutive years.

To address the immediate health needs of the community, in 2009 Baylor Dallas announced the creation of it Diabetes Health and Fitness Center. The program opened June 2010 at the Juanita J. Craft Recreation Center, providing treatment and prevention services to the area's medically underserved population. The Institute has a health clinic staffed by doctors and other medical specialists, affordable medications, plus diabetes education ranging from nutrition and cooking classes to exercise programs. The Craft Recreation Center continues to offer its regular services in addition to the institute's expansion. Baylor has invested $15 million into the center which is open to all regardless of residency, insurance or income.

Growth and development on the hospital's campus was celebrated in several ways during 2009. In April, Baylor University Medical Center announced that it was the first hospital in the country to collaborate with GE Healthcare and BrainLAB to open technically advanced neurosurgery operating suites. The technology allows neurosurgeons on the medical staff to use real-time, intra-operative images of the brain during surgery. The $16.5 million operating suites and four operating rooms opened along with implementation of a high-definition magnetic resonance scanner and BrainSUITE iMRI navigation system. The technology was implemented to help physicians more accurately view a tumor's location and remove diseased tissue with minimal impact. The $350 million expansion of the Baylor Charles A. Sammons Cancer Center at Dallas opened in 2011.

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.

  Extension of the Santa Fe Trail (East Dallas Veloway II Project) into Deep Ellum was completed from Woodrow Wilson High School to Hill Avenue in 2010. The Trail was extended from Deep Ellum to White Rock Lake with the completion of the bridge over Winstead Drive in December, 2010.

  Funding was approved in 2013 to construct the hike and bike trail and associated storm drainage, water and wastewater appurtenance adjustments for the East Dallas Veloway, Phase II Extension from Elm Street to Parry Avenue.

  Installation of the Core Connector Bicycle lanes and shared lane markings in 2012 now connect the Santa Fe Trail to the Katy Trail through Deep Ellum and downtown. Funding was granted to the Deep Ellum Foundation which installed Bicycle Fix-It Stations in Deep Ellum.

  The Staff and the Board will continue to encourage developers to create linkages to the trail system as well as additional bicycle facilities.

- To generate approximately $30.0 million (net present value) in increment over 20 years of collections.

  The assessed property value from the base year to 2014 increased by approximately 54.7% including an increase of 4.4% since 2013. This is an increase of approximately $62.3 million. Based upon current estimates and established 2014 values, the district will generate $29,992,935 (in 2006 dollars) by FY 2027 before the TIF expires in 2028.

- To diversify retail and commercial uses in the district.

  In 2011 the staff and the Board saw the Phases I, II, & III of the Olympia Arts completed, which along with the Ambrose development, added over 44,000 square feet of retail, service, and commercial space. The staff and the Board will continue to work to expand retail and commercial uses to meet the existing and growing needs of the residential population and the increased traffic as a result of the expansion of the DART Light Rail system into the area.

  In 2014, City Council approved the redevelopment of multiple buildings and parking lots for the Deep Ellum Crossroads project which will add 50,058 square feet of retail and restaurant space along with the creation of 4,800 square feet of open space.

- Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

  In 2008, the boundaries of the Deep Ellum TIF District were amended to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station.

Year-End Summary of Meetings

The Deep Ellum TIF District Board met three times during the fiscal year from October 1, 2013 to September 30, 2014. The Board approved and forwarded three (3) items to City Council for approval. An additional four (4) items related to properties in the TIF District were also considered by Council during the year. The most significant of these actions related to approval of a Plan Amendment to the TIF District Financial Plan and the Deep Ellum Crossroads redevelopment project.

The Board can consist of up to ten members, including five City of Dallas appointees, one Dallas County appointee. Board members are (FY 2014 Board meetings attended): Chuck Hixson – City Representative (2 of 2 meetings; appointed subsequent to first meeting), Charles Shelburne – City Representative (1 of 2 meetings; appointed subsequent to first meeting), Joseph O'Brien City Representative (0 of 3 meetings), Chase Evans – City Representative (2 of 3 meetings), Herbert Goodman – City Representative (3 of 3 meetings), Gene Dennis – City Representative (appointed subsequent to 3rd meeting), and Rick Loessberg – Dallas County Representative (2 of 3 meetings). There are no vacant positions on the Board as of September 30, 2014.

During the fiscal year the City Council approved seven (7) items associated with the Deep Ellum TIF District. In an ongoing effort for Deep Ellum to improve the area for more suitable and compatible commercial uses, bars, lounges, taverns and similar establishments are required to obtain a Specific Use Permit (SUP) from the City of Dallas to comply with new zoning regulations.

- On January 22, 2014 City Council by Resolution No. 14-0197, authorize a settlement in lieu of proceeding with condemnation of a tract of land containing approximately 1,808 square feet from Richard Whitehead near the intersection of Elm and Washington Streets for the CBD Fair Park Link Thoroughfare Project - Not to exceed $22,663, increased from $51,466 ($49,466, plus closing costs and title expenses not to exceed $2,000) to $74,129 ($71,129, plus closing costs and title expenses not to exceed $3,000).

- On January 22, 2014, City Council by Resolution No. 14-0206, authorized an ordinance abandoning an alley to Elan Dallas City Lights Owner, LP, the abutting owner, containing approximately 1,100 square feet of land, located near the intersection of Good Latimer Expressway and Live Oak Street, and authorizing the quitclaim - Revenue: $38,665, plus the $20 ordinance publication fee..

- On January 22, 2014, City Council by Resolution No. 14-0207, authorized an ordinance abandoning a portion of a sanitary sewer easement to Elan Dallas City Lights Owner, LP, the abutting owner, containing approximately 2,806 square feet of land, located near the intersection of Good Latimer Expressway and Live Oak Street - Revenue: $5,400, plus the $20 ordinance publication fee.

- On February 26, 2014, City Council approved Resolution No. 14-0382, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On April 9, 2014, City Council by Resolution No. 14-0597, authorize Supplemental Agreement No. 6 to the professional services contract with TranSystems Corporation for the addition of streetscape improvements on Main Street from Good Latimer Expressway to Exposition Avenue to the Deep Ellum Streetscape Project - Not to exceed $69,760, from $1,334,320 to $1,404,080 - Financing: General Obligation Commercial Paper Funds.

- On May 28, 2014, by Resolution No. 14-0866 the City Council held a public hearing to receive comments regarding a City Plan Commission-authorized hearing to consider amendment to Planned Development District No. 269, the Deep Ellum/Near East Side District, with consideration given to amending certain use regulations and development standards in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west and an ordinance granting the amendments.

- On September 10, 2014 by Resolution No. Ordinance 14-1519, City Council held a public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) to: (1) increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres) to facilitate the development of the Deep Ellum Crossroads project and encourage further redevelopment of the district; (2) increase the budget of the Deep Ellum TIF District from $27,162,083 NPV ($51,706,392 total dollars) to $29,992,935 NPV ($57,641,077 total dollars), an increase of $2,830,852 NPV ($5,934,685 in total estimated collections); and (3) make corresponding modifications to the Deep Ellum TIF District map, budget,

and Project Plan & Reinvestment Zone. At the end of the public hearing, Council authorized an ordinance amending Ordinance No. 26043, previously approved on June 22, 2005, as amended and 26304 previously approved on April 2, 2006, to reflect these amendments.

- On September 24, 2014 City Council by Resolution No. 14-1631, authorized a development agreement with 42 Deep Ellum, LP, to dedicate future TIF revenues for reimbursement of eligible project costs related to paving streetscape & lighting, open spaces & trails, and façade restoration, environmental remediation, and demolition for commercial redevelopment of 2609-2711 Main, 2646 Elm, 2653-2711 Commerce and surface parking lots at 2607, 2619, 2621, and 2623 Main located in Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District); and (2) the Deep Ellum TIF District Board of Directors to dedicate in an amount not to exceed $2,725,000 plus an Economic Development TIF Grant in an amount not to exceed $775,000 for a total not to exceed $3,500,000 from future Deep Ellum TIF District revenues, in accordance with the development agreement - Not to exceed $3,500,000 - Financing: Deep Ellum TIF District Funds (subject to appropriations) and by Resolution No. 14-1632 declaring the intent of Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to reimburse 42 Deep Ellum, LP up to $3,500,000, of which up to $775,000 is in the form of an Economic Development TIF Grant, for project costs pursuant to the development agreement with 42 Deep Ellum, LP.

Pending TIF Items

The pending items for the Deep Ellum TIF District include:

- City Council consideration of the FY 2014 Annual Report regarding the development and financial status of the District.
- City Council consideration of potential development projects in the Deep Ellum TIF District.

Budget and Spending Status

Each TIF district establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Deep Ellum TIF District was established in June 2005 and did not collect or allocate any revenue in FYs 2006, 2007 & 2008; however, the Project Plan and Budget were amended in FY 2008 and project allocations were made for the Olympia Arts project. Preliminary estimates for TIF public improvements total $57,598,048 million $29,992,935 in 2006 dollars). The amended budget for the TIF district is below.

Deep Ellum TIF District Project Plan Budget
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget*	Allocated**	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	$2,397,949	$138,183	$2,259,766
Paving Streetscape & Lighting	$27,881,747	$1,466,634	$26,415,113
Open Space & Trails	$2,710,725	$1,110,498	$1,600,227
Façade Restoration/Environmental Remediation & Demolition	$10,621,356	$1,982,288	$8,639,068
Latino Cultural Center Area Improvements	$9,609,109	$283,715	$4,093,447
Administration and Implementation	$4,377,162	$251,302	$4,125,860
Total Project Costs (excluding interest)	**$57,598,048**	**$5,232,620**	**$47,133,481**

** Budget shown above in current dollar; TIF Project Plan shows the budget in net present value.*
*** Project and Administrative costs are allocated as increment collection began in FY 2008.*

Deep Ellum TIF District Project Plan Budget	
Category	**TIF Budget***
Water, Wastewater, Storm & Off-site Utility Replacement	$1,247,748
Paving Streetscape & Lighting	$14,507,977
Open Space & Trails	$1,410,498
Façade Restoration/Environmental Remediation & Demolition	$5,526,712
Latino Cultural Center Area Improvements	$5,000,000
Administration and Implementation**	$2,300,000
Total Project Costs (excluding interest)	**$29,992,935**

** As approved in the Project Plan and Reinvestment Zone Financing Plan as amended September 10, 2014.*
Note: TIF Board may amend Project Plan budget with City Council approval.

FY 2015 Work Program

The FY 2015 work program for the Deep Ellum TIF District includes:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.

- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.

Appendix: Financials

City of Dallas, Texas
Deep Ellum Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

2. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

5. The Zone's Financial Plan permits expenditures not to exceed $2,300,000 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

City of Dallas, Texas
Deep Ellum Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$1,226,007	$785,790	$508,807	$250,043	$215,001
Interest receivable	$282	$862	$380	$903	$1,103
Total assets	$1,226,288	$786,653	$509,187	$250,945	$216,104
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$28,465	$0	$0	$0
Due to general fund	$6,963	$6,963	$0	$0	$18,631
Total liabilities	$6,963	$35,428	$0	$0	$18,631
Fund Balance (Deficit):					
Fund Balance (Deficit)	$1,219,325	$751,224	$509,187	$250,945	$197,474
Total Liabilities and Fund Equity	$1,226,288	$786,653	$509,187	$250,945	$216,104
	$0	$0	($0)	$0	$0

Deep Ellum Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$1,742,766	$377,203	$275,743	$239,543	$258,361	$322,509
Tax increment-Intergovernmental	$403,832	$84,572	$64,841	$62,217	$61,623	$70,654
Interest income	$16,921	$3,649	$3,481	$1,942	$1,492	$3,929
Developer contribution	$53,491	$53,491				
Net increase (decrease) in fair value of inves	($591)	($1,232)	($87)	($47)	$290	($2,281)
Total revenues	$2,216,418	$517,683	$343,978	$303,655	$321,767	$394,810
Expenditures:						
Administrative expenses	$251,302	$29,557	$13,030	$29,413	$49,030	$44,631
Non-Capital Outlay	$43,424	$0	$7,386	$16,000	$10,750	$9,288
Capital outlay	$702,368	$20,026	$81,525	$0	$208,514	$392,302
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$997,094	$49,582	$101,941	$45,413	$268,295	$446,221
Excess (Deficiency) of Revenues over Expe	$1,219,325	$468,100	$242,037	$258,242	$53,472	($51,411)
Fund balance (Deficit) at beginning of year as previously reported	$0	$751,224	$509,187	$250,945	$197,474	$248,884
Fund balance (Deficit) at beginning of year, as restated	$0	$751,224	$509,187	$250,945	$197,474	$248,884
Fund balance (deficit) at end of year	$1,219,325	$1,219,325	$751,224	$509,187	$250,945	$197,474

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Deep Ellum Tax Increment Financing District Fund
Reinvestment Zone Number Twelve
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$2,417	Interest Income
$461,774	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$53,491	Developer contribution
$517,683	Total Revenue

2. Amount and purpose of expenditures from the fund:

$29,557	Administrative Expense
$0	Non-Capital Outlay *
$20,026	Capital outlay *
$0	Interest and fiscal charges
$49,582	Total Expenditures

(1) These expenditures were for the following projects:

Bark Park Neos & Bicycle Repair Stations	$0
Crowdus/Indiana Streetscape Design	$20,026
Total	$20,026

3. TIF Administration Costs:
The Zone continued to reimburse the General Fund for administrative costs incurred during the fiscal year.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Deep Ellum TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a development agreement with 42 Deep Ellum, LP for the development of Deep Ellum Crossroads project in an amount not to exceed $3,500,000 with anticipated completion in 2017 and reimbursement to begin thereafter subject to availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014 *	Base Year 2008 Value	Est. Captured Value 2014**
City of Dallas	$176,141,174	$113,885,770	$62,255,404
Dallas County	$187,077,164	$113,885,770	$73,191,394

* 2014 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
****** Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment****
City of Dallas	0.67745	$421,749
Dallas County	0.13371	$97,861
Total for all Jurisdictions	$0.81116	$519,610

***Participation rates for City of Dallas and Dallas County are 85% and 55% respectively for tax years 2008 - 2021.
****The District began collecting increment in fiscal year 2008-09.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $519,610. For 2013 Tax year, increment in the amount of $461,774 was received.

AGENDA ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 46 J K N P S T

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26147 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District). On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26773.

The Grand Park South TIF District's assessed 2014 taxable value was $48,389,098. This represents an increase of $3,539,079 (7.9%) from the 2005 base year value of $44,850,019 and an increase of $4,644,465 (10.6%) from the previous year. For the first time in many years, the current year's value is higher than the previous year's value, resulting in total increment revenue collected in 2014 of approximately $30,931. Compared to previous years, the value increased as a result of the addition of new Social Security Administrative office on 2530 S. Malcolm X Boulevard and increase in value to the Eban Village Apartments at 2710 Jeffries Street.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Thirteen, the Grand Park South TIF District by Ordinance No. 26147, as amended.

On June 13, 2007, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773.

On February 18, 2014, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Thirteen, ("Grand Park South TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Grand Park South area pursuant to Ordinance No. 26147, authorized by the City Council October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, and

WHEREAS, on June 13, 2007, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

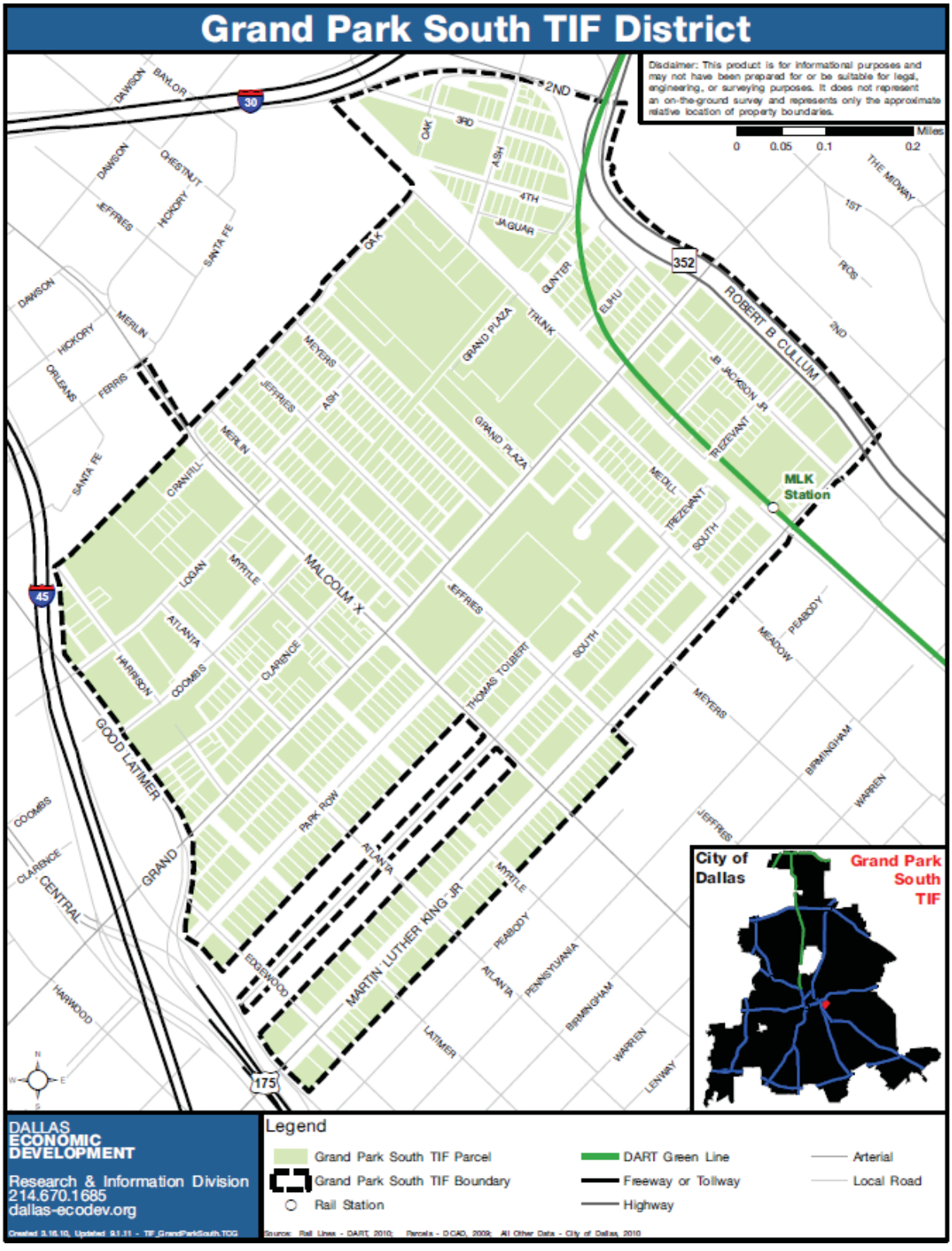
Grand Park South TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 5CS
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Thirteen
Tax Increment Financing District



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Mission Statement

The mission of the Grand Park South TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Grand Park South TIF District area. The Grand Park South TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former residential area in decline to take full advantage of the expanding DART light rail system, to promote transit oriented development in the historical context of the neighborhood, to implement appropriate urban design standards, and to improve the quality of development south of downtown.

The Dallas City Council established the Grand Park South TIF District by Ordinance Number 26147 on October 26, 2005. The Grand Park South District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of $30.3 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 90%, and the County's participation is 65%.

District Accomplishments

The Grand Park South TIF District is composed of neighborhoods to the south of Fair Park including the Grand Avenue, Martin Luther King, Jr. Boulevard, and Malcolm X Boulevard corridors. The district exhibits deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. The district's strengths include the following:

- Proximity to downtown
- Adjacency to Fair Park
- J.B. Jackson Transit Center which includes DART's Green Line MLK Station
- South Boulevard – Park Row Historic District
- Includes the intersection of Malcolm X and Martin Luther King, Jr. Boulevards, one of only a few such intersections in the country.

September 2014 marked the five year anniversary of the opening of DART's Fair Park and MLK light rail stations. The stations are located along DART's new Green Line which was completed during the first quarter of the fiscal year. It extends approximately 28 miles and links southeast Dallas to Farmers Branch and Carrollton. Ridership in 2014 increased at the Fair Park station and down slightly at the MLK station. For 2014, the Fair Park station averaged 1,031 riders compared to 999 in 2013 while MLK station averaged 1,044 compared to 1,125 in 2013. Fair Park station saw a yearly increase of 14.3% while MLK saw a slight decrease of 2.1% compared to 2013. Since the stations' opening in 2009, MLK Station has seen an increase in ridership of 39.0% (2009 – 1,031) and Fair Park Station has seen a decrease in ridership of 5.5% (2009 – 1,105).

DART's Green Line MLK Station is a component of the J.B. Jackson Transit Center

Hall Family Apartments (Opening Spring 2015), Located at 3221 Elihu Street

Grand Park South TIF District Projects

Grand Park South TIF District – Past, Current and Anticipated Projects[1]						
Projects Within TIF District Utilizing TIF Funding						
Project	**Location**	**Units[2]**	**Status**	**Year Complete**	**Approx. Investment[3]**	**TIF Investment[4]**
n/a						

[1] *All information updated as of September 30, 2014.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*
[4] *TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.*

Grand Park South TIF District – Past, Current and Anticipated Projects[1]						
Projects Within TIF District Not Utilizing TIF Funding						
Project	**Location**	**Units and/or size[2]**	**Status**	**Year Complete**	**Approx. Investment[3]**	**TIF Investment[4]**
Fair Park Estates	Malcolm X Boulevard and Park Row Avenue	32 houses 4 Townhomes	30 units completed in 2014 2 units will be finished in 2015. 4 townhomes planned for 2015	2015	$3,574,260	$0
Phase I – Hall Family Mixed-use Project	3221 Elihu Street	38 apartments	Planned	TBD	$1,852,500	$0
O'Reilly Auto Parts	3109 MLK Jr. Boulevard	6,000 sf	Complete	2013	$903,980	$0
Billy Earl Dade Middle School	2727 Grand Avenue	213,616 sf	Complete	2013	$30,565,120	$0

[1] *All information updated as of September 30, 2014.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*
[4] *TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.*

Construction was completed on eight additional units in the Fair Park Estates housing development during the fiscal year. Two more units are expected to start in FY 2015. Four townhomes are planned for FY 2015 in the development as well.

Value and Increment Revenue Summary

The Grand Park South TIF District's assessed 2014 taxable value was $48,389,098. Compared to previous years, the value increased as a result of the addition of new Social Security Administrative office on 2530 S. Malcolm X Boulevard and increase in value to the Eban Village Apartments at 2710 Jeffries Street This represents an increase of $3,539,079 (7.9%) from the 2005 base year value of $44,850,019 and an increase of $4,644,465 (10.6%) from the previous year. For the first time in many years, the current year's value is higher than the previous year's value, resulting in total increment revenue collected in 2014 of approximately $30,931.

Objectives, Programs and Success Indicators

The Grand Park South Final Project Plan and Reinvestment Zone Financing Plan was adopted on October 26, 2005 by City Ordinance Number 26773. The plan's defined development goals are provided below:

- Create additional taxable value attributed to new private investment in projects in the Grand Park South TIF District totaling approximately $579 million.

  Property values in the TIF district have begun to increase slowly since its creation. This is the result of the new Social Security Administration office on 2530 South Malcolm X Boulevard and increased value to the Elan Village Apartments at 2710 Jeffries Street as well as new housing completed in Fair Park Estates.

  DISD's acquisition of property for the new Billy Earl Dade Middle School in the district resulted in a decrease of over $500,000 in taxable value. The school opened during the 2013-2014 school year.

  The completion of the new O'Reilly's Auto Parts at 3109 Martin Luther King Boulevard added $903,980 to the value of the district.

- Encourage transit-oriented development within the district. This includes the creation of a new town center in proximity to DART's MLK Green Line station while providing access and connections to the station that will allow ridership to exceed over 2,400 per day by 2015.

  The Green Line's MLK and Fair Park stations, which have been open since September 2009, are expected to entice transit-oriented development throughout the district. Ridership in 2014 increased at the Fair Park station and down slightly at the MLK station. For 2014, the Fair Park station averaged 1,031 riders compared to 999 in 2013 while MLK station averaged 1,044 compared to 1,125 in 2013. Fair Park station saw a yearly increase of 14.3% while MLK saw a slight decrease of 2.1% compared to 2013. Since the stations' opening in 2009, MLK Station has

seen an increase in ridership of 39.0% (2009 – 1,031) and Fair Park Station has seen a decrease in ridership of 5.5% (2009 – 1,105).

- Attract new private development in the district totaling approximately 2,400 residential units by 2035, including development of new single-family homes, mid-rise residential, such as town homes, and higher density residential near the MLK Green Line station, while preserving and restoring historic single-family residences.

  Upon its completion, the Fair Park Estates project, located at 3221 Elihu Street, will result in 36 residential units (1.5% of the goal). To date, thirty of the project's units have been completed. An additional two units and four townhomes are being added in FY 2015. The project consists of approximately 6 acres located adjacent to Fair Park, generally bound by Park Row, Trunk Avenue, the DART line, Elihu Street and JB Jackson Boulevard. The envisioned development plan has four phases consisting of 240 apartments (180 - two bed/two bath and 60 – 1 bed/1 bath) and 40,000 square feet of commercial space comprised of 14,500 square feet of retail, 17,500 square feet of restaurants and 8,000 square feet of office space. The focus of all four phases will be the close proximity of building facades to the street to promote pedestrian, sidewalk and storefront interaction. Another key feature is enhanced walkways along Grand Avenue, Park Row, Elihu St., the DART line and Trunk Avenue creating an inviting, pleasant atmosphere for access to the MLK DART Station. Walkway enhancements include new 6'-10' wide sidewalks, lighting, benches, and landscaping.

- Diversify housing options within the district by providing various types of housing, including town home, multi-family, and single-family projects, at a range of price points including approximately 20% of new units at or below 80% of Area Median Income (AMI), 60% of new units at market rate, and 20% of new units above market rate. Replace existing multi-family housing stock in substandard condition (approximately 500 units) with new residential development at 60% of Area Median Income. Expand homeownership opportunities in the district.

  There is an ongoing effort to provide a variety of housing options within the Grand Park South TIF District.

  On January 11, 2012, the City approved 2006 bond funding and the use of CDBG grant funds for Grand Park Place at 3221 Elihu Street to be developed by the Hall family. Phase 1 is 38 units, and a building permit was issued August 17, 2012. Phase 1 will be available for leasing in Spring 2015.

- Grow and diversify retail and commercial uses within the district. Consolidate new retail and other commercial activities to support a new town center in proximity to the MLK Green Line station; create a neighborhood retail center in

proximity to the Grand Avenue and Malcolm X Boulevard intersection; enhance retailing opportunities and design through infill development along Martin Luther King, Jr. Boulevard, and, in some cases, convert existing retail and commercial buildings to residential uses. Attract 300,000 square feet of retail space and 150,000 square feet of office or other commercial space in new private development by 2035.

In 2013, O'Reilly Auto Parts opened at 3109 MLK Jr. Boulevard. This reflects the city's goal of retail and commercial activity along Malcolm X Boulevard. The city still aims to increase retail opportunities as the area still suffers from the need for more commercial and retail activity. Also, the City's Complete Streets Initiative has identified Grand Avenue for early implementation of streetscape enhancements such as shared bicycle lanes, enhanced sidewalks and upgraded crosswalks. The Initiative identifies Martin Luther King Jr. Boulevard and Robert B. Cullum Boulevard as mixed-use corridors. South of Martin Luther King, Jr., Robert B. Cullum and Malcolm X boulevards should transition to residential corridors. At this time, the Complete Streets initiative has not moved forward at Grand Avenue.

- Expand parks and open space within the district by encouraging the development of both private and public parks and open space, such as pocket parks, plazas, courtyards, and recreation areas, within walking distance (1/4 mile) of new residential development, especially new mid- and high-density residential development.

  In 2010, the City's Design Studio held public meetings to examine parks, open space, and streetscape improvements along Martin Luther King Boulevard and Grand Avenue. As a result of those meetings, Grand Avenue became one of the projects in the City's Complete Streets Program.

  The 2012 bond program included $2,449,000 for Complete Streets improvements on Grand Avenue from Robert B. Cullum to Good Latimer Expressway. The project will include enhanced sidewalks and crosswalks, pedestrian lighting, and landscape and irrigation. Engineering design is underway and expected to be completed by January 2015. Construction is scheduled to start in Summer 2015.

  The 2012 bond program included $468,900, and the Fair Park Area is contributing $508,000, for improvements on Martin Luther King, Jr. Boulevard from Robert B. Cullum to S.M. Wright Freeway. The project will include bike route improvements, enhanced sidewalks and crosswalks, pedestrian lighting, landscape and irrigation, and mid-block pedestrian crossings. Engineering design is underway and expected to be completed by December 2014. Construction is scheduled to start in May 2015.

During FY 2012, the City installed shared lane markings to encourage bicycling on Martin Luther King, Jr. Boulevard from Fair Park to Julius Schepps Freeway. The long term plan is for this shared lane to connect to future bicycle facilities on the Cedar Crest Bridge.

- Improve security and safety through pedestrian lighting and design that encourages "eyes on the street."

  The South Dallas Fair Park Trust Fund is currently examining prospective funding sources to provide surveillance cameras throughout the district. As of FY 2014, the fund is still seeking a grantee to execute the project.

- Generate approximately $30.3 million (net present value) in increment over 25 years of collection.

  The district's assessed property value has increased from its 2005 base year value. Preceding years' values have generated approximately $205,245 in incremental revenue.

Year-End Summary of Meetings

Effective September 1, 2011, only those taxing units that have approved the payment of all or a portion of the tax increment produced by the unit into the TIF fund for that district may appoint one member to the board. Currently only the City and Dallas County participate financially in the Grand Park South District

The board now consists of places for seven directors: six to be appointed by the City Council and one appointed by Dallas County.

The board experienced multiple membership changes during the year. Alendra Lyons forfeited his position on December 17, 2013. Chris Aslam was not reappointed following his holdover status ending on June 30, 2014, and Jesus Machuca-Prado was not reappointed following his holdover status ending on June 30, 2014. Rick Loessberg, the representative from Dallas County continues to serve. These changes brought the total number of board members to one.

The Grand Park South TIF District by-laws require five members to be appointed and therefore the board was unable to meet during the fiscal year.

The Dallas City Council approved 9 items during the fiscal year related to the district. These items are summarized below:

- On December 11, 2013, the City Council approved Resolution No. 13-2069, authorizing a professional services contract with Freese and Nichols, Inc. for the engineering design of two complete street projects and one street reconstruction

project (list attached) - Not to exceed $484,950 - Financing: General Obligation Commercial Paper Funds. *Projects: Robert B. Collum Boulevard to Good – Latimer Expressway. and Martin Luther King, Jr. Boulevard from Robert B. Collum Boulevard to S. M. Wright Freeway; Street reconstruction project on JB Jackson Jr. Boulevard from Grand Avenue to Martin Luther King, Jr. Boulevard*

- On February 12, 2014, the City Council authorizing a Chapter 380 Forgivable Loan in the amount of $275,000 to Two Podner's Retail Eateries, LLC for gap financing to develop a 11,000 square foot commercial building located at 1441 Robert B. Cullum Boulevard in Dallas to expand Two Podner's Barbeque and Seafood Restaurant and add 6,500 square feet of retail space.
- On April 23, 2014, the City Council authorizing the re-establishment of the South Dallas/Fair Park Area Business Façade/Revitalization Program which provides façade improvements for buildings with operating businesses along Martin Luther King Jr. Boulevard from Robert B. Cullum Boulevard to the S.M. Wright Freeway, pursuant to Chapter 380 of the Texas Local Government Code, in order to promote economic development in the South Dallas/Fair Park area. *Results: Re-established the program with $100,000 approved in funding to be used in individual grants of approximately $20,000 for each business. To date, $92,500 in CDBG funds have been used to complete improvements to five businesses in the South Dallas/Fair Park area. An additional $100,000 from the General Fund account is being used along Martin Luther King, Jr. Boulevard only. Currently, four businesses have commitment agreements and one additional business is in pending status.*
- On April 23, 2014, the City Council authorized (1) a Special Economic Development Loan Agreement with Two Podners Retail Eateries, LLC, in the amount of $100,000 to partially underwrite the cost of development of an 11,000 square foot structure to be located at 1441 Robert B. Cullum Boulevard in Dallas to expand Two Podners Barbeque and Seafood Restaurant and add 6,500 square feet of tenant space; and (2) an increase in appropriations in the amount of $100,000 - Not to exceed $100,000, from $3,377,481 to $3,477,481 - Financing: South Dallas/Fair Park Trust Funds. *Results: Private investment of $1,835,000 for 11,000 Square feet commercial building, including Two Podners.*
- On June 11, 2014, the City Council authorized an increased in the contract with Texas Standard Construction, Ltd. for the construction of monuments, sidewalks, crosswalks, pedestrian lighting and minor landscape improvements for Martin Luther King, Jr. Boulevard at Atlanta Street, Malcolm X Boulevard and Robert B. Cullum Boulevard, from $12,150,167 to $13,029,167 - Financing: General Obligation Commercial Paper Funds.
- On June 11, 2014, the City Council approved Authorize a Gateway Monument Agreement with the Texas Department of Transportation for installing and maintaining monuments in the median of Robert B. Cullum Boulevard at Martin Luther King, Jr. Boulevard. *Project: Installation and maintenance of a Gateway Monument as part of street paving, drainage, streetscape improvements, traffic*

signal upgrade, and surveying along Continental Avenue from Riverfront Boulevard to IH 35.

The Grand Park South TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment.

The district's budget and spending to date are provided below:

Grand Park South TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget** (Total Dollars)	Allocated	Balance
Infrastructure Improvements	$59,486,489	$0	$59,486,489
Environmental Remediation	$5,906,459	$0	$5,906,459
Façade Restoration	$4,429,845	$0	$4,429,845
Parks, Open Space and Signature Entries	$8,437,800	$0	$8,437,800
Grant and Loan Program	$1,265,669	$0	$1,265,669
Administration and Implementation*	$4,851,735	$202,981	$4,648,754
Total Project Costs	$84,377,998	$202,981	$84,175,016

** Administrative cost is based on actual hours worked on TIF related activities by City staff and related City overhead.*
***Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts*

Grand Park South TIF District
Project Plan Budget (NPV Values)

Category	TIF Budget (NPV)
Infrastructure Improvements	$21,360,667
Environmental Remediation	$2,120,917
Façade Restoration	$1,590,688
Parks, Open Space and Signature Entries	$3,029,882
Grant and Loan Programs	$454,482
Administration and Implementation	$1,742,182
Total Project Costs	**$30,298,818**

All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of the project costs.

FY 2015 Work Program

No TIF district activities can take place until additional board members are appointed.

Subject to the approval of new board members, the FY 2015 work program for the Grand Park South TIF District includes:

- Coordinate with the City's HUD Challenge Grant for TOD grant planning and redevelopment efforts near the MLK DART Station.
- Encourage development projects within the district
- Approval of an amendment to the Grand Park South TIF District by-laws regarding changes in the composition of the district's board of directors and design review process
- Approval of the City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines
- Approval of the City of Dallas TIF Design Review standards for TIF districts
- Approval of the FY 2011 annual report
- Approval of the FY 2012 annual report
- Approval of the FY 2013 annual report
- Approval of the FY 2014 annual report

Appendix: Financials

City of Dallas, Texas
Grand Park South Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$12,536	$19,700	$28,236	$38,442	$37,744
Interest receivable	$30	$30	$172	$230	$342
Total assets	$12,565	$19,730	$28,408	$38,672	$38,086
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Deferred tax revenue	$0	$0	$0	$0	$0
Due to general fund	$5,822	$5,822	$0	$0	$0
Total liabilities	$5,822	$5,822	$0	$0	$0
Fund Balance (Deficit):					
Fund Balance (Deficit)	$6,743	$13,908	$28,408	$38,672	$38,086
Total Liabilities and Fund Equity	$12,565	$19,730	$28,408	$38,672	$38,086
	$0	$0	($0)	($0)	($0)

Grand Park South Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$176,899	$0	$0	$0	$34,991	$40,774
Tax increment-Intergovernmental	$30,344	$0	$0	$0	$4,697	$6,019
Interest income	$2,479	$83	$7	$247	$378	$796
Net increase (decrease) in fair value of inves	$2	($21)	($175)	($4)	$117	($314)
Total revenues	$209,724	$62	($169)	$244	$40,183	$47,275
Expenditures:						
Administrative expenses	$202,981	$7,227	$14,331	$10,508	$39,597	$51,951
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$202,981	$7,227	$14,331	$10,508	$39,597	$51,951
Excess (Deficiency) of Revenues over Expe	$6,743	($7,165)	($14,500)	($10,264)	$586	($4,675)
Fund balance (Deficit) at beginning of year as previously reported	$0	$13,908	$28,408	$38,672	$38,086	$42,761
Fund balance (Deficit) at beginning of year, as restated	$0	$13,908	$28,408	$38,672	$38,086	$42,761
Fund balance (deficit) at end of year	$6,743	$6,743	$13,908	$28,408	$38,672	$38,086

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Grand Park South Tax Increment Financing District Fund
Reinvestment Zone Number Thirteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$62	Interest Income
$0	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$62	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

$7,227	Administrative Expense
$0	Public works
$0	Capital outlay
$0	Interest and fiscal charges
$7,227	Total Expenditures

3. The Zone began reimbursing the General Fund for administrative costs incurred through fiscal year 2008-09.

4. **Amount of Principal and Interest due-on outstanding indebtedness:**
Grand Park South TIF District has incurred no bonded indebtedness as of September 30, 2014.

5. **Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2005 Value	Est. Captured Value 2014**
City of Dallas	$48,389,098	$44,850,019	$3,539,079
Dallas County	$48,359,098	$44,850,019	$3,509,079

*2014 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.

6. **Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:**

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment
City of Dallas	0.71730	$25,386
Dallas County	0.15802	$5,545
Total for all Jurisdictions	$0.87532	$30,931

***Participation rates for City of Dallas and Dallas County are 90% for tax years 2007-2026 and 65% for tax years 2007-2021 respectively.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $30,931. For the 2013 tax year, increment in the amount of $0 was received.

City of Dallas, Texas
Grand Park South Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City’s investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,105,732 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund for costs incurred through fiscal year 2008-09. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 9, 10, 13, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 17 W; 26 D H V Y Z; 27 A-H J-N P-U W; 28 N; 36 C D

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26148 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District). On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26534, as amended.

The Skillman Corridor TIF District's assessed tax value in 2014 was $520,770,608. This represents an increase of 55% ($184,813,297) over the assessed value of the base year (2005) value and an increase of 11.6% ($54,072,894) over the final value for the previous year. With the participation of the City, Dallas County and the Richardson Independent School District, this increase will result in the collection of approximately $1,730,077 total in incremental revenue for the Skillman Corridor TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, the Skillman Corridor District TIF District by Ordinance No. 26148, as amended.

On December 13, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District by Ordinance No. 26534, as amended.

On December 5, 2014, the Skillman Corridor TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fourteen, ("Skillman Corridor TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Skillman Corridor area pursuant to Ordinance No. 26148, authorized by the City Council on October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor District TIF District by Ordinance No. 26534 as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 5, 2014, the Skillman Corridor TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

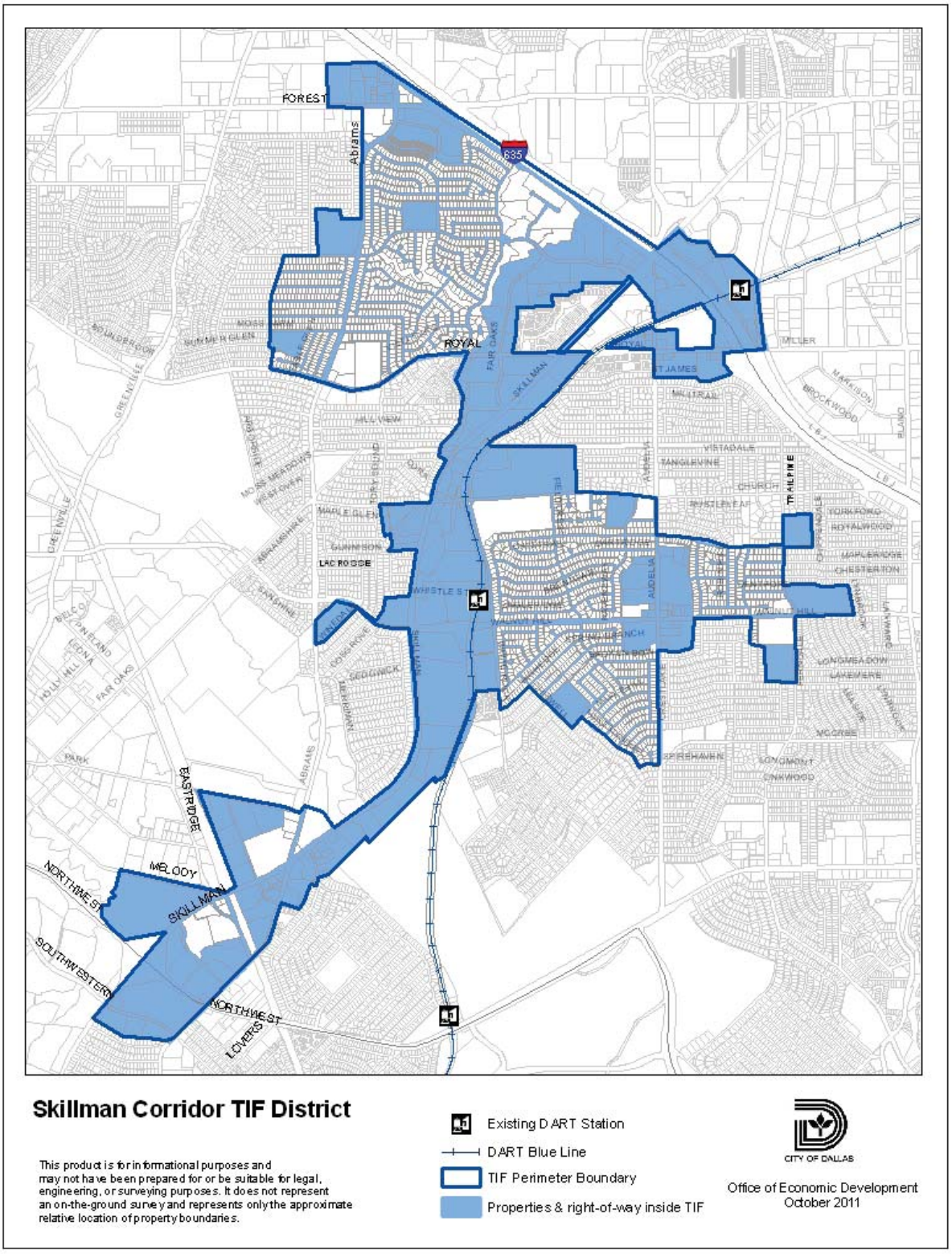
Skillman Corridor TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Fourteen
Tax Increment Financing District



Skillman Corridor TIF District

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Existing DART Station
DART Blue Line
TIF Perimeter Boundary
Properties & right-of-way inside TIF

CITY OF DALLAS
Office of Economic Development
October 2011

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Front cover shows the White Rock Trail Apartments (now called NorthRock Lake Highlands) under construction as viewed from Skillman Street.

Mission Statement

The mission of the Skillman Corridor TIF District is to provide a source of funding for public infrastructure improvements that will assist in creating a more sustainable mix of rental and owner-occupied residential property in the Skillman Corridor. This effort will help encourage the redevelopment of structurally obsolete apartment complexes and retail centers, better trail and recreational connections, and transit-oriented development near the Skillman/Walnut Hill DART light rail station and the existing Skillman/LBJ DART light rail station. The Skillman Corridor TIF District duration began on January 1, 2006, and will terminate on December 31, 2035, (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036).

Skillman Corridor TIF District Accomplishments

Dallas City Council established the Skillman Corridor TIF District by Ordinance Number 26148 on October 26, 2005. In December 2006, the district's boundaries were amended to include several Richardson Independent School District (RISD) campuses to help facilitate RISD meet future changing campus needs as the area is redeveloped. The RISD Board of Trustees approved contributing the debt service portion of future RISD increment to the TIF District up to $10 million (net present value or a total amount of just over $16 million). This financial participation marks the first financial participation by a school district in a Dallas TIF District since 1999. The Dallas City Council adopted the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan on December 13, 2006 by Ordinance 26534.

In May 2009, the Skillman Corridor TIF Board adopted a "Skillman Corridor TIF Strategic Implementation Plan" to guide the next phases of development and improvements in the District.

In 2007, a development agreement with PC LH Land Partners, LP (PC LH) for the District's catalyst project "Lake Highlands Town Center (LHTC)" for TIF funding was approved by the Skillman Corridor TIF Board and the City Council. In addition, the project received funding commitments from Dallas Area Rapid Transit (DART) and the North Central Texas Council of Governments (NCTCOG) for a light rail station and related improvements at Skillman Street and Walnut Hill Lane along the existing DART Blue Line; Dallas County for infrastructure improvements; and City of Dallas bond funds for infrastructure improvements.

Infrastructure and other public improvements as part of the LHTC horizontal site development phase have been completed. An operation and maintenance agreement for non-standard public improvements has been executed with LC LH and the Lake Highlands Public Improvement District (LHPID) has agreed to partial assignment of those responsibilities.

The 20 acres of park land and trails constructed as part of the project was conveyed to the City on March 31, 2011. Maintenance responsibility has been designated to PC LH,

future owners and/or the Lake Highlands Public Improvement District (LHPID). Special events, including the annual Lake Highlands Oktoberfest in have begun being been held at the LHTC.

Due to the economic downturn and contracted lending markets, vertical development at the LHTC was delayed. In June 2011, the TIF Board and City approved an amended development agreement for the Lake Highlands Town Center (LHTC) that increased the TIF funding dedication of future TIF revenues from $23,000,000 to a maximum of $40,000,000 subject to certain conditions.

Staff has continued to work with PC LH to assist in implementing the master planned project. A Phase I Block D1 project for 200 multi-family units and 7,500 square feet of ground floor retail space completed construction in 2014 with leasing efforts underway.

In FY 2011, a development agreement with Audelia WGK, LLC for the White Rock Place development was approved by the Skillman Corridor TIF Board and the City Council. The site is located at the southwest corner of Walnut Hill Lane and Audelia Road. The site has been reconfigured into a smaller retail component of 18,000 square feet, infrastructure for 17 residential lots and all homes completed as of late 2013.

A development agreement with the Richardson Independent School District (RISD) was approved in FY 2011 to provide reimbursement pursuant to the Interlocal Agreement between the City and RISD for stadium facility improvements for the Lake Highlands High School. Reimbursement payments have been processed annually as funds are available.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved mixed-income housing guidelines.

During FY 2013, a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project was approved by the TIF Board and City Council. The apartments have been under construction with completion anticipated late 2014.

During FY 2014, staff began discussions on potential updated development plans for LHTC, primarily the retail block as a next phase. Discussions with other parties on potential development sites in various parts of the district were also held.

Several projects in the District have been completed or in the development stage this year as shown in the following table.

Skillman Corridor TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. or Estimated Value[3]	TIF Investment[4]
Lake Highlands Town Center[2]	NE and SE corner Walnut Hill/Skillman	Public Improv – 2010; Ph I – 2014 Future Phases - 2015-18	*Sitework/public improv.* complete *Phase I* - Haven (200 units and 7,500 square feet of retail) complete.	1,265 res. units/ 219,650 square feet retail space/ 30,000 square feet office	Ph I –Haven: $23,000,000 Estimate total future phases: $190,000,000	$40,000,000*
White Rock Place	SW Corner Walnut Hill & Audelia	2013	Retail portion & infrastructure for SF lots complete. SF homes had just partial DCAD value for 2013 appraisal year. Total value still an estimate.	17 SF lots; 18,000 sf retail reconfig.	$11,662,546	$2,372,000
NorthRock Lake Highlands (formerly called White Rock Trail Apts.)	6808 Skillman St	2014	Under construction	362 units	$30,000,000	$4,000,000
			Subtotal	**1,644 res. Units; 237,650 square feet retail; 30,000 square feet office**	**$254,662,546**	**$46,372,000**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Trimark Town Homes	9400 Block Timberleaf Dr	2005	Complete	84 units	$9,920,085	n/a
Medallion Retail Center expansion/renov.[8]	6300 E Northwest Hwy & 5720 Skillman St.	2006	Complete	88,800 square feet new space	$26,055,810	n/a
Kingsley Square Redevelopment	7203 Skillman St.	2007	Complete	76,000 square feet retail	$13,862,630	n/a

Wal Mart Supercenter	9382 LBJ Fwy.	2008	Complete	204,000 square feet retail	$19,000,000	n/a
The Avery on Southwestern (formerly Village View Apts)	8910 Southwestern Blvd.	2009	Complete	422 units	$51,835,450	n/a
Dallas Children's Theater[6] – *exterior improv., main entry & garden*	6343 Northwest Hwy	2009	Complete	n/a	$1,293,060	n/a
Timbercreek redevelopment	Skillman St@Northwest Hwy	2011-2012	Complete	485,000 square feet retail	$61,269,490	n/a
The Bordeaux at Lake Highlands	SW corner Skillman St & Church Rd.	2014-2016	Under construction	37 SF lots/homes	$25,000,000	n/a
			Subtotal	**543 res units; 853,800 square feet retail**	**$208,236,525**	**$0**
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**2,187 res units; 1,091,450 square feet retail; 30,000 square feet office**	**$462,899,071**	**$46,372,000**

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt property. Amount shown is approximate investment in improvements.
[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.
8 For Medallion Retail Center, previous reports FY 11 and prior only showed added value of $8.4 million; however, to be consistent with other reporting of redevelopment sites the full DCAD value is now shown.

Of the total $40 million in pledged TIF funding for LHTC, $7 million is contingent on added public infrastructure approved by the TIF Board. $30 million allocated if development is in substantial conformance with adopted LHTC plans.

In addition to TIF incentives, there have been other public funding commitments in support of the Lake Highlands Town Center (LHTC) project as shown in the District Initiatives table below. A unique partnership has been formed with PC LH and representatives from the City, Dallas County, DART, and the North Central Texas Council of Governments (NCTCOG) as a result of the interdependent layering of funding for infrastructure and public improvements requiring on-going coordination in support of the LHTC. The lessons learned can serve as a model for future interagency cooperation with the private sector in furthering transit-oriented development (TOD).

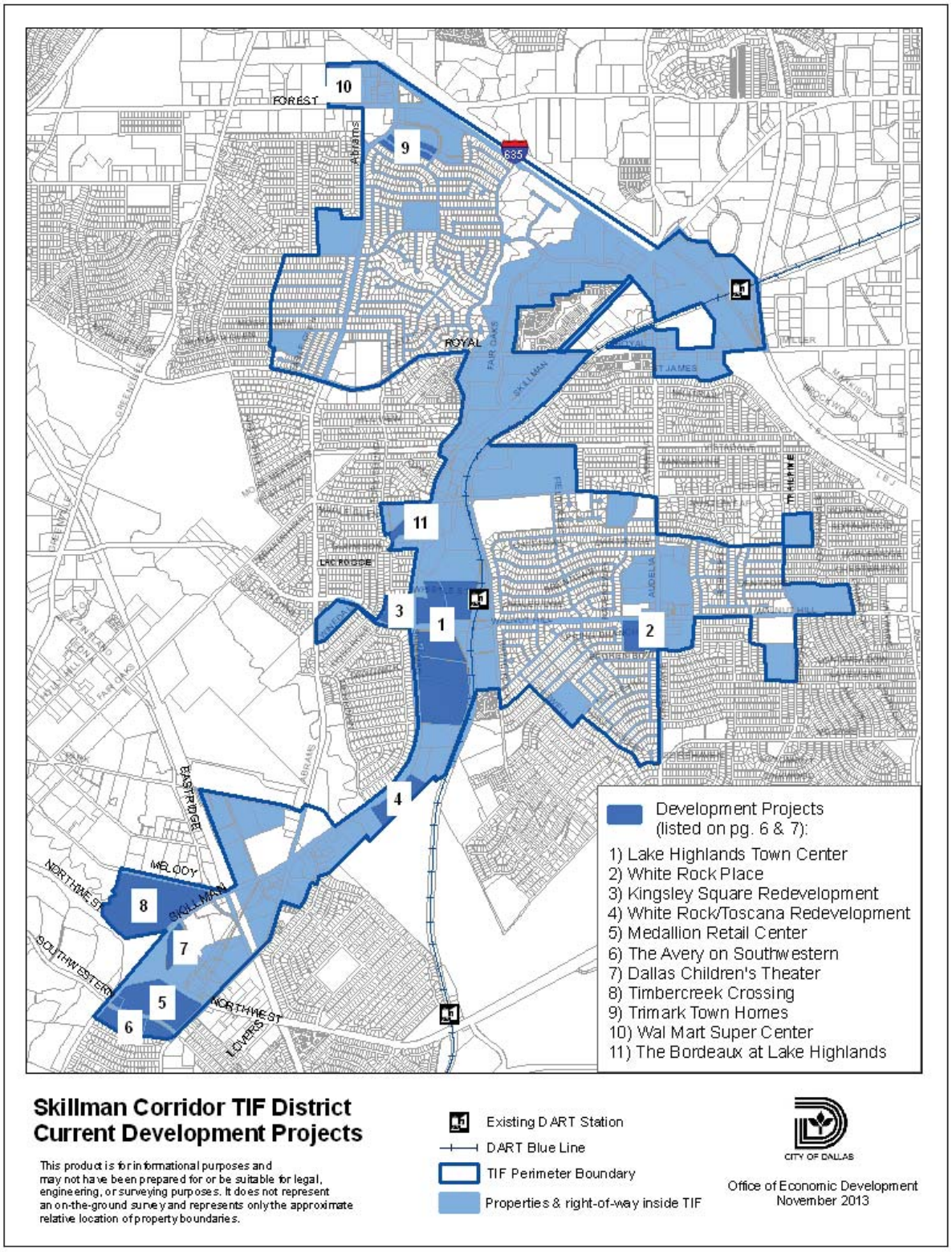
In June 2010, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) awarded funding for two Sustainable Development (SD) Projects in the Skillman Corridor TIF District including the "LBJ/Skillman Urban Planning Initiative" (planning study) and The "Lake Highlands TOD Multimodal Connectivity Project" (infrastructure project).

The LBJ/Skillman Urban Planning Initiative will include evaluating the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. The NCTCOG staff will manage the consultant selection process for the study with representation from the City and during the study there will be a project review committee that may include community representatives. In August 2009, the Skillman TIF Board approved a pledge of TIF funding in the amount of $25,000 as matching funds for the project. NCTCOG funding includes $100,000 with a required local 20% match of $25,000 for a total study amount of $125,000. During FY 2014, the study was finalized with a report reviewed and recommended by the City Plan Commission and pending City Council adoption in October 2014.

The "Lake Highlands TOD Multimodal Connectivity Project, with Dallas County and PC LH as partners, was selected for funding as an infrastructure project totaling $3,243,000 to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). The scope also includes intersection improvements for Walnut Hill Lane and Skillman Street. Dallas County and PC LH will provide the 20% local match (estimated at $648,000) and Dallas County will advance the remaining project costs and request 80% reimbursement by the NCTCOG. During FY 12 staff coordinated with the NCTCOG, Dallas County, and PC LH on preparations for project agreements. In September 2012, the City Council authorized three specific agreements for the project: 1) an interlocal agreement between the City, NCTCOG and TXDOT; 2) a development agreement between the City and PC LH; and 3) an agreement between the City and Dallas County. Interagency coordination has been ongoing, a building permit was secured for the White Rock Trail Apartment project; however, a second commercial permit at the Lake Highlands Town Center is pending in order to meet NCTCOG requirements for mixed use development as part of the SD funding. It is anticipated, upon a final project scope and the provision of 10% developer local match funds that the design phase for the improvements will begin in 2015.

District Initiatives – Other Public Support for LHTC				
Activity	**Scope**	**Status**	**Investment**	**Source**
New DART Light Rail Station – Skillman St./Walnut Hill Ln.	Along the existing DART Blue Transit Line, a new station will be added on the northeast side.	Funding approved by DART Board in October 2006. Station opened Dec. 2010.	$10,000,000	DART
City 2006 Bond Funds – Proposition Eight	Public infrastructure support for a transit-oriented development at Skillman St/Walnut Hill Ln.	Council authorized bond sale and a Chapter 380 grant agreement in 2007. Infrastructure improvements completed 2010.	$4,677,282	2006 City Bond Program
Dallas County Major Capital Improvement Program (MCIP)	Funding in support of the LHTC for transportation infrastructure including bridge over Jackson Creek, collector streets, and pedestrian improvements.	Initial funding pledged in May 2007. A project specific agreement was approved by Commissioners Court in May 2008. Improvements completed in 2010.	$3,421,846	Dallas County MCIP Fund 196, Project 8201
North Central Texas Council of Governments (NCTCOG) *with DART local funding exchange.*	Traffic and median improvements, collector streets, and pedestrian access and transit related improvements.	NCTCOG Regional Transportation Council (RTC) approved Oct. 2007. Interlocal agreement with City executed May 2008. Construction completed in 2010.	$5,150,000 $1,287,500	NCTCOG/RTC Local Match – Private (*eligible for TIF reimbursement*)
Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Lake Highlands TOD Multimodal Connectivity Project	Hike/bike trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street. Skillman/Walnut Hill intersection improvements including second left hand turn land at west bound Walnut Hill onto Skillman and pedestrian improvements.	*Funding approved.* Project selected by the RTC in June 2010. City Council resolution of support in August 2010. City Council authorized agreements in September 2012. Anticipate design beginning 2015.	$3,467,778 total includes: $2,774,222 $693,556	RTC funds Local match from private source and Dallas County Major Capital Improvement Program (MCIP) funds.
Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – LBJ/Skillman Urban Planning Initiative	Planning study to determine future land use, development scenarios, and zoning to facilitate transit oriented development (TOD) near the LBJ/Skillman DART Station area, potential pedestrian and transit linkages, and opportunities for new trails and open spaces.	*Funding approved.* Project selected by the RTC in June 2010. City Council authorized resolution of support for the project August 2010. Study completed and City Plan Commission approved. Council action pending October 2014.	$125,000 total includes: $100,000 $25,000	RTC funds Local match from Skillman Corridor TIF Fund
		Total Investment	**$28,129,406**	

TIF District Development Project Map



Value and Increment Revenue Summary

The Skillman Corridor TIF District's assessed 2014 City taxable value was $520,770,608 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of $184,813,297 or 55% over the base year (2005) value and an 11.6% increase over last year's final value. The TIF District anticipates collecting approximately $1,730,077 in incremental tax revenue for tax year 2014. The anticipated RISD portion totals $231,013 and 30% or $69,304 will be earmarked for the RISD Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City. The positive increase in the District's tax base can be attributed on an approximate percentage basis to added value of new construction (70% of the increase), major property transactions including sites under development (20%), and appreciating property values (10%) in the District. To date, the majority of the added construction value is attributed to the Timbercreek redevelopment and The Avery on Southwestern apartment redevelopment.

Objectives, Programs, and Success Indicators

Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Skillman Corridor TIF District totaling approximately $592 million.

  Over $217 million in new investment is completed and an additional $245 million is underway or planned (78% of the goal).

The Haven residential/ground floor retail project, first vertical development at Lake Highlands Town Center.

- To attract new private development in the Skillman Corridor TIF District totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family, and single-family projects.

  871,800 square feet of new and upgraded retail space is completed and an additional 219,650 is planned (exceeding the goal by 47%). 723 residential units are completed, 399 under construction and 1,065 planned, approximately 2,028,540 square feet total (32% of the goal).

White Rock Place redevelopment - new homes completed 2013

Bordeaux, another new single family subdivision under construction along the Skillman Corridor

- To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.

  The TIF Board adopted a Skillman Corridor TIF District Strategic Implementation Plan to better focus redevelopment activities and TIF expenditures including supporting the Skillman/LBJ Gateway planning effort to promote TOD development at the LBJ/Skillman DART Station area. A NCTCOG Regional Transportation Council (RTC) funded planning study began in 2012 and is in the process of examining development options and public improvements needed to facilitate TOD development around the LBJ DART station.

  TXDOT has a preferred alternative for the LBJ Freeway/Skillman/Audelia intersection (incorporating the extensive efforts made by community leaders to present an alternative to an original flyover bridge design) that is in the schematic design and environmental document phase.

- To maintain the stability of local schools as redevelopment occurs in the housing market.

  In May 2007, the TIF Board adopted "Skillman Corridor TIF District Relocation Assistance/Student Retention Program Guidelines" with substantial input from the Richardson Independent School District (RISD) and private partners as part of negotiating the LHTC development agreement. A concerted effort was made at the start of the LHTC redevelopment to relocate remaining tenants to other apartment complexes within the RISD. Occupancy levels were low at the time and of the 110 unit relocations specifically tracked in August 2007, 78% relocated to another complex in the RISD.

  Current RISD enrollment data for FY 2014 indicates that overall enrollment for the eleven RISD campuses within the TIF District is up 24.6% compared to the 2006-07 school year when tracking for the

potential impact of TIF related redevelopment began. Over the eight year period, with the exception of Lake Highlands High School with relatively level enrollment, all schools gained students with some elementary schools having enrollment increases above 40%. Staff and the Board will continue to work with school district representatives to monitor enrollment.

- To reach ridership at existing and future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.

  Currently the average daily ridership level is 1,390 at the existing Skillman/LBJ light rail station and 525 at the Lake Highlands light rail station through the September 2014 reporting period. In comparison the LBJ station in the 2006 fiscal year following the TIF district creation had 1,483 average daily ridership and the Lake Highlands Station in its first full operating year 2011 had average daily ridership of 435. Staff will continue to monitor ridership trends.

- To improve access and connections to the DART light rail system within the District.

  The new Lake Highlands DART opened December 6, 2010. The new station is the first infill station constructed by DART while DART Rail is in operation. The station area is being incorporated with the development of the Lake Highlands Town Center (LHTC).

Lake Highlands DART station

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

  The 20 acres of park and trails as part of the LHTC has been completed and was conveyed to the City in March 2011; however, maintenance of the park space will be handled private and/or by the Lake Highlands

Public Improvement District (PID). Several public events have been held at the LHTC in the open spaces.

The NCTCOG Regional Transportation Council (RTC) has also approved funding to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman, north of Abrams). Interagency coordination has been ongoing with design anticipated to begin in 2015.

LHTC trail and public art installed along the park/trail areas

- To generate approximately $49.7 million (net present value) in increment over 20 years of collections.

  The District's 2014 total taxable value of $520,770,608 is approximately 35% behind the original projection of $807,384,394. The economic downturn in the early years of the district impacted the pace of new construction and existing property values. Current projections show maximum collections not be reached within the life of the district unless the pace of development increases.

- To diversify retail and commercial uses in the District.

  Upgrades were made at the Kingsley Square and Medallion Center. A Wal Mart Supercenter was completed in 2008 and the Timbercreek Crossing development is complete with Wal Mart/Sam's Club and J.C. Penney as anchors. The White Rock Place project included upgraded signage and site improvements as part of consolidating viable retail space.

Façade improvements completed at White Rock Place retail center.

Year-End Summary of Meetings

The Skillman Corridor TIF District Board of Directors met twice during the fiscal year from October 1, 2013 to September 30, 2014. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to nine members, including seven City of Dallas appointees, one Richardson School District appointee, and one Dallas County appointee. During FY 2014 the Board members were (FY 2014 Board meetings attended): Alan Walne, Chair – City Representative (2 of 2 meetings), Robb Stewart, Vice Chair – City Representative (1 of 2 meetings), James Frye – City Representative (2 of 2 meetings), Marcus Valerin (1 of 2 meetings), James Adams (1 of 2 meetings – *only served part of year*), John Dean (1 of 2 meetings), Alan Hargrove (1 of 2 meetings), Chris Wright (1 of 2 meetings - *only served part of year*), Rick Loessberg – Dallas County Representative (0 of 2 meetings) and Adam Meierhofer – RISD Representative (2 of 2 meetings). *Alan Walne and Robb Stewart were both term limited as of July 2014. Two new City representatives were appointed after the last meeting – David Brown and Robert Walne. John Dean was designated the Chair following the last meeting.*

During the fiscal year, the City Council approved five items associated with development projects or public initiatives in the Skillman Corridor TIF District:

- On November 12, 2013, the City Council passed Resolution Number 13-1966 authorizing (1) the acceptance of $13,350,000 of Community Development Block Grant Section 108 Guarantee Loan Program Funds (Section 108 Loan Funds) from the U.S. Department of Housing and Urban Development (HUD) for Lake Highlands Town Center Phase I commercial development project; (2) a loan agreement with PC LH Land Partners LP (the Section 108 Borrower), its affiliates or assigns in the amount of $13,350,000 of Section 108 Loan Funds for development of the Lake Highlands Town Center Phase I project (the Section 108 Borrower Loan) including construction of commercial buildings with approximately 145,000 square feet of space and parking structure with approximately 1,069 parking spaces, sitework, loan interest reserve, and financing costs for public offering for the transit-oriented development located in the 7140 to 7160 blocks of Skillman Street; (3) the City Manager to enter into all necessary agreements with HUD including a Funding Approval/Agreement, a Fiscal Agency Agreement, a Promissory Note, up to two letters of agreement for establishment of a custodial account, documents relating to additional security if required by HUD, and a letter requesting advance funds for interim financing; (4) the City Manager to establish appropriations for Section 108 Loan Funds for a commercial development loan; and (5) the City Controller to deposit and disburse funds from an identified account for Section 108 Loan Funds - Not to exceed $13,350,000 - Financing: Community Development Block Grant Section 108

Guarantee Loan Funds. *(Related to Lake Highlights Town Center project. Subsequent Council action on February 12, 2014 was denial)*

- On January 8, 2014, the City Council held a public hearing and passed Resolution Number 14-0113 authorizing a professional services contract with Newman, Jackson, Bieberstein for topographic survey, geotechnical services, and design development through construction administration services of a hike and bike trail to include retaining wall design and hike and bike lane striping on roadway for the Lake Highlands Trail, Phase II located between White Rock Trail and Skillman Road - Not to exceed $140,823 - Financing: General Obligation Commercial Paper Funds.

- On January 8, 2014, the City Council passed Ordinance Number 29236 abandoning a utility easement to WRT/DK Residential, L.P., the abutting owner, containing approximately 112,098 square feet of land, located near the intersection of Skillman Street and Merriman Parkway - Revenue: $5,400, plus the $20 ordinance publication fee *(Related to White Rock Trail Apartments project)*

- On February 26, 2014, the City Council passed Resolution Number 14-0384 accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On August 13, 2014, the City Council held a public hearing and passed Ordinance Number 29422 granting an amendment to Planned Development District No. 788 for MF-1(A) Multifamily District Uses on property on the southeast line of Skillman Street, north of Walling Lane. Recommendation of Staff and CPC: Approval, subject to a revised development plan and revised conditions Z134-206(RB) [Hearing closed, CPC recommendation followed] *(Related to White Rock Trail Apartments)*

Pending TIF Items

- Consideration of the FY 2014 TIF District Annual Report and a recommendation to the City Council for approval.
- Review of updated development plans for the Lake Highlands Town Center.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

Skillman Corridor TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	**TIF Budget [1]**	**Allocated[2]**	**Balance**
Skillman/Walnut Hill TOD Town Center: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$44,782,142	$40,000,000	$4,782,142
Other Skillman Corridor Improvements: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$53,603,653	$5,928,974	$47,674,679
Relocation Assistance/Student Retention	$1,000,000	$0	$1,000,000
RISD Facility Improvements	$5,000,000	$5,000,000	$0
Administration and implementation[3]	$5,716,731	$334,129	$5,382,602
Total Project Costs	**$110,102,525**	**$51,263,103**	**$58,839,422**

1. Budget shown above in total dollars. However, TIF plan shows the budget in net present value. 2. Allocated amount for Other Skillman Corridor category includes a portion as a grant in lieu of interest up to $457,000; the actual interest accrual is anticipated to be less. Interest accrued as of FY 2014 (September 30, 2014) totals $13,974.
3. TIF administration costs shown are expended or committed through FY 2014. Costs include $25,000 local match for a NCTCOG grant funded planning study.

Skillman Corridor TIF District Project Plan Budget	
Category	**TIF Budget***
Skillman/Walnut Hill TOD Town Center: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$20,000,000
Other Skillman Corridor Improvements: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$23,809,003
Relocation Assistance/Student Retention	$531,833
RISD Facility Improvements	$2,659,164
Administration and implementation	$2,684,296
Total	$49,684,296
** As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2006 dollars).*	

Skillman Corridor TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Lake Highlands Town Center (LHTC) Project			
LHTC Civil Engineering/Design	Pacheco Koch & TBG Landscape Architects	$1,225,000	76%
LHTC – Environmental Consulting *(private competitive bidding)*	Southwest Geoscience	$256,365	100%
LHTC – Abatement *(private competitive bidding)*	AMX Environmental	$2,954,777	33%
LHTC – Demolition *(private competitive bidding)*	Intercon Demolition	$1,861,230	21%
LHTC – Geotechnical Services *(private competitive bidding)*	Terracon	$11,500	47%
LHTC – Public Bid (City) Package #1 for dirtwork, storm sewer, sanitary sewer, and retaining wall construction	Walton Construction	$9,782,947	18%
LHTC – Utilities (*private competitive bidding*)	Tri-Dal	$1,102,291	6%
LHTC – Tree relocation/ test lab	Environmental Design & Terracon	$567,331	n/a
LHTC – Park/Trail improvements (*private competitive bidding*)	Valley Crest	$2,500,000	35%
City/Private Bid Total		**$20,261,441**	**$5,227,256 (25.8%)**
***Dallas County* Public Bid Package – LHTC bridge, roads, streetscape, signals**	Austin Bridge and Road, Inc.	**$8,076,506**	**9%**
White Rock Place (WRP) Project			
WRP – Flat work	W.O.E. Construction	$5,179	0.70%
WRP – Erosion control	Brock Environmental Services, LLC	$14,459	1.96%
WRP - Utilities	JT Dersner	$369,204	49.99%
WRP – Building demo	E.W. Wells Group, LLC	$272,360	40.39%
WRP Bid Total		**$1,412,775**	**$661,202 (46.8%)**
White Rock Trail Apartments (WRT) Project			
WRT – Building demo	Lindamood Demolition, Inc.	$553,665	37.9%
WRT - Abatement	Southwest Geoscience	$60,500	4.14%
WRT Bid Total		$1,460,986	**$614,165 (42%)**
Overall Total		**$31,211,708**	**$7,229,509(23.2%)**
Overall Total *(excluding Dallas County bid)*		**$23,135,202**	**$6,502,623 (28.1%)**

FY 2015 Work Program

The FY 2015 work program includes:

- Continue coordination efforts for the LHTC and other development projects.
- Continue working to support the efforts of the LBJ/Skillman Gateway Plan.
- Staff support for the implementation of the LBJ/Skillman Urban Planning Initiative and Lake Highlands TOD Multimodal Connectivity projects selected for funding by the North Central Texas Council of Governments (NCTCOG).
- Monitor the impact of redevelopment on RISD student enrollment.
- Working to improve connections to the City of Dallas trails and open space system in the District.
- Investigate additional sources of funding for the District.

View of trail at Lake Highlands Town Center. City, County, and private partner efforts toward extending the trail south are ongoing.

Appendix A – Financials

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District Fund
Reinvestment Zone Number Fourteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$1,823	Interest Income
$1,202,045	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$1,203,868	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

$28,601	Administrative Expense
$295,982	Non-Capital outlay (1)
$0	Capital outlay (1)
$13,974	Interest and fiscal charges
$338,557	Total Expenditures

(1) These expenditures were for the following projects:

White Rock Place Project Reimbursement	$261,233
Partial Reimbursement #5 for RISD Public Imp.	$34,749
Total	$295,982

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2008-09.

4. **a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**
Skillman Corridor TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a development agreement; as amended, with PC LH Land Partners, LP for the "Lake Highland Town Center" development in the TIF in an amount not to exceed $40,000,000 and began reimbursing the developer in fiscal year 2011 with future reimbursement after additional conditions are met and upon availability of TIF funds.

c. The Zone also entered into a development agreement with Audelia WGK, LLC for the White Rock Place redevelopment in an amount not to exceed $2,372,000. The Zone fully reimbursed the developer in fiscal year 2014 with status as follows:

Project	Advance Principal	Accrued Interest	Less Payments	Total (P & I) Outstanding
White Rock Place Project	$1,915,000	$13,974	$1,928,974	$0
Total	$1,915,000	$13,974	$1,928,974	$0

d. The Zone entered into a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project in 2013 in an amount up to $4,000,000 with reimbursement to begin after project completion and upon availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2005 Value	Est. Captured Value 2014**
City of Dallas	$520,770,608	$335,957,311	$184,813,297
Dallas County	$520,679,234	$335,909,087	$184,770,147
Richardson School District # 1 (INS)	$312,465,676	$235,461,409	$77,004,267
Richardson School District # 2 (Operating)	$0	$0	$0

*Taxable value shown for participating taxing jurisdictions. County & RISD #1 values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment***
City of Dallas	0.67745	$1,252,018
Dallas County	0.13371	$247,047
Richardson Independent School District # 1 (INS)	0.30000	$231,013
Richardson Independent School District # 2 (Operating)	0.75000	$0
Total for all Jurisdictions	$1.86115	$1,730,077

***Participation rate for City of Dallas is 85% for tax years 2008 - 2031.
***Participation rate for Dallas County is 55% for tax years 2008 - 2027.
Richardson Independent School District(RISD) participates at the rate of 16.48%(debt service portion only) for tax years 2008 - 2021.
The Zone will set aside 30% or $33,394 of the anticipated 2013 RISD increment of $111,314 to reimburse RISD for Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City of Dallas.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $1,730,077. For the 2013 tax year, increment in the amount of $1,202,045 was received.

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$1,191,734	$326,014	$1,106,336	$1,969,728	$1,553,255
Interest receivable	($25)	$384	$4,460	$6,080	$8,097
Total assets	$1,191,709	$326,398	$1,110,796	$1,975,808	$1,561,353
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$1,506,578	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$10,395	$10,395	$0	$0	$0
Total liabilities	$10,395	$10,395	$0	$1,506,578	$0
Fund Balance (Deficit):					
Fund Balance (Deficit)	$1,181,315	$316,004	$1,110,796	$469,230	$1,561,353
Total Liabilities and Fund Equity	$1,191,709	$326,398	$1,110,796	$1,975,808	$1,561,353
	$0	$0	$0	$0	$0

Skillman Corridor Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$3,736,293	$922,512	$742,382	$560,613	$382,176	$486,957
Tax increment-Intergovernmental	$1,220,607	$279,533	$168,733	$131,493	$107,980	$212,659
Interest income	$44,695	$3,064	$1,529	$5,460	$11,409	$15,903
Net increase (decrease) in fair value of investments	($956)	($1,242)	($4,918)	($121)	$1,833	($4,946)
Total revenues	$5,000,638	$1,203,868	$907,726	$697,446	$503,398	$710,573
Expenditures:						
Administrative expenses	$334,129	$28,601	$41,956	$47,782	$88,943	$33,841
Non-Capital Outlay	$1,119,220	$295,982	$678,562	$8,099	$136,578	$0
Capital outlay	$2,352,000	$0	$982,000	$0	$1,370,000	$0
Interest and fiscal charges	$13,974	$13,974	$0	$0	$0	$0
Total expenditures	$3,819,324	$338,557	$1,702,518	$55,881	$1,595,521	$33,841
Excess (Deficiency) of Revenues over Expenditures	$1,181,315	$865,311	($794,792)	$641,565	($1,092,122)	$676,732
Fund balance (Deficit) at beginning of year as previously reported	$0	$316,004	$1,110,796	$469,230	$1,561,353	$884,621
Fund balance (Deficit) at beginning of year, as restated	$0	$316,004	$1,110,796	$469,230	$1,561,353	$884,621
Fund balance (deficit) at end of year	$1,181,315	$1,181,315	$316,004	$1,110,796	$469,230	$1,561,353

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $5,716,731 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 30

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 1, 6

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 43 U V Y Z & 44 P Q R S T U V

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 26798 on June 13, 2007, as amended, establishing Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District). On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27129, as amended.

The Fort Worth Avenue TIF District's assessed tax value in 2014 was $127,151,569. This represents an increase of $41,018,122 (47.6%) over the assessed value of the base year (2007) value and $13,181,393 (11.6%) over the total for the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately $332,694 total in incremental revenue for the Fort Worth Avenue TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District by Ordinance No. 26798.

On March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended.

On December 11, 2014, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fifteen, ("Fort Worth Avenue TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Fort Worth Avenue area pursuant to Ordinance No. 26798, authorized by the City Council on June 13, 2007, as amended, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 11, 2014, the Fort Worth Avenue TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the district and to the state comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

Fort Worth Avenue TIF District
FY 2014
Annual Report

Cliff View
(Images courtesy of Henry S. Miller)

Sylvan | Thirty
(Image courtesy of Lynxette Exploration)

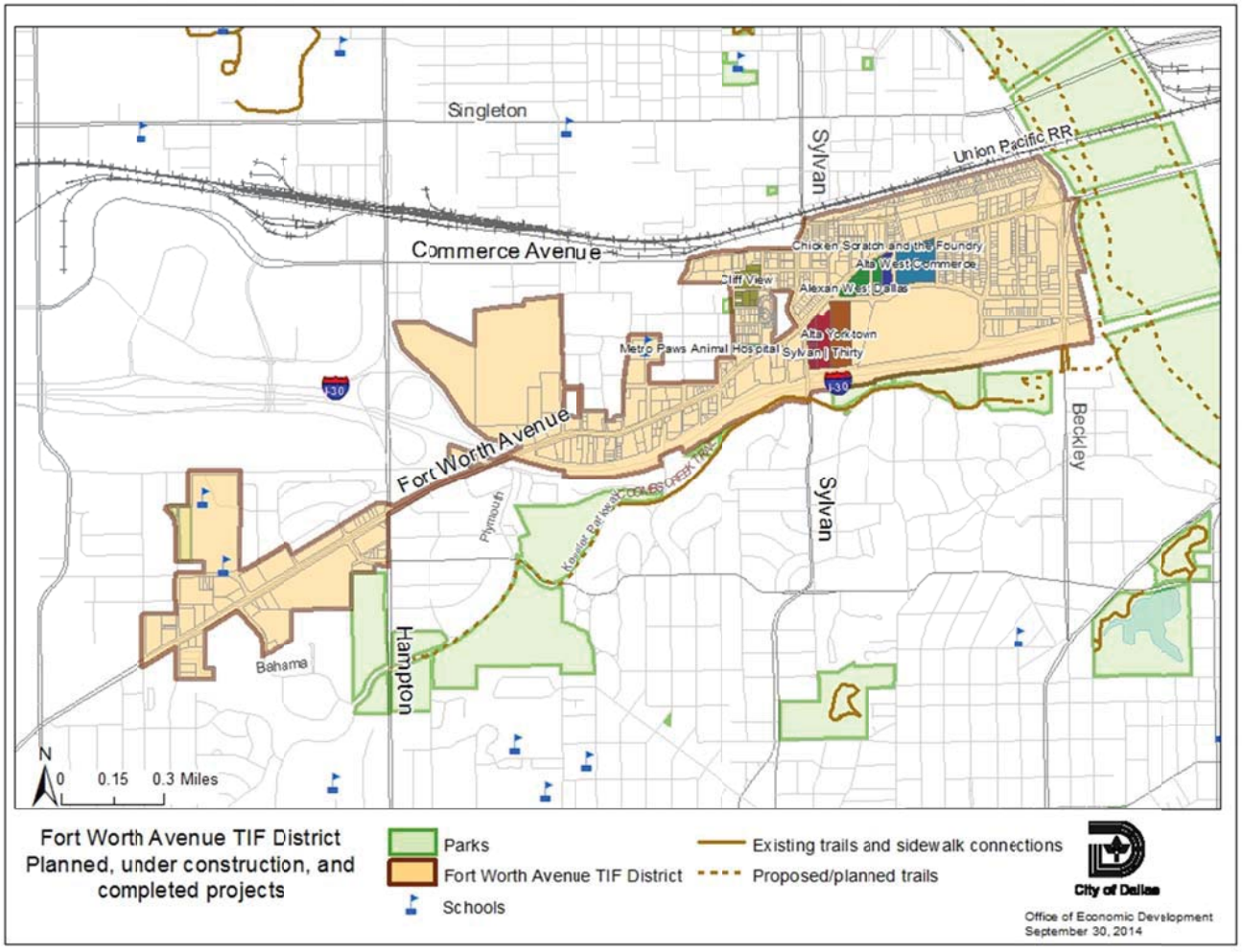
City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
www.dallas-ecodev.org/redevelopment

October 1, 2013 to September 30, 2014

Exhibit A

Reinvestment Zone Number Fifteen
Fort Worth Avenue
Tax Increment Financing District



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Mission Statement

The mission of the Fort Worth Avenue TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Fort Worth Avenue TIF District area. The Fort Worth Avenue TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges, and the undeveloped/underdeveloped land parcels near downtown Dallas.

The Fort Worth Avenue TIF District was proposed in April 2007 to assist the creation of a more sustainable mix of rental and for-sale residential property in the Fort Worth Avenue area. This shift will help to encourage the creation of more owner-occupied residential units and mixed-use development, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, and the facilitation of necessary environmental remediation and redevelopment of the property near the Trinity River and downtown Dallas, as well as better trail and recreational connections.

The Dallas City Council established the Fort Worth Avenue TIF District by Ordinance Number 26798 on June 13, 2007. The Fort Worth Avenue District began to collect funds on January 1, 2008, and it is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030) or when the budget of $69.4 million (2008 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation essentially follows a bell curve, beginning with 0 percent in 2008. It increased to 55 percent in 2009 and 2010, then 70 percent in 2011 through 2013, then 85 percent for 2014 through 2020. It then decreases to 70 percent for 2021 and 2022 and decreases to 55 percent thereafter. The County's participation was 0% in 2008 and increased to 55% in 2009 and thereafter.

District Accomplishments

The Fort Worth Avenue TIF District is generally bounded by commercial and multi-family residential properties along the Fort Worth Avenue corridor between the Trinity River and Hartsdale Avenue. The district encompasses underutilized and/or deteriorated commercial, industrial, residential, and multi-family residential properties along the Fort Worth Avenue corridor. The district contains a mix of uses, primarily composed of existing industrial and commercial structures, vacant and abandoned office structures, surface parking lots, and undeveloped property. Strengths of the district include proximity to downtown and the future Santiago Calatrava bridges; planned transit service improvements; Coombs Creek; and the surrounding stable, single-family neighborhoods.

One project, the Belmont Hotel, was completed adjacent to the district in 2005. Several additional projects have begun in the district.

The first major redevelopment near the district is the Belmont Hotel, immediately adjacent to the district on the north side of Fort Worth Avenue. Originally designed and built in 1946 by architect Charles Dilbeck, the Belmont was completely renovated in late 2005. Total current taxable value: $2.8 million.

Photo: Options RE

Photo: City of Dallas

Just northwest of the Belmont, the Villas at the Belmont range from $300,000 to $12,000,000 in price. Five of the 34 homes are complete. Two are under construction, one of which is pictured at left. Total estimated value when complete: $35,000,000.

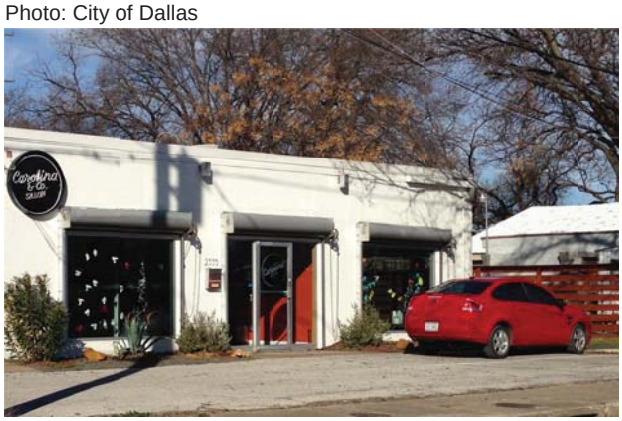


Photo: City of Dallas

The Carolina and Co. Salon opened in summer 2014 at 2335 Hardwick Street. Total current taxable value: $102,000.

McDonald's, at 2747 Fort Worth Avenue, completed construction in 2009. Total current taxable value: $1,479,430.

Photo: City of Dallas

Photo: City of Dallas

The Meridian at Kessler Park (formerly Avalon at Kessler Park and Fairways at La Reunion) is a 198-unit senior living apartment community at the corner of Fort Worth Avenue and Bahama Drive, just west of Hampton Road. Construction was completed in August 2010. Total current taxable value: $14,500,000.

Construction at the new Comerica Bank, at 2727 Fort Worth Avenue, was completed in 2010. Total current taxable value: $1,176,930.

Photo: City of Dallas

Aldi opened in March 2011 at 2505 Fort Worth Avenue. The 16,895-square foot grocery store is valued at $2,300,000.

Photo: City of Dallas

Photo: City of Dallas

Next door to the Comerica, at 2605 Fort Worth Avenue, 10,143 square feet of new retail completed construction in the fall of 2011. Tenants include T Mobile, a laundromat, a donut shop, a convenience store, and Chamoy Locos. Total value: $1,461,970.

Metro Paws Animal Hospital is a 4,700-square-foot veterinary clinic that started construction in the fall of 2011 directly west of the Belmont on Fort Worth Avenue. Council approved $116,000 in TIF funding on June 22, 2011. The clinic was completed in July 2012. Total taxable value: $469,580.

Photo: Dr. Kathryn Sarpong

Chicken Scratch and The Foundry opened in March 2012. Chicken Scratch offers made-from-scratch fried chicken while The Foundry provides a neighborhood bar and gathering place. Total current taxable value: $359,920.

During FY 2014, Manny Rodriguez Photography renovated a 1923 house and completed construction on a new photography studio at 1007 Fort Worth Avenue, behind Metro Paws Animal Hospital and just west of the Belmont. The house will be used for location and conference room space, and a new photography studio is complete directly behind the house. Total taxable value: $507,690.

Photo: Roderick Pena

Photo: David Droese

Droese Raney Architecture, a full service archictecture firm formed in 1998 by David Droese and Lance Raney, completely renovated 2120 Sylvan Avenue and opened a new 2,400 square foot office in the building in 2013. Total taxable value: $145,000.

Sylvan | Thirty is nearly complete at the southeast quadrant of the intersection of Sylvan Avenue and Fort Worth Avenue. Council approved $3,200,000 in TIF funding and $1,500,000 in economic development grants on March 28, 2012. The project, with 200 residential units and 53,800 square feet of retail and restaurant space, started on March 16, 2013 and held its grand opening September 27, 2014. Total estimated value when complete: $30,000,000.

Photo: Lynxette Exploration, LLC

Image: Wood Partners

Alta West Commerce is a mixed-use development with 252 units currently under construction at 444 West Commerce Street, the site of the former West Dallas Mobile Home Park. A permit was issued for construction in March 2014 and Wood Partners expects to complete the project in July 2015. Total private investment: $30,000,000.

Alta Yorktown is a 226-unit multi-family development currently planned at 660 Fort Worth Avenue. Wood Partners expects to receive a building permit to start the project in November 2014 and to complete in May 2016. Total private investment: $28,000,000.

Image: Wood Partners

Image: Henry S. Miller

Council approved $4,650,000 in TIF funding in May 2014 for Henry S. Miller's Cliff View project, which is expected to start construction in early 2015 and complete in 2016. The 318 unit project will have buildings up to 7 stories nestled into the hills northwest of the Belmont Hotel. Total private investment: $43,000,000

Preliminary conceptual image: Trammell Crow Residential

Alexan West Dallas is a mixed-use development with 340 units and 18,500 sf of retail currently planned at Fort Worth Avenue and Yorktown Street. Trammell Crow Residential plans to start in 2015 and complete in 2016. Total private investment: $40,000,000.

Options Real Estate is proposing additional retail space west of the Belmont Hotel and Smoke Restaurant in what is now the parking lot. Estimated square footage and total value to be determined.

Projects Within the Fort Worth Avenue TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	TIF Investment[4]
Metro Paws Animal Hospital	1007 Fort Worth Avenue	2012	Complete	4,700 sf vet clinic	$469,580	$116,000
Sylvan | Thirty	712-738 Fort Worth Avenue	2014	Under construction	53,800 sf retail/ rest. 200 apartments	$30,000,000	$3,200,000
Cliff View	1001 Seale St.	2015	Approved	318 apartments	$43,000,000	$4,650,000
			Subtotal	**518 homes 53,800 sf retail 4,700 sf vet clinic**	**$73,469,580**	**$7,966,000**

Projects Within the Fort Worth Avenue TIF District Not Utilizing TIF Funding[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	Public Investment
Chicken Scratch and The Foundry	510 West Commerce Street	2012	Complete	5,600 sf restaurant 2,800 sf patio	$359,920	
McDonald's	2747 Fort Worth Ave.	2009	Complete	4,938 restaurant	$1,479,430	
Comerica Bank	2727 Fort Worth Ave.	2010	Complete	3,600 sf bank	$1,176,930	
Meridian at Kessler Park[6]	2600 Bahama Drive	2010	Complete	198 apartments	$14,500,000	
Aldi[6]	2505 Ft Worth Ave.	2011	Complete	16,895 sf retail	$2,300,000	
Retail center	2605 Ft Worth Ave.	2011	Complete	10,143 sf retail	$1,461,970	
The Hive (now vacant)	2139 Fort Worth Ave	2012	Complete	2,356 sf office	$60,000	
Carolina and Co. Salon	2335 Hardwick St	2013	Complete	3,200 sf salon	$102,000	
Droese Raney Architecture	2120 Sylvan Ave.	2013	Complete	2,400 sf office	$145,000	
Manny Rodriguez Photography	1007 Folsom St	2014	Complete	Photography studio and residential space	$507,690	
Alta West Commerce	444 W. Commerce	2015	Under construction	252 apartments and additional retail	$30,000,000	
Alexan West Dallas	514 W. Commerce	2016	Planned	340 apartments and 18,500 sf restaurant	$40,000,000	
Alta Yorktown	660 Fort Worth Avenue	2016	Planned	226 apartments	$28,000,000	
The Villas at the Belmont	Fort Worth Avenue & Sylvan Avenue	TBD	Under Construction	34 homes	$35,000,000	
Retail west of Belmont	919 Fort Worth Avenue	TBD	Planned	TBD retail and live/work space	TBD	
			Subtotal	1,050 homes 31,838 sf restaurant 36,194 sf retail/office	**$155,092,940**	**$0**

Projects Adjacent to the Fort Worth Avenue TIF[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	Public Investment
Belmont Hotel	901 Fort Worth Avenue	2005	Complete	67 hotel rooms	$2,775,000	$370,000 PPP Funds & $359,995 2003 Bond Funds
Smoke	NWC Sylvan Avenue & Fort Worth Avenue	2009	Complete	5,750 SF restaurant		
			Total	5,750 sf retail 67 hotel rooms	**$2,755,440 (DCAD 2013)**	$729,995

[1] *All information updated as of September 30, 2014.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).*
[4] *Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.*
[5] *Selected significant projects included. The retail west of the Belmont is part of a project previously called Dilbeck Court, which received public infrastructure assistance as one large project.*

The City and community partners have initiatives in and adjacent to the district that began in FY 2014 or have been ongoing. Together, over $895 million in bond funding, grant funding, federal funds, and private funds will be spent for these projects. They will help to support new mixed-use development, create a vibrant neighborhood in the Fort Worth Avenue corridor, and increase recreational opportunities and connections to the Trinity River Corridor and downtown.

The Texas Department of Transportation (TxDOT) has started on the **Horseshoe Project**, which will upgrade the I-30 and I-35E bridges that cross the Trinity River, as well as a portion of the Mixmaster. This project entails a complete reconstruction of I-30 from Sylvan Avenue to the I-35 interchange and a complete reconstruction of I-35 from its interchange with I-30 south to Eighth Avenue. It will add additional lanes as well as a dedicated bicycle and pedestrian facility on the I-30 bridge over the Trinity River.

The **Coombs Creek Trail,** when complete, will connect Hampton Road to Riverfront Boulevard and the Katy Trail (east of the district). Phase I, from just west of Beckley Avenue to Sylvan Avenue, was completed in March 2009. Phase II, from Sylvan Avenue to the Stevens Golf Course tennis courts, was completed in September 2010. The design for Phase III, from the Stevens Golf Course tennis courts to Plymouth Road, began February 7, 2014. Construction on phase III is scheduled to begin in March 2015 and to be complete in December 2015. On the eastern end of the trail, the bicycle and pedestrian facilities portion of TxDOT's Horseshoe Project will help to connect the Coombs Creek Trail to Riverfront Boulevard. Dallas County committed $3,500,000 toward

the link between Beckley Avenue and the Horseshoe Project, and the required matching funds may be supplied by a future bond program.

Photos: City of Dallas

The **Trinity Overlook**, a pavilion and observation deck, completed construction near the southeast corner of the intersection of Beckley Avenue and West Commerce Street just east of the district on October 29, 2008. This project was built with $248,815 in 1998 bond funds and a $100,000 donation from MetLife Foundation.

Trinity Overlook – complete
Photo: City of Dallas

The **West Dallas Signature Point** project was selected for funding through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's Sustainable Development Program Call for Projects. This planning project will use the standards and goals established in the West Dallas Urban Structure and Guidelines to create a redevelopment and investment strategy to prioritize capital improvement projects in the West Dallas area. The project area is bounded by Singleton Boulevard to the north, the Trinity River levee to the east, Interstate 30 to the south, and Sylvan Avenue to the west. The plan was completed in 2014.

In 2009 the Park Department began design for an $8 million renovation of the **Stevens Park Golf Course**, adjacent to the district. Renovations included 1) erosion control for Coombs Creek, 2) renovation of the golf course to include drainage, bridge construction, cart paths, etc. 3) irrigation improvements 4) construction of a maintenance facility. The golf course re-opened in October 2011.

In addition to these projects, the City's Public Works and Transportation Department will begin construction in spring 2015 on the **North Beckley Avenue and West Commerce Street intersection**. This $5.3 million project will help to relieve future congestion on North Beckley Avenue; will improve pedestrian and bicycle access to the Trinity River Corridor; and will include upgraded storm sewer, water and sanitary sewer systems, wider sidewalks, street trees, street furniture, bike lanes, and pedestrian lighting. In addition, the project will reuse storm water runoff for irrigation purposes. This project is set to be complete in 2016.

Deedie and Rusty Rose have given $2 million, part of their $5 million donation to the Trinity Trust, to found the **Dallas CityDesign Studio** at City Hall. The studio works closely with those involved in the Trinity River Corridor Project, including developers, businesses, residents, and other city departments, to enhance urban design in the corridor. Architect and planner Brent Brown is the director, and urban planner Larry Beasley, known for his work in downtown Vancouver, is a special advisor.

Conceptual design work continues for the **Fort Worth Avenue Streetscape** project. This project entails designing a complete street from Beckley Avenue to Westmoreland Road and includes design for wide sidewalks, street trees, on-street parking, bike lanes, and new medians. Engineering design and construction funding will be requested in a future bond program.

In January 2013, through a partnership with the Fort Worth Avenue Development Group, the City striped **buffered bike lanes on Fort Worth Avenue** between North Edgefield Avenue and Sylvan Avenue. This pilot project helped to determine the feasibility of a proposed thoroughfare plan amendment to change Fort Worth Avenue from six lanes to four lanes of vehicular traffic and a buffered bike lane that was approved by City Council on September 11, 2013.

Construction has nearly finished on **Sylvan Avenue from I-30 to Fort Worth Avenue**, adjacent to the Sylvan | Thirty project. The new design will include bike lanes and on-street parking, new sidewalks, new traffic signals, upgrades to the storm drainage, replacements of the water and wastewater mains, new streetscaping and landscaping, and new lighting. Construction was awarded in August 2013.

District Initiatives

Activity	Scope	Status	Investment	Source
Coombs Creek Trail	To create a multi-use trail system along the course of Coombs Creek as it winds west of downtown. Phases I-III will run from Beckley Avenue through the Stevens Golf Course tennis area to Hampton Road. Additional phases will 1) extend the eastern end of the trail to Beckley Avenue, 2) connect to the Trinity Skyline Trail, and 3) connect to the IH 30 bike/ped bridges.	*Underway.* Phase I: Design began in June 2006. Construction completed March 2009. Phase II: Design began July 2009. Construction completed September 2010. Phase III: Design to begin February 7, 2014. Construction to begin March 2015 and complete December 2015. Phase IV: connection to Beckley Avenue is currently partially funded. The connection from Beckley Avenue to Riverfront will be completed as part of the Horseshoe Project which began February 2013 and should be finished March 2017.	Cost to date: Phase I (total): $394,896 Phase II (total): $541,917 Phase III (total): $1,262,6990 Phase IV: (eastern terminus to Beckley): total TBD. Horseshoe pedestrian and bicycle facilities:$8,438,228	2003 and 2006 Bond Programs for Phases I II, and III. Phase IV: Dallas County committed $3,500,000 as part of the MCIP 6th Call. The City's matching funds may come from a future bond program. Horseshoe Project: combination of federal private, and bond funding.
Trinity Overlook	Pavilion and observation deck at the southeast corner of Beckley Avenue and West Commerce Street	*Complete*. Construction started July 2008 and completed in October 2008.	$248,815	1998 bond funds
			$100,000	MetLife Foundation via the Trust for Public Land
West Dallas Signature Project	Infrastructure planning project	*Complete*.	$ 25,406	West Dallas Chamber of Commerce
			$101,625	Regional Transportation Council
Sylvan Avenue reconstruction	Sylvan Avenue from the I-30 service road to Fort Worth Avenue	*Nearly complete* Construction started October 2013 and will finish in January 2015.	$2,093,756	2006 Bond Program And Dallas Water Utility funds
	Sylvan Avenue from West Commerce Street to Singleton Boulevard	*Design.* Construction to take 18 months.	$ 2,552,600	2006 Bond Program

Fort Worth Avenue Streetscape Improvements	Master plan for roadway and streetscape design for Fort Worth Avenue from Beckley Avenue to Westmoreland Road.	*Design*. Public feedback resulted in new design being sought and the streetscape being included in Dallas' Complete Streets program. Construction funding may be sought in future bond programs.	Up to $200,000	2003 Bond Funds
N Beckley Avenue & West Commerce Street intersection improvements	Design, engineering, and construction of intersection improvements, including sidewalks, bike lanes, and street trees.	*Design complete.* ROW acquisition underway. Project is set begin construction in spring 2015	$6,574,490 (total)	1998 bond funds: $1,927,131 2003 bond funds: $44,983 2006 bond funds: $3,566,089 DWU funds: $1,036,287
Beatrice Street (West Commerce Street to West Comstock Street) And Wink Street	Street resurfacing	*Design.* Work to be done in coordination with Beckley/ Commerce	$100,000	2006 Bond Program
Fort Worth Avenue from Edgefield Avenue to Plymouth Road	Street resurfacing	*Resurfacing complete October 2011 and restriping complete December 2011.*	$323,032	2006 Bond Program

Initiatives Adjacent to District

Activity	Scope	Status	Investment	Source
Stevens Park Golf Course renovation	Design, engineering, construction, and interim management	*Complete*. This project was approved by Council on November 10, 2010 and was completed October 2011.	Design: $835,000 Construction: $8,184,630	2003 and 2006 bond funds, Stevens Park Golf Course Improvement Funds, and Golf Improvement Funds
Horseshoe Project	Reconstruction of I-30 from Sylvan Avenue to the I-35 interchange, and I-35 from the I-30 interchange to Eighth Street.	*Under Construction.* Groundbreaking held April 27, 2013. Completion planned in 2017.	$818 million	Federal, state, and regional funding
West Dallas Gateway (the Three Hole Punch)	Construction of three street connections under the Union Pacific rail lines north of the district	*Preliminary studies underway. Design to start March 2015.*	$34 million	2012 bond program

Value and Increment Revenue Summary

The Fort Worth Avenue TIF District's base tax value for 2007 was $86,133,447. This base value reflects a boundary amendment approved in March 2008 and adjustments to the base to reflect the final 2007 values of the parcels in the district. The district's 2014 assessed tax value, as determined by the Dallas Central Appraisal District, was $127,151,569. This represents an increase of approximately $41,018,122 (47.6%) over the assessed value of the base year (2007) value and an increase of approximately $13,181,393 (11.6%) over the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately $332,694 total in incremental revenue for the district.

Objectives, Programs, and Success Indicators

The final Fort Worth Avenue Project Plan and Reinvestment Zone Financing Plan was adopted on March 26, 2008. The final project plan addresses the following development goals and objectives:

- Create additional taxable value attributable to new private investment in projects in the Fort Worth Avenue TIF District totaling approximately $1,290,239,340 over the term of the district.

  Completed projects have added approximately $22.4 million to the value of the district. Projects currently under development are expected to generate an additional $196 million in added taxable value.

  Actual values are up by approximately $40 million over the base. This increase is approximately 3% of the goal for the area.

- Attract new, higher density, private development in the Fort Worth Avenue TIF District totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including townhome, multi-family, single-family, and condominium projects.

  Construction was completed on Meridian at Kessler Park (formerly Avalon at Kessler Park). Construction has started at Sylvan | Thirty and at the Villas at the Belmont. When complete, these projects will add 34 single-family homes and 200 multi-family homes to the district. The projects under construction represent 2.5% of the housing goal.

  Cliff View Apartments will add another 318 multi-family homes, another 3.3% of the goal.

- Focus on encouraging the redevelopment of properties in the Fort Worth Avenue corridor to increase density and to provide enhanced urban design for the district that meets the intent of the *Fort Worth Avenue Corridor Land Use and Urban*

Design Study and the requirements of the West Commerce Street/Fort Worth Avenue Special Purpose District (PD 714), adopted by Ordinance No. 25898 on February 23, 2005, as amended.

The Villas at the Belmont, currently under development by Options Real Estate, will provide at build-out 34 new single-family homes on previously vacant land near Sylvan Avenue.

Manny Rodriguez Studio, north of Metro Paws, contains a photography studio and live/work space.

Sylvan | Thirty, a mixed-use residential and retail development, is expected to add 200 multi-family units and 53,800 square feet of retail on previously under-utilized land.

Cliff View, a 318-unit residential development, will add two-to-seven story buildings to a previously vacant block.

Additional development, such as Alta West Commerce and Alexan West Dallas are planned to meet the requirements of PD 714 and will turn under-developed and under-utilized land into dense, mixed-use development.

The Coombs Creek Trail, Trinity Overlook, West Dallas Signature Point Project, Fort Worth Avenue Streetscape Improvements, reconstruction of West Commerce Street and Beckley Avenue, reconstruction of Sylvan Avenue, and TxDOT's Horseshoe will provide public infrastructure projects that comply with PD 714 and provide wide sidewalks, street trees, bicycle amenities, and pedestrian amenities central to the dense urban design as envisioned in the Urban Design Study and as required in PD 714. These projects, when fully funded, will add an additional $841,063,497 in non-TIF funds for district-related projects and projects adjacent to the district.

Proposed development west of the Belmont and east of Malone Drive, currently planned by Options Real Estate Development, is expected to provide additional retail and residential live/work space on land currently used for surface parking.

- Improve access and connections to the planned improvement of transit services, including a light rail or modern streetcar line, within the district.

  Each development is reviewed individually for wide sidewalks, shade, and improved transit stops. In addition, landscape design for each project includes planning for a potential light rail or streetcar line.

Planned extensions of the Coombs Creek Trail will connect the center of the corridor to Union Station and additional transit services.

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district, especially the Trinity River and Coombs Creek.

  Phases I and II of the Coombs Creek Trail, from Beckley Avenue to Sylvan Avenue, completed in 2010. Future phases to the west will follow Coombs Creek, continue through Stevens Park Golf Course, and connect to future development on Fort Worth Avenue. Future phases to the east will connect to Riverfront Boulevard and downtown Dallas.

- Maintain the stability of local schools as redevelopment occurs in the housing market.

  Leaders from the school district have been invited to participate in the TIF district meetings.

- Generate approximately $69 million (NPV; 2008 dollars) in increment over 21 years, with up to 85 percent participation by the City and 55 percent participation by the County.

  TIF increment collections began in tax year 2009 and generated approximately $191,902 total in incremental revenue for the district during the 2014 fiscal year. Another $324,936 is expected in the 2015 fiscal year. This collection is 0.59% of the goal.

  Metro Paws, Meridian at Kessler Park, McDonald's, Aldi, Comerica Bank, and a new retail center are complete and have begun to contribute to the TIF fund. Sylvan | Thirty began construction during the year and will begin to contribute to the TIF fund in 2014.

- Diversify retail and commercial uses in the district.

  The Aldi grocery store, completed in 2011, added 16,895 square feet of retail space. Metro Paws Animal Hospital provides 4,700 square feet of veterinary clinic space. In addition, Smoke opened in September 2009 and retained restaurant space in the district. Chicken Scratch and the Foundry opened in March 2012. The Minyard grocery store at 2128 Fort Worth Avenue closed in FY 2013 and was replaced by Big Lots in 2014.

  Planned development west of the Belmont will provide additional retail space.

Sylvan | Thirty is planned to contain a natural foods grocery store and add 53,800 square feet of retail space to the district.

Alta West Commerce and Alexan West Dallas will add another 15,000 to 30,000 square feet of restaurant and/or retail space to the district.

Year-End Summary of Meetings and Council Items

During the fiscal year from October 1, 2013 to September 30, 2014, the Fort Worth Avenue TIF District Board of Directors held 3 meetings.

The board consists of nine directors: eight appointed by the City Council and one appointed by Dallas County.

During FY 2014 the board members were: Joseph Hernandez, city appointee and chairman (attended 3 of 3 meetings); Deborah Carpenter, city appointee and vice chair (attended 3 of 3 meetings); J. B. Jones, city appointee (attended 2 of 3 meetings); Angela Gonzalez, city appointee (attended 0 of 3 meetings; defaulted 2/28/2014); Tony Hinojosa, city appointee, appointed after final meeting for the year; Jennifer Snow, city appointee, appointed after final meeting for the year; Juanita Ramirez, city appointee (attended 2 of 3 meetings; appointed 3/5/2014); Eva Elvove, city appointee (attended 3 of 3 meetings); Rick Loessberg, Dallas County appointee (attended 1 of 3 meetings).

During the fiscal year from October 1, 2013 to September 30, 2014, the City Council approved 19 items associated with the Fort Worth Avenue TIF District:

- On October 8, 2013, Council approved Resolution 13-1773 authorizing a Project Utility Adjustment Agreement with Pegasus Link Constructors, LLC for water and wastewater main relocations and adjustments in Interstate Highway 30 (Dallas-Fort Worth Turnpike) from Sylvan Avenue to Lamar Street and in Interstate Highway 35E (Stemmons Freeway) from 6th Street to Commerce Street (Horseshoe Project) - Not to exceed $382,812 - Financing: Water Utilities Current Funds (to be reimbursed by Pegasus Link Constructors, LLC) *(Horseshoe Project)*

- On December 11, 2013, Council approved Resolution 13-2156 authorizing (1) deposit of the amount awarded by the Special Commissioners in the lawsuit styled City of Dallas v. Dolores Burdine, et al, Cause No. CC-13-02714-E, pending in County Court at Law No. 5, for acquisition from Dolores Burdine, et al, of 680 square feet of land and 351 square feet for a temporary construction easement located near the intersection of North Beckley Avenue and West Commerce Street for the Beckley Avenue Improvement Project; and (2) settlement of the lawsuit for an amount not to exceed the amount of the Special Commissioners award - Not to exceed $39,960 ($36,960 being the amount of the award, plus closing costs and title expenses not to exceed $3,000); an increase

of $33,296 from the amount Council originally authorized for this acquisition - Financing: 1998 Bond Funds *(Beckley/Commerce Intersection)*

- On January 8, 2014, Council approved Resolution 14-0110 authorizing a professional services contract with Freese and Nichols, Inc. for topographic survey, geotechnical services, and design development through construction administration services for trail improvements for the Coombs Creek Trail, Phase III located from Stevens Park tennis courts to Colorado Boulevard to Plymouth Road to Hampton Road - Not to exceed $171,070 - Financing: 2006 Bond Funds *(Coombs Creek Trail)*

- On January 8, 2014, Council approved Resolution 14-0117 authorizing a professional services contract with URS Corporation for the engineering design of three new street crossings under the Union Pacific Railroad (UPRR) at Bataan Street, Herbert Street, and Amonette Street for the West Dallas Gateway Project, Phase I - Not to exceed $546,645 - Financing: General Obligation Commercial Paper Funds *(West Dallas Gateway Project, aka the Three Hole Punch)*

- On January 22, 2014, Council approved Resolution 14-0232 authorizing a public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a convalescent and nursing home, hospice care, and related institutions use and a resolution terminating the deed restrictions on property within Subdistrict 4A of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast line of Bahama Drive, south of Ft. Worth Avenue Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions, and approval of the termination of existing deed restrictions Z123-334(RB) Note: This item was considered by the City Council at a public hearing on December 11, 2013, and was taken under advisement until January 22, 2014, with the public hearing open *(Meridian at Kessler Park)*

- On January 22, 2014, Council approved Resolution 14-0238 authorizing a public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Sylvan Avenue from IH-30 to Colorado Boulevard from a six-lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4-D) with bicycle lanes within 80 feet of right of- way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City *(Sylvan Avenue reconstruction)*

- On January 22, 2014, Council approved Resolution 14-0249 authorizing an increase in the contract with Texas Standard Construction, Ltd. for streetscape improvements for Sylvan Avenue from the IH-30 westbound frontage road to Fort Worth Avenue - Not to exceed $177,638, from $1,537,669 to $1,715,307 -

Financing: General Obligation Commercial Paper Funds *(Sylvan Avenue reconstruction)*

- On February 26, 2014, Council approved Resolution 14-0385 accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law *(annual report)*

- On February 26, 2014, Council approved Resolution 14-0426 acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Prescott Interests, Ltd., of an unimproved tract of land containing approximately 15,352 square feet located on Beckley Avenue at its intersection with Interstate Highway 30 for the IH-30 Bike and Pedestrian Facility Improvements - Not to exceed $288,012 ($284,012 plus closing costs and title expenses not to exceed $4,000) - Financing: General Obligation Commercial Paper Funds *(Horseshoe)*

- On March 26, 2014, Council approved Resolution 14-0534 authorizing a public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District at the east corner of Fort Worth Avenue and Yorktown Street. Recommendation of staff and CPC: Approval, subject to deed restrictions volunteered by the applicant *(Alta Yorktown)*

- On May 14, 2014, Council approved Resolution 14-0760 authorizing the rejection of bids for the construction of intersection improvements for North Beckley Avenue at Commerce Street; and, the re-advertisement for new bids - Financing: No cost consideration to the City *(Beckley/Commerce intersection)*

- On May 28, 2014, Council approved Resolution 14-0841 authorizing (1) a development agreement with Henry S. Miller and/or its affiliates HSM Multifamily Development LLC and/or HSM Cliff View Associates Ltd., in an amount not to exceed $4,650,000, payable from future Fort Worth Avenue TIF District funds in consideration of the development of Cliff View in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District); and (2) the Fort Worth Avenue TIF District Board of Directors to dedicate up to $4,650,000 from future Fort Worth Avenue TIF revenues in accordance with the development agreement - Not to exceed $4,650,000 - Financing: Fort Worth Avenue TIF District Funds (Subject to appropriations) *(Cliff View)*

- On May 28, 2014, Council approved Resolution 14-0842 authorizing a resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number

Fifteen (Fort Worth Avenue TIF District) to reimburse Henry S. Miller and/or its affiliates HSM Multifamily Development LLC and/or HSM Cliff View Associates Ltd. for eligible expenditures pursuant to the development agreement up to $4,650,000 for certain improvements related to the development of Cliff View in the Fort Worth Avenue TIF District - Financing: No cost consideration to the City *(Cliff View)*

- On June 11, 2014, Council approved Resolution 14-0923 authorizing a professional services contract with Huitt-Zollars, Inc. for the engineering design of thoroughfare/streetscape improvements for Fort Worth Avenue from Sylvan Avenue to West Commerce Street - Not to exceed $300,766 - Financing: General Obligation Commercial Paper Funds ($220,735) and Water Utilities Capital Improvement Funds ($80,031) *(Fort Worth Avenue streetscape)*

- On June 11, 2014, Council approved Resolution 14-0934 authorizing (1) the receipt and deposit of funds from Dallas County in the amount of $1,980,000 for the County's share of design and construction costs of IH30 bicycle and pedestrian connections between Riverfront Boulevard and Beckley Avenue; and (2) an increase in appropriations in the IH30 Bicycle and Pedestrian Connection Funds in the amount of $1,980,000 - Financing: IH30 Bicycle and Pedestrian Connection Funds. *(Horseshoe)*

- On June 11, 2014, Council approved Resolution 14-0935 authorizing (1) a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation (TXDOT) for the design and construction of the IH30 bicycle and pedestrian connections from Riverfront Boulevard to Beckley Avenue; and (2) payment to TXDOT for the local share of design and construction costs of IH30 bicycle and pedestrian connections from Riverfront Boulevard to Beckley Avenue - Not to exceed $3,048,566 - Financing: General Obligation Commercial Paper ($1,068,566), and IH30 Bicycle and Pedestrian Connection Funds ($1,980,000) *(Horseshoe)*

- On June 11, 2014, Council approved Resolution 14-0959 authorizing an increase in the contract with Texas Standard Construction, Ltd. for paving improvements and other necessary construction field adjustments for Sylvan Avenue from the IH-30 westbound frontage road to Fort Worth Avenue - Total net amount not to exceed $144,144, from $1,715,307 to $1,859,450 and decrease portion of funding previously allocated to Water Utilities Capital Construction Funds (total decrease of $51,265) - Financing: General Obligation Commercial Paper Funds ($154,250) and Water Utilities Capital Construction Funds ($41,159) *(Sylvan Avenue reconstruction)*

- On June 25, 2014, Council approved Resolution 14-1020 authorizing a contract with Texas Standard Construction, Ltd., lowest responsible bidder of three, for the construction of street paving, storm drainage, traffic signals, street lights, landscape, water and wastewater main improvements for the North Beckley

Avenue at West Commerce Street intersection - Not to exceed $5,749,249 - Financing: General Obligation Commercial Paper Funds ($3,566,089), 1998 Bond Funds ($1,276,255), Water Utilities Capital Improvement Funds ($877,203) and Water Utilities Capital Construction Funds ($29,702) *(Beckley/Commerce intersection)*

- On September 10, 2014, Council approved Resolution 14-1496 authorizing a public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain Residential and Utility and public service uses on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District on property generally bounded by the east line of Willomet Avenue between Stafford Avenue and Pollard Street, and the west line of Ormsby Street between the terminus of Seale Street and Pollard Street. Recommendation of staff and CPC: Approval, subject to a development plan, finished grade section plan and conditions *(Cliff View)*

The Fort Worth Avenue TIF District is expected to review the following items during FY 2014-2015:

- FY 2014 Annual Report for the Fort Worth Avenue TIF District
- An amendment to the TIF application for Cliff View apartments to include re-construction of Seale Street from the project to Sylvan Avenue.
- A potential TIF application for development at Colorado Boulevard and Fort Worth Avenue

Budget and Spending Status

Each TIF district, in the Project Plan and Reinvestment Zone Financing Plan, establishes a budget for the public improvement expenditures necessary to support private investment in the district. The Fort Worth Avenue TIF District was established in June 2007 and collected $191,902 in FY 2014. It is anticipated to collect approximately $324,936 in FY 2015.

The Fort Worth Avenue budget and spending to date is shown below.

Fort Worth Avenue TIF District Projected Increment Revenues to Retire TIF Fund Obligations*			
Category	**TIF Budget**	**Allocated**	**Balance**
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$88,915,440	$2,832,746	$86,082,694
Affordable housing	$11,932,149	$2,274,163	$9,657,986
Environmental remediation & demolition	$14,318,579	$25,000	$14,293,579
Parks, open space, trails, and gateways	$14,318,579	$325,000	$13,993,579
Façade restoration	$7,159,290	$0	$7,159,290
Economic development grants	$23,864,299	$2,500,000	$21,364,299
Administration and implementation	$4,334,643	$333,621	$4,001,022
Total project costs	**$164,842,979**	**$8,290,530**	**$156,552,449**

**Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts.*

Fort Worth Avenue TIF District Project Plan Budget (NPV, 2008 dollars)	
Category	**TIF Budget***
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$37,259,794
Affordable housing	$5,000,000
Environmental remediation & demolition	$6,000,000
Parks, open space, trails, and gateways	$6,000,000
Façade restoration	$3,000,000
Economic development grants	$10,000,000
Administration and implementation	$2,200,000
Total project costs	**$69,459,794**

** As approved in the Final Project Plan and Reinvestment Zone Financing Plan.*

FY 2015 Work Program

Pending items for the Fort Worth Avenue TIF District include:

- Encourage development projects within the district in accordance with the final Project Plan and Reinvestment Zone Financing Plan, specifically development on the site of the former Colorado Place Apartments and development near Sylvan | Thirty and the Belmont Hotel.

- Continue working to coordinate public design and improvement efforts.

Appendix: Financials

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District Fund
Reinvestment Zone Number Fifteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$3,140	Interest Income
$191,902	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$195,042	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

$40,773	Administrative Expense
$0	Non-Capital outlay
$0	Capital outlay
$0	Interest and fiscal charges
$40,773	Total Expenditures

3. The Zone began reimbursing the general fund for the TIF administrative costs in fiscal year 2009-10.

4. **a. Amount of Principal and Interest due on outstanding bonded indebtedness:**
Fort Worth TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a developer agreement with Lynxette Exploration, LLC for the Sylvan | Thirty public improvement project in an amount not to exceed $3,200,000 with projected completion date of June 30, 2015. Reimbursement to begin after completion of all requirements and upon availability of TIF funds.

c. The Zone entered into a developer agreement with Henry S. Miller for the Cliff View project in an amount not to exceed $4,650,000 with projected completion date of December 31, 2016.
Reimbursement to begin after completion of all requirements and upon availability of TIF funds.

5. **Tax increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2007 Value	Est. Captured Value 2014**
City of Dallas	$126,195,129	$86,133,447	$40,061,682
Dallas County	$126,175,129	$86,133,447	$40,041,682

*2014 taxable value for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100 ***	Amount of Estimated 2014 Increment****
City of Dallas	0.67745	$271,398
Dallas County	0.13371	$53,538
Total for all Jurisdictions	$0.81116	$324,936

******* Participation rate for Dallas County is 0% for 2008 and 55% for years 2009 to 2028.

City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011 - 2013	70%
2014 - 2020	85%
2021 - 2022	70%
2023 - 2029	55%

********The District began collecting increment in fiscal year 2009-10.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $324,936. For the 2013 tax year, increment in the amount of $191,902 was received.

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$289,584	$134,774	$96,608	$2	$2,805
Interest receivable	$652	$1,193	($992)	$3	$46
Total assets	$290,236	$135,967	$95,616	$5	$2,851
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$62,991	$62,991	$55,403	$55,403	$108,289
Total liabilities	$62,991	$62,991	$55,403	$55,403	$108,289
Fund Balance (Deficit):					
Fund Balance (Deficit)	$227,246	$72,977	$40,213	($55,398)	($105,438)
Total Liabilities and Fund Equity	$290,236	$135,967	$95,616	$5	$2,851
	$0	$0	$0	$0	($0)

Fort Worth Avenue Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010(Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$522,483	$155,492	$126,862	$122,581	$81,881	$35,667
Tax increment-Intergovernmental	$128,535	$36,410	$30,156	$27,986	$24,048	$9,935
Interest income	$17,261	$4,528	$7,443	$4,674	$235	$381
Grant from City	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of inves	($502)	($1,388)	$955	($71)	($5)	$6
Total revenues	$667,776	$195,042	$165,414	$155,171	$106,160	$45,989
Expenditures:						
Administrative expenses	$333,621	$40,773	$25,742	$59,559	$56,119	$52,510
Non-capital outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$106,909	$0	$106,909	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$440,531	$40,773	$132,651	$59,559	$56,119	$52,510
Excess (Deficiency) of Revenues over Exper	$227,246	$154,269	$32,763	$95,611	$50,040	($6,521)
Fund balance (Deficit) at beginning of year as previously reported	$0	$72,977	$40,213	($55,398)	($105,438)	($98,917)
Fund balance (Deficit) at beginning of year, as restated	$0	$72,977	$40,213	($55,398)	($105,438)	($98,917)
Fund balance (Deficit) at end of year	$227,246	$227,246	$72,977	$40,213	($55,398)	($105,438)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,334,643 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 31

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 1, 3

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 43 S T and W-Z; 44 S T and W-Y; 53 B-D; and 54 A-C

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26799 on June 13, 2007, establishing Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), as amended. On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27090, as amended.

The Davis Garden TIF District’s 2014 assessed taxable value was $186,470,336. This represents an increase of $48,635,739 (35.3%) over its adjusted base value of $137,834,597 and an increase of $27,433,280 (17.2%) over the previous year’s total. With the City and Dallas County’s participation, the increase over the adjusted base value will result in the collection of approximately $438,198 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL. BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Ordinance No. 26799, as amended.

On February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended.

On December 18, 2014, the Davis Garden TIF Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Sixteen, ("Davis Garden TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 18, 2014, the Davis Garden TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

Davis Garden TIF District
FY 2014
Annual Report

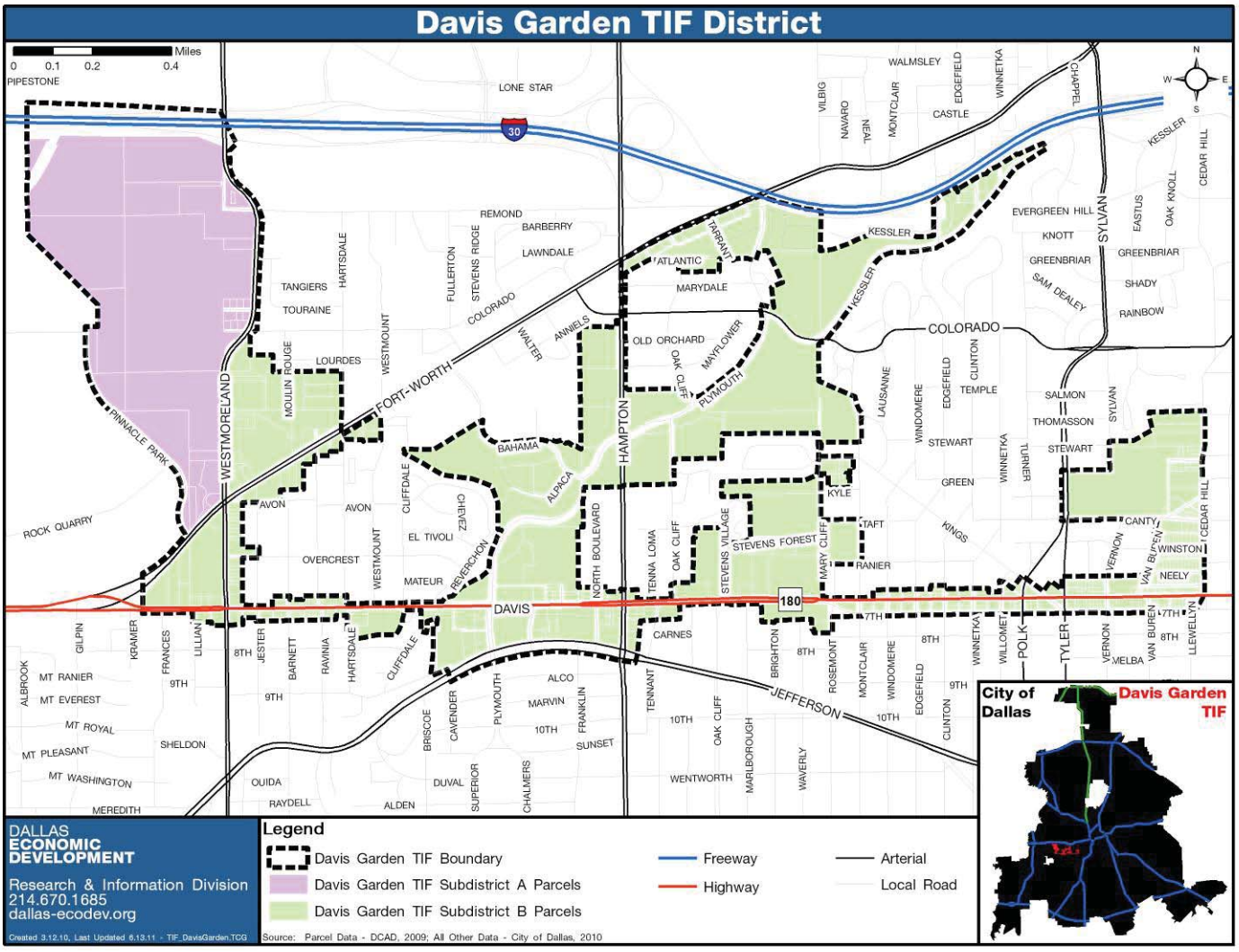
Hillside West Senior Housing Project
(Source: GFD Opportunity II, LLC)

City of Dallas

Office of Economic Development
1500 Marilla Street, 5CS
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Sixteen
Tax Increment Financing District



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Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public infrastructure improvements to enhance the area's real estate market. The District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in North Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

The Dallas City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008 and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% in 2008 through 2011. The county's annual participation rate increased to 75% in 2012 through 2039, for a period of 28 years.

District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the North Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property and multi-family developments. The District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

Originally the District's geographic area contained approximately 583 acres (excluding right-of-way). However, the geographic area was amended to include selected adjacent properties. The properties that comprise the boundary amendment have a total land area of approximately 105 acres. Their inclusion increased the District's geographic area to approximately 688 acres.

City Council has approved eleven projects in the District for TIF funding since its creation. This includes SLF III – Davis Garden TIF, L.P.'s (SLF) horizontal development project which resulted in the preparation of the following potential development sites for future activities:

1. **Chateau Crete Assembly**
   - 1818 Stevens Forest
   - 1836 Stevens Forest
   - 1916 Stevens Forest
   - 2002 Stevens Forest

2. **Acorn Tree Assembly**
   - 2105 West Davis
   - 2211 West Davis

3. **Cliffwood Assembly**
   - 1836 West Davis

4. **Kings Highway Assembly**
   - 1610 Kings Highway
   - 1616 Kings Highway
   - 1618 Kings Highway
   - 1622 Kings Highway
   - 1630 Kings Highway

5. **Kidd Springs Assembly**
   - 829 Cedar Hill
   - 901 Cedar Hill

6. **Northhills Assembly**
   - 640 North Plymouth
   - 2643 West Davis

The site's preparation facilitated the demolition of 1,503 outdated apartment units in accordance with the District's goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured or new neighborhood retail space. The goal's realization is anticipated to further improve North Oak Cliff's successful residential market while stimulating the expansion of resident and commercial activity throughout the District. This idea is reinforced by the following activities that occurred along West Davis Street during the fiscal year:

- Completion of Phase I of the Kessler Theater's renovation
- Conversion of Miguel's Auto Body Shop into the Oak Cliff Coffee Roasters
- Construction of the Bell Bishop Arts Apartments on the Cliffwood Assembly

The 196 acres of undeveloped land that comprise the Canyon in Oak Cliff project is another prime location for future development activities. On June 8, 2011, City Council awarded SLF an amount not to exceed $128,875,756 in total funding ($69,808,000 in future TIF revenues plus an additional grant up to $59,067,756 pursuant to the Davis Garden TIF District Grant Program) for the construction of public infrastructure improvements in the area which is located southwest of Interstate Highway 30 and North Westmoreland Road. Prior to City Council's approval of the public subsidies this vast area was not served by public utilities or streets. In contrast, the construction of the project's public infrastructure improvements is anticipated to help facilitate the build-

out plan that includes following elements:

- 2,881 residential units (529 for-sale units and 2,352 rental units);
- 516,000 square of retail space;
- 1,245,200 square feet of office/medical space; and
- 310 key full-service hotel

The Canyon in Oak Cliff's Conceptual Site Plan
(Source: SLF)

The initial stages of the Colorado Boulevard Extension Project
(Source: GFD Opportunity I, LLC)

Past, Current and Anticipated Projects

The past, current and anticipated projects within the District as of September 30, 2014 are as follows:

Project	Location	Units/Square Feet[1]	Status	Year Complete	Approximate Investment / Assessed Value[2]	TIF Investment[3]
Settles Garage (Good Space)	614 West Davis	3,879 square feet of office and retail space	Complete	December 2007	$126,190 (assessed value)	$0
Kemp Garage (Good Space)	632 West Davis	4,000 square feet of office/show room space	Complete	June 2008	$105,000 (assessed value)	$0
SLF's Horizontal Development project (Environmental remediation and demolition of six obsolete apartment complexes and a $1 million deposit into the Davis Garden TIF District Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements within the District)	1. **Chateau Crete Assembly** – 1818 Stevens Forest – 1836 Stevens Forest – 1916 Stevens Forest – 2002 Stevens Forest 2. **Acorn Tree Assembly** – 2105 West Davis St. – 2211 West Davis St. 3. **Cliffwood Assembly** – 1836 West Davis 4. **Kings Highway Assembly** – 1610 Kings Highway – 1616 Kings Highway – 1618 Kings Highway – 1622 Kings Highway – 1630 Kings Highway 5. **Kidd Springs Assembly** – 829 Cedar Hill Ave. – 901 Cedar Hill Ave. 6. **Northhills Assembly** – 640 North Plymouth – 2643 West Davis St.	1. Chateau Crete Assembly (219 units) 2. Acorn Tree Assembly (449 units) 3. Cliffwood Assembly (247 units) 4. Kings Highway Assembly (84 units) 5. Kidd Springs Assembly (177 units) 6. Northhills Assembly (327 units)	The sites preparation for future development activities is complete. The developer deposited $1 million into the Davis Garden TIF District Increment for future infrastructure projects within the District.	December 2011	$6,437,410 (does not include the Cliffwood Assembly; represents a $10,047,070 decrease in the properties' assessed value since the District's creation)	$4,008,247
Twelve Hills Nature Center's Urban Prairie Trailhead project (park, open space, and streetscape improvements)	817 Mary Cliff Road	N/A	Complete	July 2010	$312,648 (approximate investment) $40,000 (assessed value)	$118,820
Taylors Farm multi-family housing project (environmental remediation, infrastructure and public right-of-way improvements)	1150 Pinnacle Park Boulevard	160 units (144 units are designated for affordable housing)	Complete	October 2011	$5,014,690 (assessed value)	$2,071,197

Project	Location	Units/Square Feet[1]	Status	Year Complete	Approximate Investment / Assessed Value[2]	TIF Investment[3]
Lucky Dog Books and private storage area (converted from former portrait studio)	633 West Davis Street	10,400 square feet of retail space including approximately 4,800 square feet that is occupied by Lucky Dog Books	Complete	April 2012	$360,000	$0
I-30 Frontage Road Design project (engineering and design for Phase 1 of a new eastbound frontage road)	South side of I-30 between Cockrell Hill Road and Westmoreland Road	N/A	Complete	September 2012	$436,919 (approximate investment)	$436,919
Kessler Theater Renovation project (environmental remediation and demolition, historical façade, and infrastructure improvements)	1214 West Davis Street and 1215 West 7th Street	6,300 square feet of office and retail space; and 5,100 square foot entertainment venue	Phase I of the project (environmental remediation and demolition activities and historical façade improvements) are complete. Phase II of the project (infrastructure improvements) is in progress	December 2012 (Phase I) June 2015 (Phase II)	$1,358,293 (approximate investment) $405,220 (assessed valued)	$199,643 [$136,343 if the project is approved for a sustainable development grant application by the North Central Texas Council of Governments ("NCTCOG")]
Hillside West senior housing project (environmental remediation and infrastructure improvements)	3757 Falls Bluff Drive (formerly 4512 West Davis Street)	130 units (each unit is affordable housing)	Complete	August 2013	$6,101,000 (assessed value)	$1,600,000
I-30 Frontage Road Construction project	South side of I-30 between Cockrell Hill Road and Westmoreland Road	N/A	The project's construction is scheduled to begin July 2011.	July 2015 (scheduled completion)	$10,573,794 (approximate public investment)	$0
The Canyon in Oak Cliff	196 acres of undeveloped property located southwest of Interstate Highway 30 and North Westmoreland Road	2,881 residential units (529 for-sale units / 2,352 rental units); 516,000 square of retail space; 1,245,200 square feet of office/medical space; and a 310 key full-service hotel	The project's Infrastructure Improvements are underway.	Ongoing	$472,000,000 (approximate planned investment)	$128,875,756 in total funding ($69,808,000 in future TIF revenues plus an additional grant up to $59,067,756 pursuant to the Davis Garden TIF District Grant Program)

Project	Location	Units/Square Feet[1]	Status	Year Complete	Approximate Investment / Assessed Value[2]	TIF Investment[3]
North Oak Cliff Streetcar Extension	Not Applicable (benefits provided through the extension of the North Oak Cliff Streetcar system to the Davis Garden TIF District)	Not applicable	TBD	TBD	Not applicable	$3,000,000 pursuant to the Davis Garden TIF District Grant Program
Bell Bishop Arts Apartments	1836 West Davis (former Cliffwood Assembly)	207 units	Complete	December 2012	$27,500,000 (assessed value)	$0
Oak Cliff Coffee Roasters (formerly Miguel's Auto Body Shop)	– 817 and 819 West Davis Street	6,520 square feet of retail space	Complete	July 2013	$279,910 (assessed value)	$0
Davis Street Market	701 and 715 West Davis Street	Approximately 150 units totaling 150,000 square feet of residential rental space (20% of all units will be affordable housing); 68,000 – 96,000 square feet of office and retail space; and 345 structured parking spaces for all uses	The project's environmental remediation activities are scheduled to begin January 2014	TBD	$33,700,000 (approximate planned investment)	$4,000,000
1600 Kings Highway	1610 Kings Highway	32 detached units	Under construction	TBD	Not Available	$0
Bishop Heights	829, 901, 909 and 915 Cedar Hill Avenue; 815 North Van Buren Avenue; and 618, 626, 628 and West 5th Street	44 detached units	Under construction	TBD	Not Available	$0

[1] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[2] *Based upon A) market value of comparable projects for anticipated projects, B) private investment stated in the development agreement for projects that are approved or under construction, or C) DCAD market value for completed projects as of September 30, 2014 (unless project has not yet been assessed).Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[3] *TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.*

Value and Increment Revenue Summary

The Davis Garden TIF District's 2014 assessed taxable value was $186,470,336. This represents an increase of $48,635,739 (35.3%) over its adjusted base value of $137,834,597 and an increase of $27,433,280 (17.2%) over the previous year's total. Of this amount, $30,432,062 is attributed to the appreciation of property within Subdistrict A (The Canyon) while $13,172,740 is attributed to the appreciation of the Bell Bishop Arts Apartments in Subdistrict B. With the City and Dallas County's

participation, the increase over the adjusted base value will result in the collection of approximately $438,198 in total incremental revenue for the District.

The 2014 tax year represents the Davis Garden TIF District's sixth year of increment collections which is anticipated to be received in FY 2014.

Objectives, Programs and Success Indicators

The Davis Garden Final Project Plan and Reinvestment Zone Financing Plan was approved on February 27, 2008, as amended. The plan's defined development goals are provided below:

- Utilize TIF funding to encourage needed horizontal improvements and site preparation in the District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

  The environmental remediation and demolition of six obsolete apartment complexes (1,503 units) have been completed since the District's creation. The complexes' former sites have been prepared for future redevelopment activities. The redevelopment of one site (the Cliffwood Assembly) is complete while two others (the Kings Highway and Kidd Springs Assemblies) are in progress.

The Bell Bishop Arts Apartments was completed during FY 2013. The multi-family development was built on the Cliffwood Assembly's former site.
(Source: City of Dallas)

- Utilize TIF funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

  The following progress has been made since the District's creation:

  – *SLF III – The Canyon TIF, L.P.'s the Canyon in Oak Cliff project was approved by City Council on June 8, 2011. The project, which consists of the construction of public infrastructure improvements on approximately 196 acres of undeveloped land within the area, is currently in progress.*

  – *GFD Opportunity I, LLC's Taylors Farm project (160 multi-family units), which was approved by City Council on November 9, 2009, was completed during FY 2012.*

  – *GFD Opportunity II, LLC's Hillside West project (130 senior housing units), which was approved by City Council on April 28, 2010, was completed during FY 2013.*

GFD Opportunity I, LLC completed the Taylors Farm project during FY 2012.
(Source: GFD Opportunity I, LLC)

- Create additional taxable value attributed to new private development and appreciation totaling approximately $1.7 billion over the District's 32-year life.

  Four buildings have been renovated along Davis Street (the Settles Garage, Kemp Garage, Kessler Theater and Oak Cliff Coffee Roasters*) since the District's creation.*

  The $48,635,739 *increase over the District's* adjusted base *value is attributed to the appreciation of property in sub-district A (The Canyon) and the construction of the Bell Bishop Arts Apartments in sub-district B.*

  – *The property in Subdistrict A has increased $30,432,062 above its adjusted base value of $4,051,748.*

  – *The property in Subdistrict B has increased $18,203,677 above its adjusted base value of $133,782,849.*

GFD Opportunity II, LLC completed the Hillside West project during FY 2013.
(Source: GFD Opportunity II, LLC)

- Attract new private development in the District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.

  The following progress has been made since the District's creation:

  – *Preparation of six sites for future redevelopment activities which included the demolition of 1,503 outdated apartment units (71.6 % of the goal) has occurred since the District's creation. This has led to the construction of 497 new residential units. An additional 76 units are under construction while 150 others are planned (11.0% of the goal):*

    o *The Taylors Farm Project has been completed. The multi-family development contains 160 units, of which 144 are designated for affordable housing.*

    o *The Hillside West Project has been completed. The multi-family development contains 130 units, all of which are designated for affordable housing.*

    o *The Bell Bishop Arts Apartments has been completed. The multi-family development consists of 207 market rate units.*

    o *The Kings Highway residential community, which will consist of 32 detached single-family homes, is under construction on the Kings Highway Assembly site.*

    o *The Bishop Springs residential community, which will consist of 44 detached single-family homes, is under construction on a site that consists of the Kidd Spring Assembly site and several adjoining properties.*

    o *The Davis Street Market mixed-use project, which will include approximately 150 residential units (20% of which must be designated for affordable housing), is currently planned for 701 and 715 West Davis Street.*

Construction of the Bishop Heights single-family housing development's initial units
(Source: City of Dallas)

The initial stages of constructing the 1600 Kings Highway single-family housing development
(Source: City of Dallas)

- Diversify housing options within the district by increasing homeownership opportunities while maintaining an affordable housing component of no less than 20% of all new units built throughout the Davis Garden TIF District.

  Since the District's creation 497 new residential units have been constructed. An additional 76 units are under construction while 150 others are planned. Of the 723 units, 304 (42%) are or will be designated for affordable housing:

  – *The Taylors Farm Project (144* of its 160 units are designated for affordable housing*)*

  – *The Hillside West Project (each of its 130 units are* designated for affordable housing*)*

  – *The Davis Street Market mixed-use project (20% of the planned project's 150 units must be designated for affordable housing)*

- Encourage the redevelopment of properties along the Davis Street, Fort Worth Avenue, North Westmoreland Road and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards which are complementary to the historic and conservation districts in the immediate area.

  The following progress has been made since the District's creation:

  – *Site preparation has been completed for the redevelopment of six sites throughout the District. This includes three sites located along West Davis Street. The redevelopment of one site (the Cliffwood Assembly) is complete while two others (the Kings Highway and Kidd Springs Assemblies) are in progress.*

  – *The City of Dallas Design Studio has completed a study of the Davis Corridor. The findings will be used to develop a plan for public improvements along West Davis Street.*

- Sustain the stability of local schools while redevelopment activities occur within the area's neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.

  Staff is working closely with neighborhood schools to coordinate redevelopment activities with the schools' needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools as part of the planning process for the Rosemont Safe Routes to School

Project. Administrators from both schools and members of their Parent Teacher Associations have also been invited to participate in the District's TIF Board meetings.

- Diversify commercial and retail uses in the District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.

  The Settles Garage, Kemp Garage, Lucky Dog Books, Kessler Theater and Oak Cliff Coffee Roasters *are properties with historic significance that have been converted for commercial use since the District's creation:*

  – *The Settles Garage has been converted into the Bolsa Restaurant and approximately 1,850 square feet of office space.*

  – *The Kemp Garage has been converted into approximately 4,000 square feet of commercial room space.*

  – *The converted commercial building at 633 West Davis Street is occupied by Lucky Dog Books' Oak Cliff location and a private storage area. The building contains approximately 10,400 square feet of retail space.*

  – *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*

  – *Miguel's Auto Body Shop has been converted into the Oak Cliff Coffee Roasters. The venue contains a coffee roastery and 1,300 square foot café.*

Lucky Dog Books' Oak Cliff location at 633 West Davis Street
(Source: www.luckydogbooks.com)

- Provide opportunities for needed basic retail such as grocery stores, national tenants and diversify retail shopping.

  There is an ongoing effort to provide opportunities that address the basic retail needs of the District's residents and occupants.

- Improve recreational opportunities and connections to City trails and open space within the District while providing better connections to County trails and other recreational amenities in the area.

  The following progress has been made since the District's creation:

  – *The Twelve Hills Nature Center*, Inc.*'s Urban Prairie Trailhead project, which was approved by City Council on October 14, 2009, was completed during FY 2010.*

  – *Work has been completed on 3/4 mile within the District along the Coombs Creek Trail (along Kessler Parkway from Sylvan Avenue to the tennis courts at Stevens Park Golf Course) during FY 2011. The project was funded by the 2006 Bond Fund program.*

  – *Approximately $8 million in upgrades for Stevens Park Golf Course were completed during FY 2012. The upgrades were subsidized by several funding sources including the 2003 and 2006 Bond Fund programs.*

  – *On June 12, 2013, City Council* authorized a contract for the construction of a new pavilion at Kidd Springs Park. The project will be funded by the 2006 Bond Fund program.

Twelve Hills Nature Center's Urban Prairie Trailhead project
(Source: City of Dallas)

- Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

  The following progress has been made since the District's creation:

  – *City Council approved a project pertaining to the design for Phase 1 of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during FY 2011. The frontage road's design was completed the following year. Its construction is scheduled to commence during the first quarter of FY 2015.*

  – *SLF III – The Canyon TIF, L.P.'s North Oak Cliff Streetcar Extension project was approved by City Council during FY 2011. The project's approval will provide funding to extend the North Oak Cliff Streetcar system to Davis Garden TIF District.*

  – *During FY 2012 the Davis Garden TIF Board made the following recommendations concerning the best utilization for SLF's $1 million deposit into the Davis Garden TIF Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements:*

    o Matching Funds for the Kessler Theater project's infrastructure improvements component – approximately $60,000 in TIF funding will leverage an additional $179,200 in matching funds from TxDOT (NCTCOG Grant). The funds will be used to construct streetscape improvements outside the theater along West Davis and Clinton Streets.

    o Rosemont Plaza Project – the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that incorporates the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Estimated Project Budget – $376,156

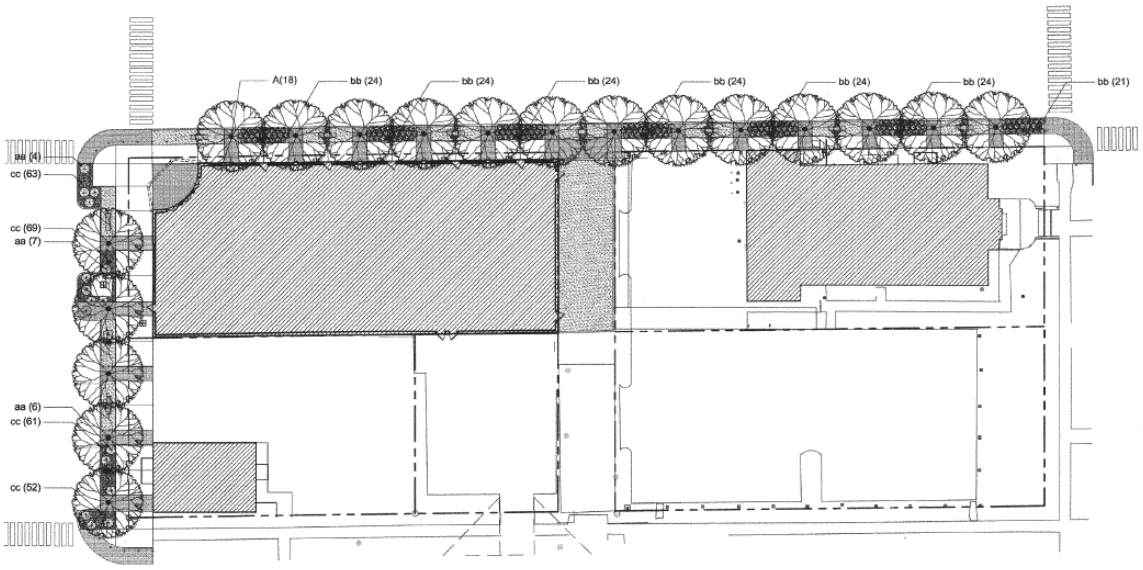
    o Rosemont Safe Routes to School Project – demonstration project to facilitate bicycle safety in the vicinity of schools through improved routing, signage and pedestrian amenities. The project includes sidewalk improvements on the north side of Stevens Forest Drive, a 10' bike trail that will connect the sidewalk on Mary Cliff Road to the existing internal drive for the Rosemont Chris Semos Campus (through DISD

property) and sidewalk improvements along Mary Cliff Road. Estimated Project Budget – $85,472

- Davis Corridor Urban Design Study – the study was conducted by the City of Dallas DesignStudio. The study's findings will be used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Estimated Project Budget – $35,880

- Kings Plaza Project – the development of a park or public open space located at Kings Highway between West Davis Street and the intersection of Tyler Street & 7th Street and Kings Highway between Polk Street & West Davis Street. Estimated Project Budget – $442,492

In addition, there is a pending proposal to reallocate a portion of the $1 million in funding to facilitate the conversion of North Polk and North Tyler Streets into two-way operations.



Conceptual Site Plan for the Kessler Theater Project's Infrastructure Improvements Component
(Source: Salcedo Group, Inc.)

- Generate approximately $103.7 million (2008 dollars) in real property tax increment for the TIF Fund over 32 years of collections.

  The District's assessed property value has increased 35.3% over its adjusted base value. This increase has generated approximately $431,884 in incremental revenue (0.4% of the goal).

Developments that are Adjacent to the District

Homes in the Kessler Woods community (located adjacent to the TIF District and across the street from SLF's Chateau Creek redevelopment site)

Homes in the Kessler Springs community (within proximity of the District's Cedar Oaks apartment community which is located on Cedar Hill Avenue)

Year-End Summary of Meetings

Based on amended composition the Davis Garden TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The board, which met three times during the fiscal year including a Special Called Meeting on August 11, 2014, consisted of the following members:

- Jonathan R. Braddick – City appointee (attended 1 of 3 meetings)
- Reina Gonzalez – City appointee (attended 2 of 2 meetings)
- Kathy Hewitt – City appointee (attended 1 of 1 meetings; served a portion of the fiscal year due to being term limited)
- Rick Loessberg – Dallas County Representative (attended 2 of 3 meetings)
- Enrique A. MacGregor – City appointee (attended 2 of 3 meetings)
- Ed Oakley – City appointee (attended 1 of 3 meetings)
- Anga L. Sanders – City appointee (attended 2 of 2 meetings)
- Kyle R. Ward – Chair and City appointee (attended 2 of 3 meetings)

The Dallas City Council approved ten items during the fiscal year related to the District. These items are summarized below:

- On February 12, 2014, the City Council approved Resolution Number 14-0317, authorizing a third amendment to the development agreement with GFD Opportunity II, LLC, previously approved on April 28, 2010, by Resolution No. 10-1098, in Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to: (1) extend the deadline to complete the construction of the Hillside West project and obtain the applicable certificate of occupancy from July 2, 2013 to January 2, 2014; and (2) extend the deadline to execute and fund an operation and maintenance agreement for non-standard public improvements associated with the project, and if necessary, obtain a license from City for the purpose of maintaining any improvements in the public right-of-way from May 1, 2013 to May 1, 2014 - Financing: No cost consideration to the City
- On February 26, 2014, the City Council approved Resolution Number 14-0386, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing

jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- On February 26, 2014, the City Council approved Resolution Number 14-0403, authorizing Supplemental Agreement No. 2 to the professional services contract with Salcedo Group, Inc. for additional engineering services to extend the Rosemont Plaza project limits to include a section of Seventh Street, prepare field notes for four parcels to be acquired for the Rosemont Safe Route to School project on Stevens Forest Drive between Stevens Village and Mary Cliff Road, and create a Greenways map for the Rosemont Elementary School - Not to exceed $15,000, from $53,479 to $68,479 - Financing: Davis Garden TIF District Funds

- On May 14, 2014, the City Council approved Resolution Number 14-0757, authorizing a contract with Gilbert May, Inc. dba Phillips/May Corporation, lowest responsive bidder of three, for construction of the Kessler Theater pedestrian amenities project - Not to exceed $195,323 - Financing: Regional Toll Revenue II Funds ($179,200) and Davis Garden TIF District Funds ($16,123)

- On May 28, 2014, the City Council approved Resolution Number 14-0830, authorizing (1) the submission of two candidate projects to the North Central Texas Council of Governments for cost reimbursement for the proposed Transportation Alternatives Program 2014 for the proposed Trinity Skyline Trail Project and the Rosemont Safe Routes to School Project; and (2) a required local match not to exceed $2,885,000 - Financing: This action has no cost consideration to the City

- On May 28, 2014, the City Council approved Resolution Number 14-0847, authorizing an amendment to the Chapter 380 economic development grant agreement with SLF III - THE CANYON TIF, LP to: (1) extend the construction start date from May 31, 2014 to May 31, 2015; and (2) increase the minimum private investment from $5,000,000 to $10,000,000 - Financing: No cost consideration to the City

- On June 25, 2014, the City Council approved Resolution Number 14-1013, authorizing a professional services contract with Salcedo Group, Inc. for the engineering design of streetscape improvements for West Davis Street from Zang Boulevard to Montclair Avenue - Not to exceed $299,881 - Financing: General Obligation Commercial Paper Funds ($256,941) and Water Utilities Capital Improvement Funds ($42,940)

- On June 25, 2014, the City Council approved Resolution Number 14-1018, authorizing a contract with North Texas Contracting, Inc., lowest responsible bidder of three, for construction of utilities, roadway and streetscape improvements for the Colorado Boulevard Extension Project – Not to exceed $3,713,016 - Financing: General Obligation Commercial Paper Funds

- On June 25, 2014, the City Council approved Ordinance Number 29381, abandoning a portion of Fifth Street (formerly McKee Street) to Bishop Arts Development, L.P., the abutting owner, containing approximately 17,210 square feet of land, located near the intersection of Van Buren Avenue and Fifth Street, and authorizing the quitclaim - Revenue: $5,400, plus the $20 ordinance publication fee

- On September 24, 2014, the City Council approved Resolution Number 14-1603, authorizing a contract with Forward Concept, LLC, lowest responsible bidder of three, for the construction of street paving, storm drainage, site furnishings, landscape, water and wastewater adjustment improvements for the Rosemont Plaza and Rosemont Safe Route to School projects - Not to exceed $413,535 - Financing: Davis Garden TIF District Funds ($391,529) and Water Utilities Capital Construction Funds ($22,006)

Pending TIF Items

The approval of the FY 2014 Annual Report is the Davis Garden TIF District's only pending item.

Budget and Spending Status

The Davis Garden TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Davis Garden TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements	$94,266,832	$8,082,206	$86,184,626
Environmental Remediation/Demolition	$9,635,310	$3,313,246	$6,322,064
Affordable Housing	$32,330,314	$4,671,197	$27,659,117
Historic Façade Restoration	$5,495,954	$86,535	$5,409,419
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	$12,329,769	$3,088,145	$9,241,624
The Canyon in Oak Cliff Improvements *	$128,875,756	$128,875,756	$0
Administration and Implementation**	$3,832,657	$570,753**	3,261,904
Total Project Costs	**$286,766,592**	**$148,687,838**	**$138,078,754**

All values are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.

**Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon.*

***TIF administration costs shown are expensed through FY 2014.*

Davis Garden TIF District Project Plan Budget (NPV Values)	
Category	**TIF Budget (NPV)**
Infrastructure Improvements	$33,219,568
Environmental Remediation/Demolition	$4,300,000
Affordable Housing	$11,920,435
Historic Façade Restoration	$1,946,858
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	$4,358,953
The Canyon in Oak Cliff Improvements *	$46,035,132
Administration and Implementation	$1,877,595
Total Project Costs	**$103,658,541**

All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.

** Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon in Oak Cliff.*

FY 2015 Work Program

The FY 2015 work program for the Davis Garden TIF District includes:

- Encourage development projects within the District in accordance with its final Project Plan and Reinvestment Zone Financing Plan

- Continue working with staff in the Public Works and Transportation Department to finalize the design of the Rosemont Plaza, Rosemont Safe Routes to School and West Davis Street Corridor Bicycle Route Improvements projects.

- Continue working with staff in the City Design Studio to complete the Davis Corridor Urban Design Study.

- Work with staff in the Public Works and Transportation Department concerning the potential conversion of North Polk and North Tyler Streets into two-way operations.

Appendix: Financials

City of Dallas, Texas
Davis Garden Tax Increment Financing District Fund
Reinvestment Zone Number Sixteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$0	Interest Income
$178,892	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$178,892	Total Revenue

2. Amount and purpose of expenditures from the fund:

$65,869	Administrative Expense
$276	Non-Capital outlay
$27,973	Capital outlay (1)
$0	Interest and fiscal charges
$94,118	Total Expenditures

(1) These expenditures were for the following projects:

City Design Study of W. Davis St. Reconfiguration	$0
Rosemont Plaza Safe Routes Design	$27,973
Kessler Theater Pedestrian Amenities Design	$0
Total	$27,973

3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:

Davis Garden TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed $118,820 for the Twelve Hills Nature Center's Urban Prairie Trailhead project. The project was completed in fiscal year 2010. Reimbursement its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed $2,071,197 for the Taylors Farm project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed $436,919 for the Kessler Theater project. The project's first phase was completed in fiscal year 2013. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections. The project's second phase is underway. Reimbursement of its TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed $1,600,000 for the Hillside West project. The project was completed in fiscal year 2013. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

h. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $128,875,756 for The Canyon In Oak Cliff project. The project is underway. Reimbursement of its TIF-eligible project costs will begin after applicable conditions for payment have been met, subject to the availability of TIF funds.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $3,000,000 for the North Oak Cliff Streetcar Extension project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

j. The Zone entered into an agreement with Davis Street Market, LP to dedicate an amount not to exceed $4,000,000 for the Davis Street Market project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 1996 Value	Est. Captured Value 2014**
City of Dallas	$186,470,336	$137,834,597	$48,635,739
Dallas County	$186,792,020	$137,794,777	$48,997,243

* 2014 taxable value shown for taxing participating jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment***
City of Dallas	0.71730	$0
Dallas County	0.18233	$0
Total for all Jurisdictions	$0.89963	$0

*** Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

B. The total amount of estimated tax increment to be billed for the 2013 tax year is $438,198. For the 2012 tax year, increment in the amount of $178,892 was received.

City of Dallas, Texas						
Davis Garden Tax Increment Financing District Fund						
Balance Sheet as of September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
		2014	2013	2012	2011	2010
Assets:						
Pooled cash and cash equivalents		$1,012,282	$932,224	$1,009,859	$1	$621
Interest receivable		$0	$0	$0	$0	$0
Total assets		$1,012,282	$932,224	$1,009,859	$1	$621
Liabilities and Fund Balance (Deficit):						
Liabilities:						
Accounts and contracts payable		$0	$4,877	$0	$0	$0
Advances from developers		$0	$0	$0	$0	$0
Accrued interest		$0	$0	$0	$0	$0
Due to general fund		$261,505	$261,505	$211,691	$132,878	$165,456
Total liabilities		$261,505	$266,381	$211,691	$132,878	$165,456
Fund Balance (Deficit):						
Fund Balance (Deficit)		$750,777	$665,842	$798,168	($132,877)	($164,834)
Total Liabilities and Fund Equity		$1,012,282	$932,224	$1,009,859	$1	$621
		$0	$0	$0	$0	$0

City of Dallas, Texas						
Davis Garden Tax Increment Financing District Fund						
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)						
For the Period September 30, 2014 (Unaudited)						
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)						
	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$324,975	$145,090	$13,493	$2,722	$123,964	$39,705
Tax increment-Intergovernmental	$106,910	$33,802	$8,362	$7,135	$39,695	$17,915
Developer participation/Other income	$1,000,162	$161	$0	$1,000,001	$0	$0
Interest income	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($0)	$0	($1)	$0	($1)	$1
Total revenues	$1,432,046	$179,053	$21,854	$1,009,858	$163,659	$57,621
Expenditures:						
Administrative expenses	$570,753	$65,869	$71,914	$78,813	$131,702	$93,736
Non-Capital Outlay	$30,276	$276	$30,000	$0	$0	$0
Capital outlay	$80,240	$27,973	$52,266	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
	$0					
Total expenditures	$681,268	$94,118	$154,180	$78,813	$131,702	$93,736
Excess (Deficiency) of Revenues over Expenditures	$750,777	$84,935	($132,326)	$931,045	$31,958	($36,115)
Fund balance (Deficit) at beginning of year						
as previously reported	$0	$665,842	$798,168	($132,877)	($164,834)	($128,720)
Fund balance (Deficit) at beginning of year,						
as restated	$0	$665,842	$798,168	($132,877)	($164,834)	($128,720)
Fund balance (deficit) at end of year	$750,777	$750,777	$665,842	$798,168	($132,877)	($164,834)
Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.						

Notes to Financials

City of Dallas, Texas
Davis Garden Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,495,793 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 32

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	February 25, 2015
COUNCIL DISTRICT(S):	2, 3, 4, 8, 14
DEPARTMENT:	Office of Economic Development
CMO:	Ryan S. Evans, 671-9837
MAPSCO:	35 M R U V Y; 36 A B E F J K; 45 C G J K L N P T U V X Y Z; 55 B C F K M P Q R T U V X Y; 65 B C G H L M; 56 J N

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27432, as amended on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District) The Transit-Oriented Development (TOD) around DART stations was created in the central portion of the City to help create a series of unique destinations. On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27854, as amended.

The TOD TIF District's assessed tax value in 2014 was $334,672,075. This represents an increase of 65.6% ($132,597,554) from the assessed value of the base year (2008 and 2010), as amended and an increase of 14.5% ($42,409,679) over the final value for the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately $1,075,572 total in incremental revenue for the TOD TIF District for the 2014 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432, as amended.

On April 14, 2010, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended.

On December 4, 2014, the TOD TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seventeen, ("TOD TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 14, 2010, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854; as amended and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 4, 2014, the TOD TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

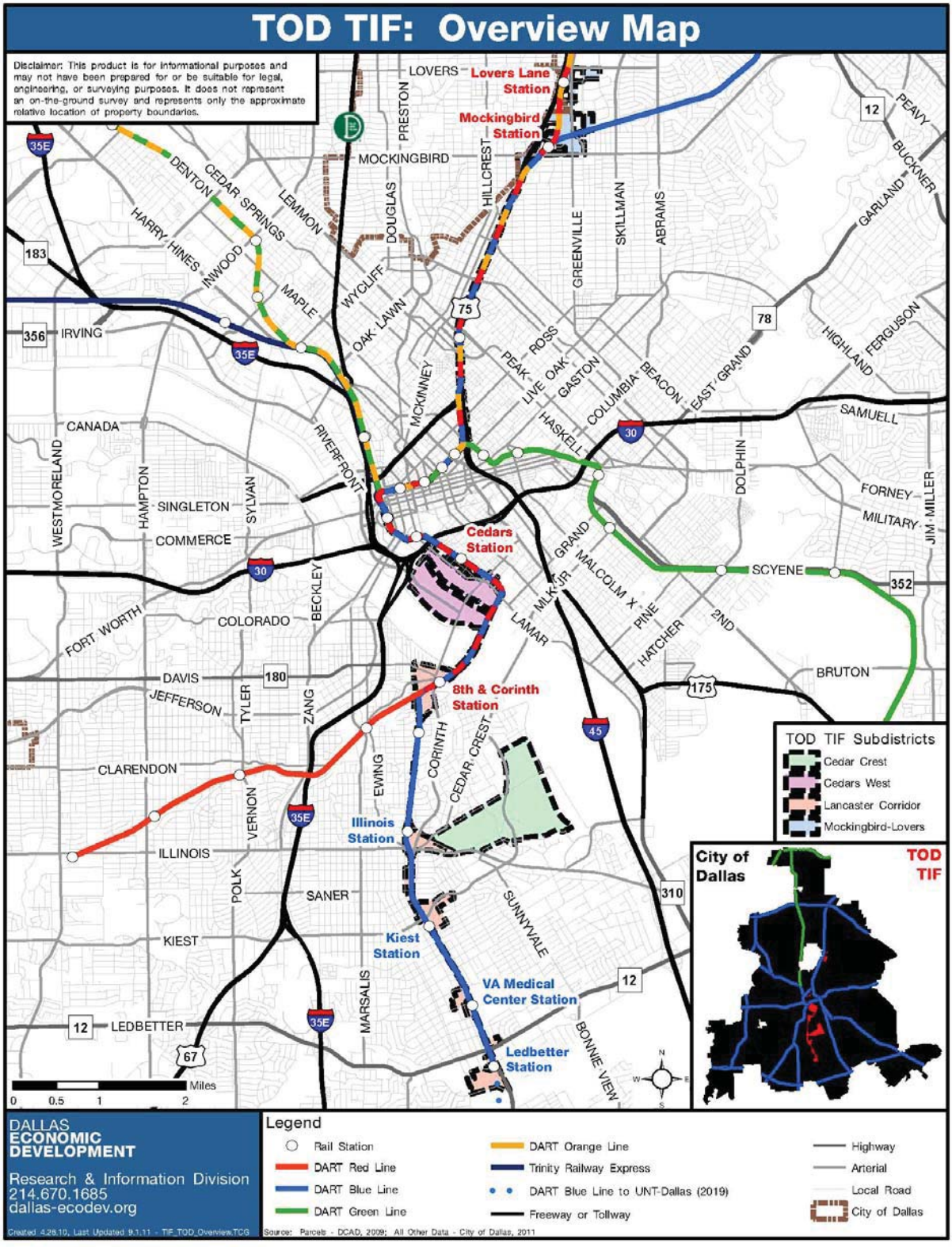
TOD TIF District
FY 2014
Annual Report

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Seventeen
Tax Increment Financing District



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Front cover shows the Lancaster Urban Village project courtyard during a June 2014 ribbon cutting ceremony.

Mission Statement

The mission of the TOD TIF District is to provide a source of funding for public infrastructure improvements that will help create a series of unique destinations, as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City. Redevelopment of the Lancaster Corridor and encouragement of transit-oriented mixed-use development (TOD's) around DART stations are top City priorities. Linkage of areas proximate to the Lovers Lane/Mockingbird, Cedars West, and Lancaster Corridor transit stations via the DART Rail Lines facilitates higher density urban development in all areas and permits tax increment sharing to occur.

The TOD TIF District duration began on January 1, 2009, and will terminate on December 31, 2038, (including collection of the 2038 increment in calendar year 2039 and any related matters to be concluded in 2039).

TOD TIF District Accomplishments

Dallas City Council established the TOD TIF District by Ordinance Number 27432 on December 10, 2008, as amended.

The TOD TIF District contains a series of DART light rail station areas connected by the rail line. Chapter 311 of the Tax Code was amended in 2007 to allow the creation of a reinvestment zone for properties that have some connection to and will benefit a mass transit rail system. The original TIF boundary included three sub-districts (and eight DART light rail stations) – Mockingbird/Lovers Lane, Cedars West, and the Lancaster Corridor within the District defined by the relationship of areas geographically and/or to redevelopment goals.

The Dallas City Council adopted the TOD TIF District Project Plan and Reinvestment Zone Financing Plan on April 14, 2010 by Ordinance 27854, as amended in April and November 2010 and May 2012.

In FY 2010, the TIF Board and City Council approved a development agreement dedicating up to $8,492,273 in future TIF revenues in support of the Lancaster Urban Village project. The Lancaster Urban Village project will be an important seed project for the Veterans Hospital "VA" DART Station area and has been planned in conjunction with a related project to expand the Dallas Urban League offices and training facilities. Staff has continued to work extensively with City Wide Community Development Corporation and their partner Catalyst Urban Development, LLC on coordination for other funding programs to complete the financing package for the project. In 2009, City Council approved an economic development forgivable loan agreement for to assist with land assemblage and related costs for the Dallas Urban League expansion and adjacent mixed-use development.

In December 2011, the TIF Board approved a 12 month deadline extension for the project to allow an additional time to secure remaining financing sources for the project necessary due to the complexity with structuring both Housing and Urban Development (HUD) Sec 108 and 221d4 programs and New Market Tax Credit sources. City Council authorized the amendment to extend deadlines on January 11, 2012.

In FY 2012, the TIF Board and City Council approved a second amendment to the Lancaster Urban Village development agreement to divide the TIF funding allocation and development obligations into two separate agreements for the commercial and residential project components necessary to close the remaining financing for the project. The financing for the project closed in September 2012 and construction was being completed in 2014.

In October 2010, the City was awarded a $2.225 million HUD Community Challenge Planning Grant to be shared among three focus areas: 1) Lancaster Corridor/TOD TIF District (primarily Kiest and VA Station areas), 2) the DART Green Line Corridor including Hatcher Station-Spring Avenue JB Jackson, and Buckner station areas, and 3) the Vickery Meadow / Five Points Area. In 2013, the area plan for the Lancaster Corridor was adopted as an amendment to the forwardDallas! Comprehensive Plan.

In 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved a set of master design guidelines and mixed-income housing guidelines.

In 2013, an amendment extending deadlines for the SMU Boulevard streetscape and trail connection project was approved by the TIF Board and City Council. The project includes a $400,000 TIF funding pledge as a local match for a North Central Texas Council of Governments (NCTCOG) Sustainable Development grant.

The City's Housing Department has been working with City Wide CDC on plans for a multi-phased Lancaster Kiest Village project with the first phase beginning with a new Rudy's Chicken restaurant. Serenity Place Apartments, a supportive housing development was also in the planning stages.

During FY 2014, the Lancaster Urban Village project began opening. Staff continued to have discussions on other potential developments including a Matthews Southwest concept plan for a large development site and Alamo Drafthouse movie theater in the Cedars West Sub-District.

Initial projects within the District completed, under construction or in the development stage are shown in the table below.

TOD TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. or Estimated Value[3]	TIF Investment[4]
Lancaster Urban Village – Ph I- Mixed Use Building	SW corner Ann Arbor Ave. & Lancaster Rd.	Ph I - 2014	Complete	193 units; 14,131 square feet retail	$19,364,035	$8,492,273
Ph II -Urban League Expansion (*related project office/training facility*) (6) (7)	SW corner Ann Arbor Ave. & Lancaster Rd.	Ph II - 2017	Planned	46,568 square feet office	$9,888,751	n/a
			Subtotal	**193 units; 14,131 square feet retail; 46,568 square feet office**	**$29,252,786**	**$8,492,273**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
The Shelby	5609 SMU Blvd.	2009	Complete	55 units; 3,720 square feet retail	$8,984,140	n/a
Crest Plaza Shopping Ctr. Remodel (7)	2603 S. Lancaster Rd.	2010	Complete	112,000 square feet retail	$1,000,000 Added Investment	n/a
The BLVD (*former Shamburger site)*	5630 SMU Blvd.	2013	Complete	417 units; 9,100 square feet retail	$51,431,440	n/a
Sphinx Development Corp. – Fiji/Compton Phase I	201 Fran Way	2010	Complete	130 senior apt. units	$2,170,140	n/a
NYLO Dallas South Side Hotel	1325 S. Lamar	2012	Complete	76 hotel rooms (55,000 square feet total with amenities)	$5,164,720	n/a
Signature Pointe redevelopment, Phase I (7)	5936 Lovers Lane	2014	Complete	336 units	$42,217,590	n/a

Signature Pointe redevelopment, Phase II [7]	5936 Lovers Lane	2015	Under construction	311 senior housing units	$48,000,000	n/a
CVS Pharmacy	5050 S. Lancaster Rd.	2013	Complete	14,991 sf retail	$2,388,000	n/a
Lancaster Kiest Village - Rudy's Chicken[7]	3103 S. Lancaster Rd.	2014	Complete	1,625 sf restaurant	$401,840	n/a
Lancaster Kiest Village - Serenity Place Apartments[7]	3124 S. Lancaster Rd.	2016	Planned	45 units	$6,130,120	n/a
			Subtotal	**1,294 units; 76 hotel rooms 141,436 square feet retail**	**$168,392,850**	**$0**
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**1,487 units; 76 hotel rooms; 155,567 square feet retail; 46,568 square feet office**	**$197,645,636**	**$8,492,273**

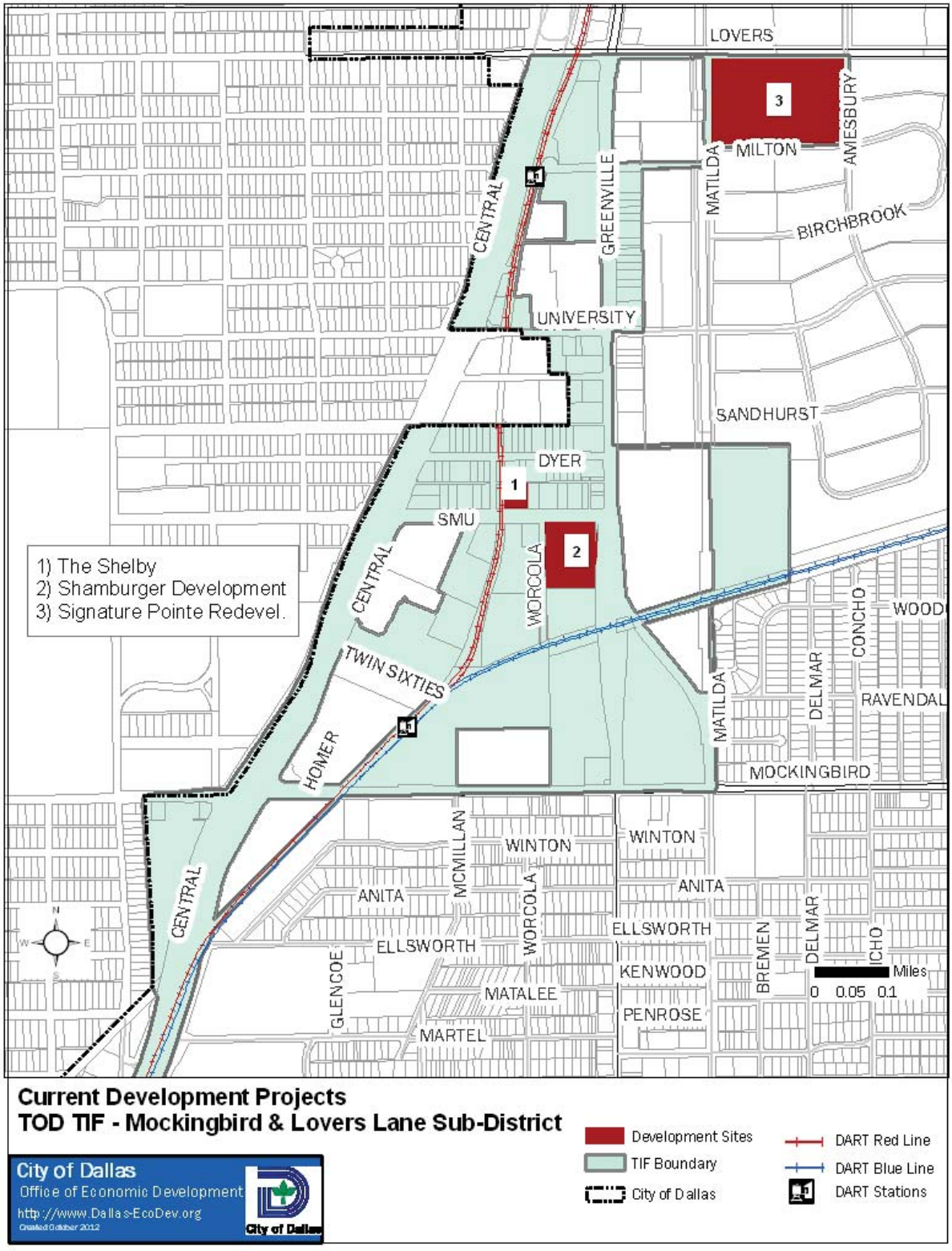
[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt property. Amount shown is approximate investment in improvements.
[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

Lancaster Urban Village Ribbon Cutting – June 2014. Councilmember Dwaine R. Caraway addresses the audience (above). Attendees touring the project (right)

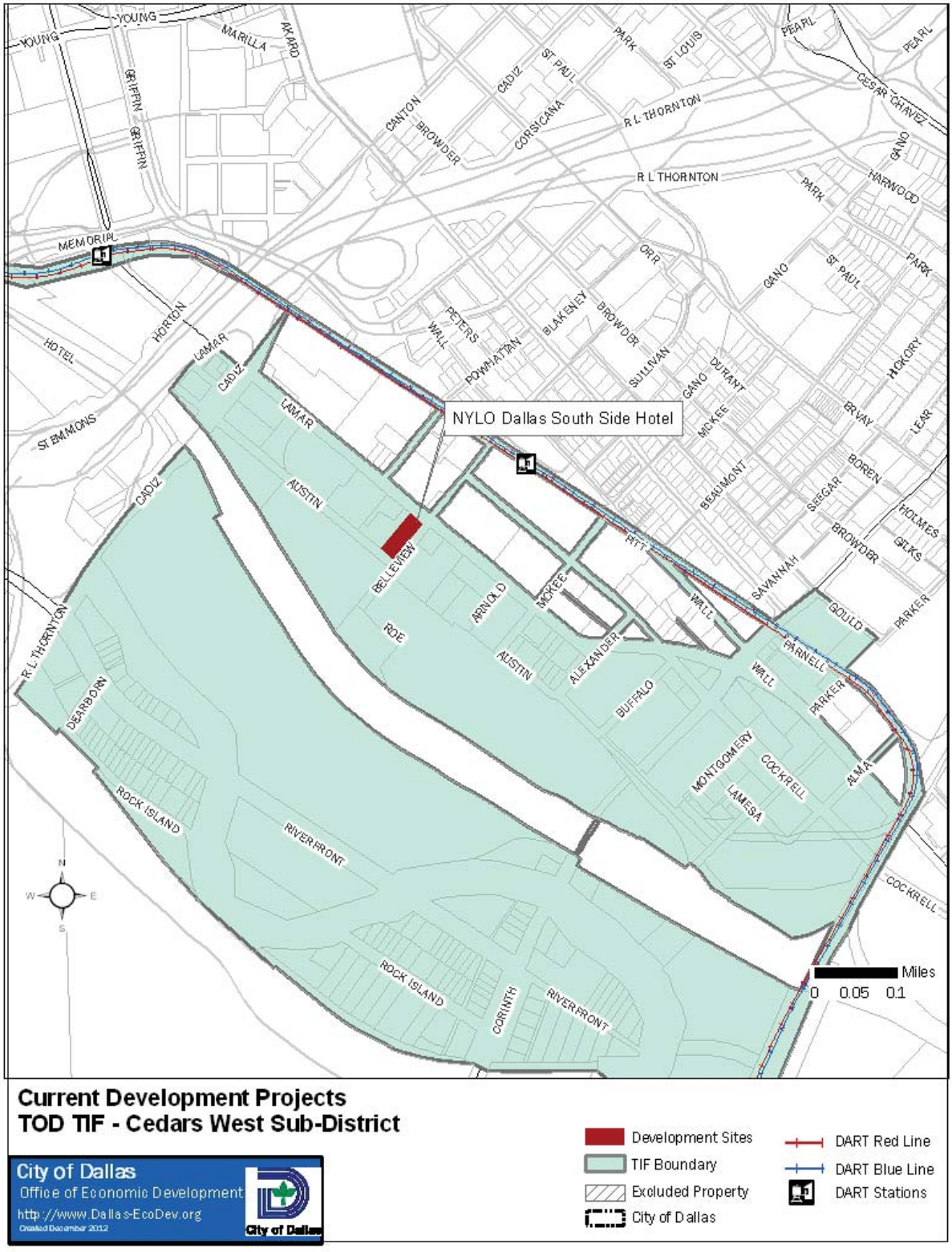
The City and other partners have some initiatives that began prior to FY 2011; however, will have a direct impact with public infrastructure for the District going forward. Two projects received funding commitments in 2006 from the North Central Texas Council of Government's Sustainable Development Call for Projects. Agreements are in place and the projects are currently in design.

District Initiatives – Other Public Support for Projects				
Activity	**Scope**	**Status**	**Investment**	**Source**
Mockingbird Plaza Sustainable Development Project	Streetscape improvements along SMU Blvd. and trail/bicycle improvements from SMU Blvd to Mockingbird DART Station. City bond funds also authorized for SMU Blvd. improvements.	Funding approved by the NCTCOG's RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006 (amended June 2011). A TIF agreement with SMU to reimburse for the local match was authorized in June 2011 and deadlines extended in 2013. Construction began in 2014 with scheduled completion mid-2015.	$1,600,000 $ 400,000 $1,038,300	NCTCOG/RTC 2006 Local Match – Private (*agreement for TIF eligible reimbursement*) 2006 City bond funds
Sphinx at Fiji/Compton – Phase I-II Sustainable Development Project	Infrastructure including paving and drainage	Funding approved by the RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006. Street infrastructure work is complete.	$2,811,986 $ 702,997	NCTCOG/RTC 2006 Local Match – 2003 City bond funds
HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing	Funding for planning and pre-development assistance related to affordable housing and TOD. Funding allocated to a portion of the Lancaster Corridor, Vickery Meadow/5-Points, and three Green Line DART stations areas - Hatcher, MLK and Buckner	The City was awarded the grant under the HUD Sustainable Communities Challenge Grants program in 2010. Fregonese Associates was selected as the consultant for planning activities (contract award up to $799,968) related to the grant. In April 2013, the Dallas TOD Lancaster Corridor Area Plan was adopted.	$2,225,000 Required Local Match for Grant: 20%	HUD funding TIF Funds (Vickery Meadow)

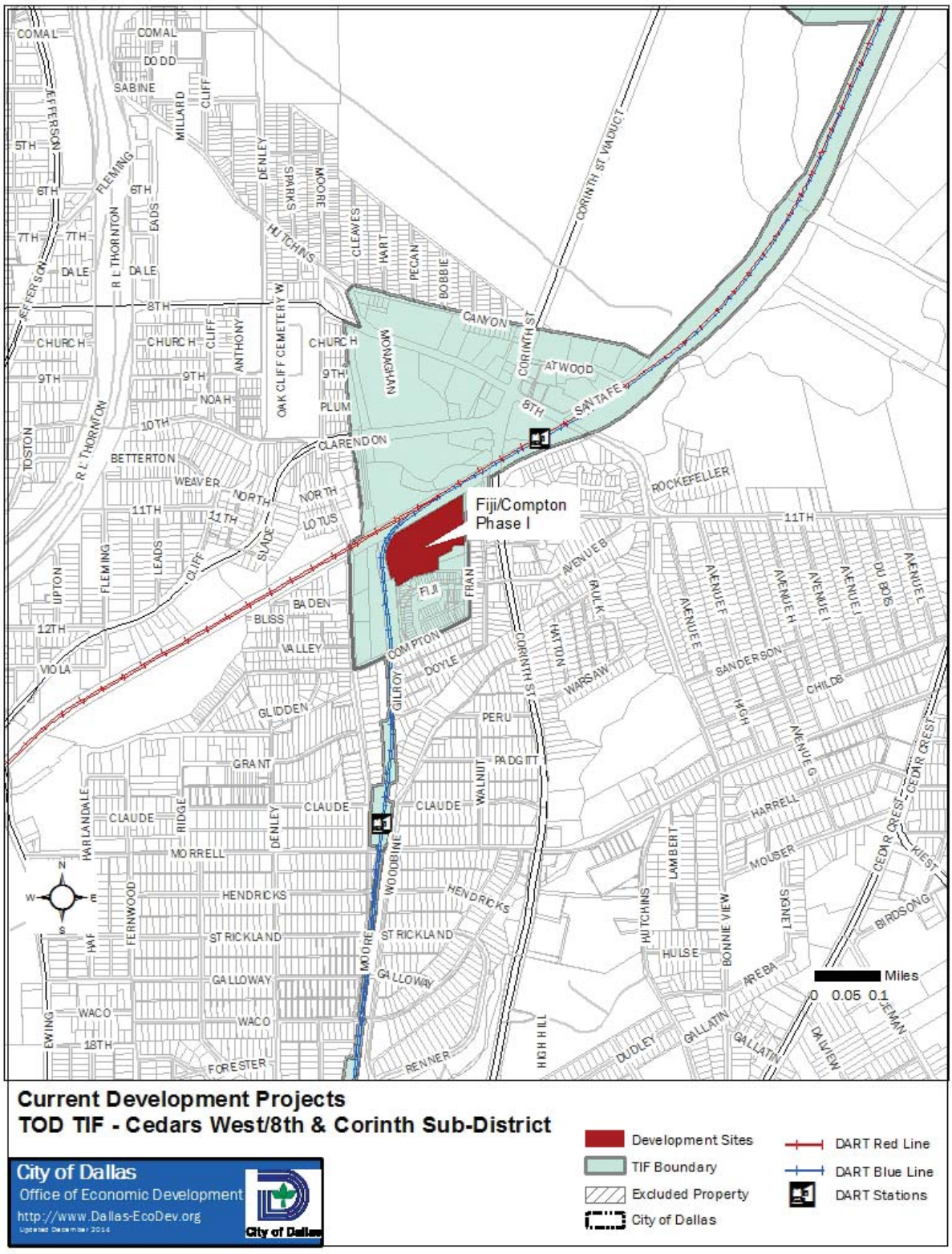
TIF District Development Project Map – Part 1 of 5



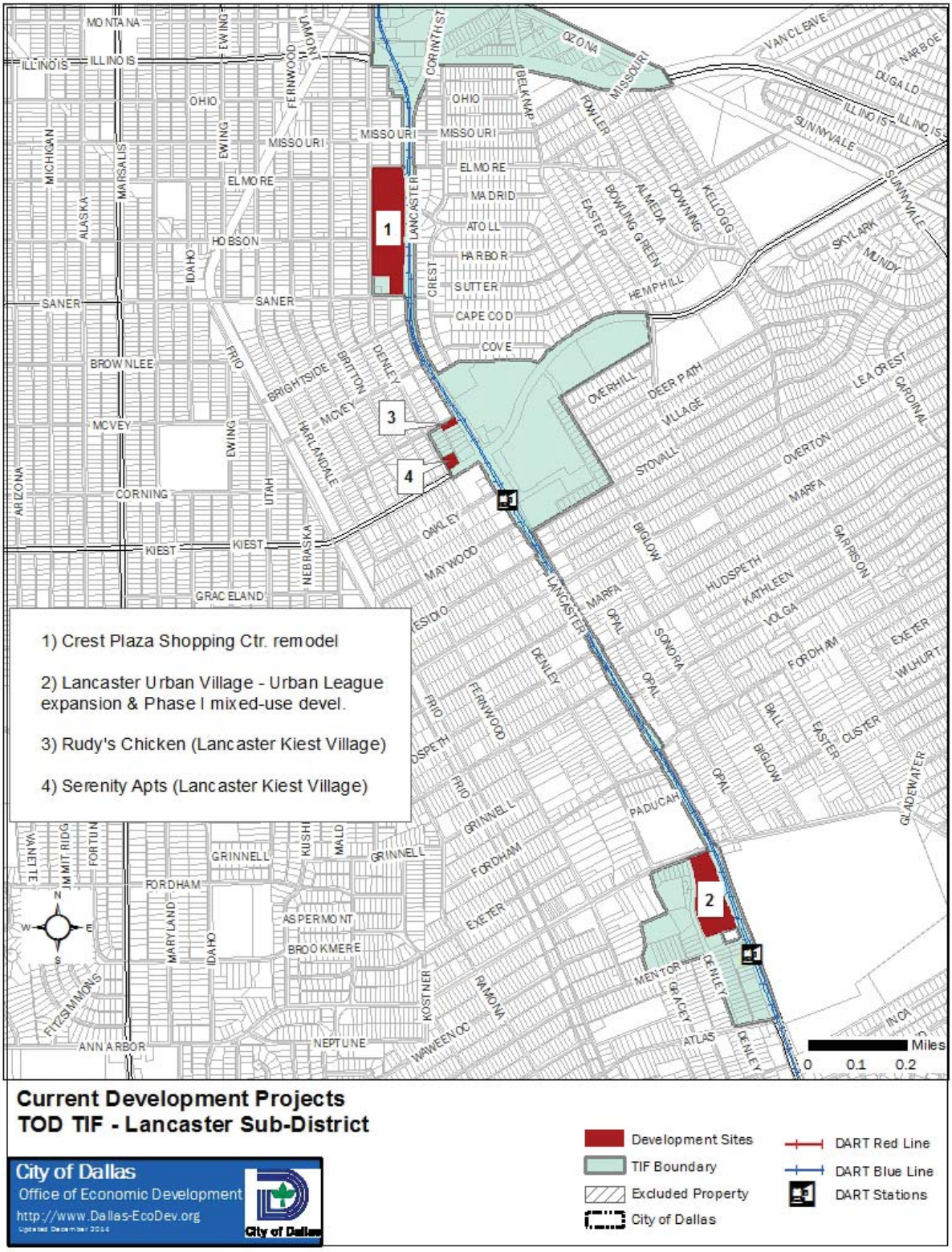
TIF District Development Project Map – Part 2 of 5



TIF District Development Project Map – Part 3 of 5



TIF District Development Project Map – Part 4 of 5



Value and Increment Revenue Summary

The TOD TIF District's assessed 2014 City taxable value was $334,672,075 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of $132,597,554 or 65.6% over the base year (2008 and 2010) value, as amended. The TIF District anticipates collecting approximately $1,075,572 in incremental tax revenue for tax year 2014. The overall increase in value is primarily attributable to new construction in the Mockingbird/Lovers Lane Sub-District and some new construction in the Lancaster Corridor Sub-District.

Objectives, Programs, and Success Indicators

The final TOD TIF Project Plan and Reinvestment Zone Financing Plan was adopted in April 2010. Among the goals of the Plan are:

- To create additional taxable value attributable to new private investment in projects in the TOD TIF District totaling approximately $2,431,000,000

  Over $197.6 million in new investment has been completed, is underway or planned (8% of the goal).

- To attract higher density new private development in the TOD TIF District totaling approximately 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units, including townhome, multi-family, and single-family projects.

  155,567 square feet of new and upgraded retail space and 46,568 square feet of office space has been completed, is underway or planned (8% of the goal). Approximately 1,487 residential units are completed, under construction or planned (11% of the goal).

Signature Pointe Redevelopment – Traditions senior housing under construction (left) and the completed Landmark on Lovers apartment units (right)

- To focus on encouraging the redevelopment of properties in the TOD TIF District, increase density and provide enhanced urban design for the various station areas that is commensurate with forwardDallas!, the City's Comprehensive Plan.

  Initial development projects under construction or planned show momentum for more urban, pedestrian friendly redevelopment in support of forwardDallas!.

The NYLO Dallas South Side hotel opened in 2012, a redevelopment of the historic Dallas Coffin Company Building.

- Encourage development projects that will increase DART ridership at rail stations within the TOD TIF District.

  Initial development projects completed, under construction or planned will add 1,487 new households in close proximity to DART stations. The most recent average daily ridership figures as of September 2014 for the eight DART light rail stations in or adjacent to the District are shown in the table below:

Average Daily Ridership at DART LRT Stations in or adjacent to the District			
Station	**Daily ridership – Sept 2009 (base yr)**	**Daily ridership – Sept 2014**	**%change from base year**
Lovers Lane	1,257	1,403	12%
Mockingbird	3,446	3,617	5%
Cedars	1,151	676	-41%
8th & Corinth	2,086	1,612	-23%
Illinois	1,114	1,008	-9%
Kiest	1,298	1,039	-20%
VA Medical Center	913	825	-10%
Ledbetter	2,682	2,325	-13%

- To improve access and connections between DART light rail station areas and strategic Dallas area amenities such as the campus and future research facilities of Southern Methodist University, the Bush Presidential Library, the Trinity River, Southside on Lamar, and the heart of Cedars to the Convention Center area, Dallas Zoo, Cedar Crest Golf Course, and Veterans Memorial Hospital.

  The Mockingbird Plaza Sustainable Development Project and 2006 bond program public improvements now under construction will facilitate better pedestrian connectivity along SMU Boulevard and to the Mockingbird DART Station. Connections will be improved for this area in close proximity to Southern Methodist University and the Bush Presidential Library which opened in 2013. Improvements completed as part of the Lancaster Urban Village will improve connectivity to the Veterans Memorial Hospital and DART station.

George W. Bush Presidential Library and Museum opened in 2013 on the SMU Campus.

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

  Mockingbird Plaza Sustainable Development Project improvements now under construction will provide for a walking and bicycle trail between SMU Boulevard and the Mockingbird DART station. An extension of the Katy Trail improvements, with City bond funds, in the Mockingbird area have been in the property acquisition and initiating construction phase. Staff will continue to work with the Park and Recreation Department and other entities to address park and trail needs as the District evolves.

- To maintain the stability of local schools as redevelopment occurs in the housing market and promote improved training and job creation through partnerships with Southern Methodist University, Dallas County Community College District, the VA Hospital, Urban League, and the future University of North Texas Law School.

  Redevelopment projects thus far have primarily involved vacant or underutilized commercial sites. A partnership with the Urban League and coordination with the VA Hospital has begun as part of the Lancaster Urban Village project. Partnerships with Southern Methodist University

and Dallas County Community College District can also continue to be explored going forward.

- To generate approximately $185.2 million (NPV; 2009 dollars) in increment over 28 years of collections, with up to 85 percent participation by the City and 55 percent participation by Dallas County.

  The District's 2013 total taxable value of $334,672,075 is approximately 38% behind the original projection of $541,936,674. The economic downturn early in the term of the TIF district impacted the pace of new construction and existing property values. Current projections show the full NPV budget collection may not be reached during the term of the district.

- To diversify retail and commercial uses in the District.

  Retail leasing as part of The Shelby and BLVD developments has brought new restaurants along SMU Boulevard. The upgrades at the Crest Plaza Shopping Center have doubled the size of a grocery store in an underserved area.

The Shelby Lofts with Twisted Root Burger Co. on the ground floor.

- Add residential density including but not limited to provisions for affordable housing, elderly and special needs housing, and a sustainable mix of product types and destination related activities near DART light rail station within the District to promote overall system ridership and increase ridership levels at the specific stations in the District.

  Initial projects completed, under construction or planned will add a significant number of new units adjacent or in close proximity to DART stations.

Year-End Summary of Meetings

The TOD TIF District Board of Directors met once during the fiscal year from October 1, 2013 to September 30, 2014.

The Board, based on amended composition, can consist of up to nine members, including eight City of Dallas appointees and one appointee from Dallas County. During FY 2014 the Board members were (FY 2014 Board meetings attended): Neal Sleeper, Chair - City Representative (1 of 1 meeting), Zad Roumaya, Vice Chair – City Representative (1 of 1 meeting), Jack Wierzenski – City Representative (1 of 1 meeting), Jud Pankey – City Representative (1 of 1 meeting), James Frye – City Representative (1 of 1 meeting), and Rick Loessberg – Dallas County Representative (1 of 1 meeting). There were three City positions vacant.

During the fiscal year, the City Council approved eleven items associated with development projects or public initiatives in the TOD TIF District:

- On October 23, 2013, the City Council passed Resolution Number 13-1826 authorizing an amendment to the development agreement with Southern Methodist University related to reimbursement of a local match associated with a North Central Texas Council of Governments Sustainable Development Grant for pedestrian improvements along SMU Boulevard and a trail connection previously approved on June 8 2011, by Resolution Nos. 11-1543 and 11-1544, in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) to extend project deadlines beyond the first extension approved by the TOD TIF District Board.

- On December 11, 2013, the City Council passed Resolution Number 13-2075 authorizing a contract with Texas Standard Construction, Ltd., lowest responsible bidder of five, for the construction of street paving, storm drainage, traffic signal, landscape, water and wastewater main improvements for Cadiz Street from Riverfront Boulevard to South Lamar Street - Not to exceed $4,892,135 - Financing: General Obligation Commercial Paper Funds ($3,624,034), Water Utilities Capital Improvement Funds ($1,238,006) and Water Utilities Capital Construction Funds ($30,095).

- On January 8, 2014, the City Council held a public hearing and passed Resolution Number 14-0176 regarding an application to The Texas Department of Housing and Community Affairs (TDHCA) for 2013 4% Low Income Housing Tax Credits for Patriots Crossing, a 162 unit multifamily project, located at 4623 South Lancaster Road and authorize an amendment to Resolution No. 13-1867, previously approved on October 23, 2013, to add language requested by Texas Department of Housing & Community Affairs (TDHCA) in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), in further support of the proposed project to be

located at 4623 South Lancaster Road for a multifamily residential development for low income families (*Related to Veterans Place Project).*

- On January 22, 2014, the City Council held a public hearing and passed Ordinance Number 29262 granting a Planned Development District for mixed uses on property zoned a CR Community Retail District, an NO (A) Neighborhood Office District and an R-7.5(A) Single Family District on the south corner of East Corning Avenue and South Lancaster Road. Recommendation of Staff and CPC: Approval, subject to a development plan and landscape plan for Tract I, Phase I, and a conceptual plan for Tract I, Phase II and Tract II, Phase III and conditions Z123-217(WE) *(Related to the Lancaster Kiest Village project)*

- On February 26, 2014, the City Council passed Resolution Number 14-0387 accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On February 26, 2014, the City Council held a public hearing and passed Resolution Number 14-0462 regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2014 9% Low Income Housing tax Credits for Serenity Place Apartments, a 45-unit multifamily project, located at 3124 South Denley Drive, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize (1) a resolution in support of the Texas Department of Housing and Community Affair's (TDHCA) 9% low-income housing tax credit (LIHTC) application and allocation for Serenity Place Apartments located at 3124 South Denley Drive for the acquisition and new construction of the proposed 45-unit multifamily residential supportive housing development for low income families; (2) a loan in the amount of $1,000,000 to City Wide Community Development Corporation (CWCDC), or the applicant for LIHTC (Applicant) for the construction of Serenity Place Apartments, conditioned upon 2014 9% LIHTC award; (3) a grant in the amount of $959,913 to CWCDC, or Applicant for the construction of Serenity Place Apartments, conditioned upon 2014 9% LIHTC award; and (4) a predevelopment grant in the amount of $38,000 to CWCDC for costs associated with the TDHCA 9% application not conditioned upon 2014 9% LIHTC award - Not to exceed $1,997,913 - Financing: FY13-14 CDBG Program Income #1 ($1,744,142); 2012-13 Community Development Block Grant Funds ($215,771) and General Obligation Commercial Paper Funds ($38,000) *(Related to the Lancaster Kiest Village project)*

- On March 26, 2014, the City Council passed Resolution Number 14-0565. authorizing a conditional grant agreement with Sphinx Development Corporation or its wholly owned subsidiary in the amount of $480,000 to construct fourteen

townhomes at Eighth Street and Corinth Street just south of the newly constructed senior homes on Tonga Street - Not to exceed $480,000 - Financing: General Obligation Commercial Paper Funds (*Related to Sphinx Development Corporation – Fiji/Compton project area*).

- On May 14, 2014, the City Council passed Resolution Number 14-0794 authorizing (1) an amendment to the development agreement with Rudolph Edwards, Linda Edwards, and RLE Properties, LLC (collectively referred to herein as "Rudy's"), previously approved on May 22, 2013, by Resolution No. 13-0916, to (a) allow the conveyance of certain parcels of real property located at 3111 and 3115 South Lancaster Road to City Wide Community Development Corporation (CWCDC) rather than to the City for the appraised value of $548,200; and (b) reduce the original $890,000 grant to Rudy's by $548,200, being the appraised value of the parcels no longer being conveyed to the City, and requiring Rudy's to refund to the City said $548,200; and (2) an amendment to the existing development loan with CWCDC for the Lancaster/Kiest project by increasing the loan amount by (a) $548,200 to facilitate purchase of the parcels from Rudy's; and (b) $50,000 for environmental, demolition, and other predevelopment costs to prepare the parcels for redevelopment - Total not to exceed $598,200 - Financing: Lancaster Corridor Redevelopment Funds ($548,200) and General Obligation Commercial Paper Funds ($50,000) (Total net cost to the City $50,000) *(Related to the Lancaster Kiest Village project).*

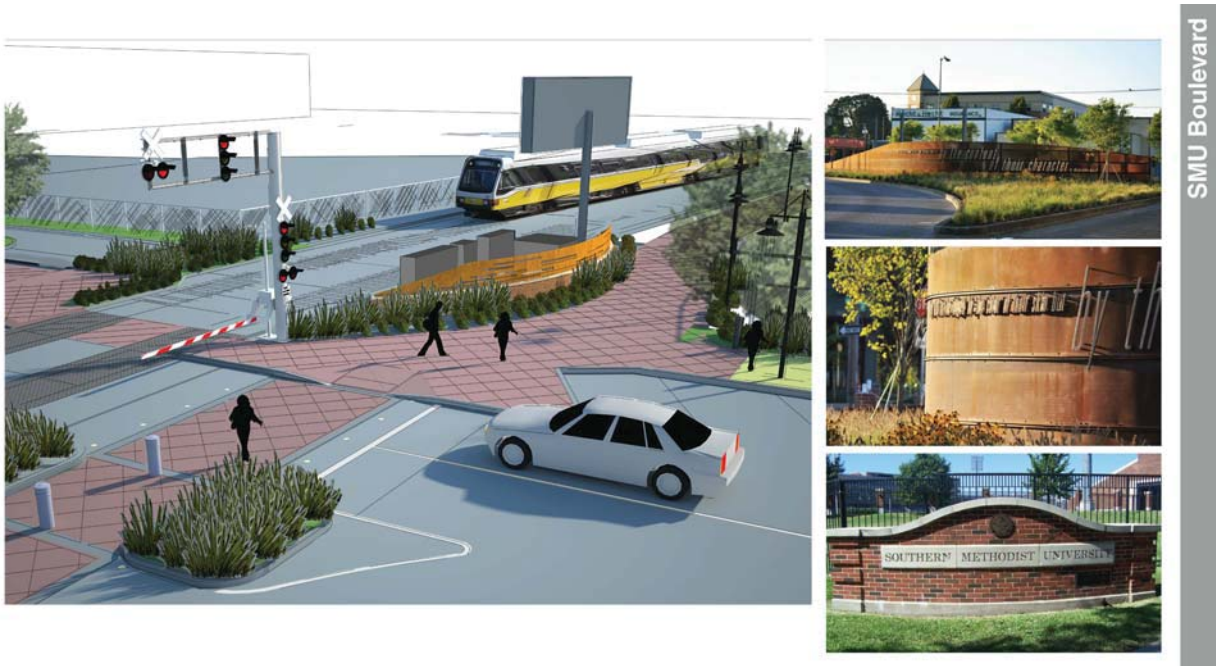
- On May 28, 2014, the City Council passed Resolution Number 14-0851 authorizing an amendment to Resolution No. 14-0565, previously approved on March 26, 2014, to: (1) change the owner's name on the conditional grant agreement from Sphinx Development Corporation to SDC Compton Housing, LP; and (2) change the terms of the disbursement of funds to $34,285 per unit with a five year deed restriction to build fourteen townhomes on Tonga and Compton Streets (*Related to Sphinx Development Corporation – Fiji/Compton project area*).

- On June 25, 2014, the City Council passed Resolution Number 14-1016 authorizing (1) a contract with RBR Infrastructure and Road, LLC, lowest responsible bidder of four, for the construction of pedestrian and streetscape improvements including sidewalks and a concrete trail for the Mockingbird Plaza Sustainable Development Project along SMU Boulevard from Central Expressway to Greenville Avenue in the amount of $2,039,928; (2) the receipt and deposit of funds from the North Central Texas Council of Governments in the amount of $2,000,000; (3) an increase in appropriations in the amount of $2,000,000 in the Capital Projects Reimbursement Fund; and (4) assignment of the construction contract to Prescott Realty Group and Southern Methodist University - Total not to exceed $2,039,928 - Financing: Capital Projects Reimbursement Funds ($1,828,137) and General Obligation Commercial Paper Funds ($211,791). *(Related to Mockingbird Plaza Sustainable Development Project).*

- On August 13, 2014, the City Council passed Resolution Number 14-1240 authorize a service agreement with Oncor Electric Delivery Company, LLC to bury existing overhead electric facilities along the south side of SMU Boulevard from east of Worcola Street to the west of DART's rail line - Not to exceed $294,358 - Financing: General Obligation Commercial Paper Funds *(Related to Mockingbird Plaza Sustainable Development Project).*

Pending TIF Items

- Consideration of the FY 2014 TIF District Annual Report and a recommendation to the City Council for approval.
- A TIF application in support of the Alamo Drafthouse project in the Cedars West Sub-District.



Proposed crossing design for SMU Blvd. at the DART line as part of SMU Blvd. NCTCOG/City bond streetscape project. Construction began in fall 2014.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

TOD TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	**TIF Budget***	**Allocated**	**Balance**
Lancaster Corridor Sub-Districts: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$80,579,888	$4,215,673	$76,364,215
Cedar Crest Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$44,694,947	$0	$44,694,947
Mockingbird/Lovers Lane Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	38,715,952	$400,000	$38,315,952
Cedars (West) Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$78,032,790	$0	$78,032,790
Affordable Housing	$29,112,075	$4,276,600	$24,835,475
Administration and implementation	$7,904,883	$271,085	$7,633,798
Total Project Costs	**$277,291,428**	**$9,163,358**	**$268,128,070**

** NOTE: Budget shown above in total dollars. However, TIF plan shows the budget in net present value.*
***TIF administration costs shown are committed through FY 2014.*

TOD TIF District Final Project Plan Budget	
Category	**TIF Budget***
Lancaster Corridor Sub-Districts: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$49,781,005
Cedar Crest Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$25,326,728
Mockingbird/Lovers Lane Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$30,020,910
Cedars (West) Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$54,576,532
Affordable Housing	$21,832,521
Administration and implementation	$3,640,000
Total	$185,177,697
** As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2009 dollars).*	

TOD TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Lancaster Urban Village	A&A Construction, Foliage Factory Landscape, Inc. & Rumsey Site Construction	$1,325,696	61.1%
Total		**$1,325,696**	**$810,453 (61.1%)**

FY 2015 Work Program

The FY 2015 work program includes:

- Provide staff support for the Lancaster Urban Village project and other current projects in the District.
- Work with interested developers on potential TIF project proposals.
- Continue coordination efforts for the 2006 NCTCOG Sustainable Development Project and bond program improvements.
- Work to improve connections to the City of Dallas trails and open space system in the District.
- Provide staff support for the implementation of the Dallas TOD Lancaster Corridor Area Plan completed as part of the HUD Community Challenge Grant.
- Investigate additional sources of funding for the District.

Appendix A – Financials

City of Dallas, Texas
TOD Tax Increment Financing District Fund
Reinvestment Zone Number Fourteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$0	Interest Income
$717,309	Ad Valorem Taxes (Collected in FY'2012-13 based on 2012 Final Tax Roll)
$717,309	Total Revenue

2. Amount and purpose of expenditures from the fund:

$24,253	Administrative Expense
$0	Non-Capital outlay
$0	Capital outlay
$0	Interest and fiscal charges
$24,253	Total Expenditures

3. TIF administrative costs associated with staff time spent are being accumulated thru fiscal year 2011-12. The Zone began reimbursing the General Fund for these costs in fiscal year 2011-12.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
TOD TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a development agreement with City Wide CDC for the "Lancaster Urban Village" development in the TIF in an amount not to exceed $8,492,273 with anticipated completion by December 31, 2014 and reimbursement to begin afterafter and upon availability of TIF funds. The Zone also entered into a development agreement with Southern Methodist University to reimburse up to $400,000 as part of a NCTCOG grant local match with project completion anticipated by June 30, 2015 and reimbursement to begin thereafter and upon availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2008 Value	Est. Captured Value 2014**
City of Dallas	$347,337,605	$202,074,521	$145,263,084
Dallas County	$363,218,850	$202,074,521	$161,144,329

*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment****
City of Dallas	0.67745	$984,085
Dallas County	0.13371	$215,458
Total for all Jurisdictions	$0.81116	$1,199,543

***Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2029 and 70% for tax years 2030-2035.

***Participation rates for Dallas County are 0% for tax years 2009-2010 and 55% for tax years 2011-2030.

****The District is anticipated to collect increment by June of fiscal year 2012-13 for tax tax year 2012.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $1,199,543. For the 2013 tax year, increment in the amount of $717,309 was received.

City of Dallas, Texas
TOD Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$738,938	$45,883	$0	$0	$0
Interest receivable	$0	$0	$0	$0	$0
Total assets	$738,938	$45,883	$0	$0	$0
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$203,176	$203,176	$195,554	$165,952	$121,083
Total liabilities	$203,176	$203,176	$195,554	$165,952	$121,083
Fund Balance (Deficit):					
Fund Balance (Deficit)	$535,762	($157,293)	($195,554)	($165,952)	($121,083)
Total Liabilities and Fund Equity	$738,938	$45,883	$0	$0	$0
	$0	$0	$0	$0	$0

TOD Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$656,397	$608,100	$48,297	$0	$0	$0
Tax increment-Intergovernmental	$150,450	$109,208	$36,738	$4,503	$0	$0
Interest income	$0	$0	$0	$0	$0	$0
Grant from City	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	$0	$0	$0	$0	$0	$0
Total revenues	$806,847	$717,309	$85,035	$4,503	$0	$0
Expenditures:						
Administrative expenses	$271,085	$24,253	$46,775	$34,105	$44,869	$73,638
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$271,085	$24,253	$46,775	$34,105	$44,869	$73,638
Excess (Deficiency) of Revenues over Expenditures	$535,762	$693,055	$38,260	($29,602)	($44,869)	($73,638)
Fund balance (Deficit) at beginning of year as previously reported	$0	($157,293)	($195,554)	($165,952)	($121,083)	($47,444)
Fund balance (Deficit) at beginning of year, as restated	$0	($157,293)	($195,554)	($165,952)	($121,083)	($47,444)
Fund balance (deficit) at end of year	$535,762	$535,762	($157,293)	($195,554)	($165,952)	($121,083)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

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City of Dallas, Texas
TOD Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $7,904,883 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund upon collection of tax increment in fiscal year 2011-12. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

AGENDA ITEM # 33

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 33 R; 34 J K N P Q T U

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit to the chief executive officer of each taxing unit, as well as the State Comptroller. The City Council approved Ordinance No. 27435 on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District). On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27690.

The Maple/Mockingbird TIF District's assessed 2014 taxable value was $305,647,728. This represents an increase of $121,642,719 or 66.1% from the 2008 base year value and an increase of $53,116,979 or 21.0% from last year (2013).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eighteen, the Maple/Mockingbird TIF District, by Ordinance No. 27435.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690.

On December 8, 2014, the Maple/Mockingbird TIF Board of Directors recommended the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Maple/Mockingbird area pursuant to Ordinance No. 27435, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 8, 2014, the Maple/Mockingbird TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen and recommending approval of same by the City Council.

NOW, THEREFORE,

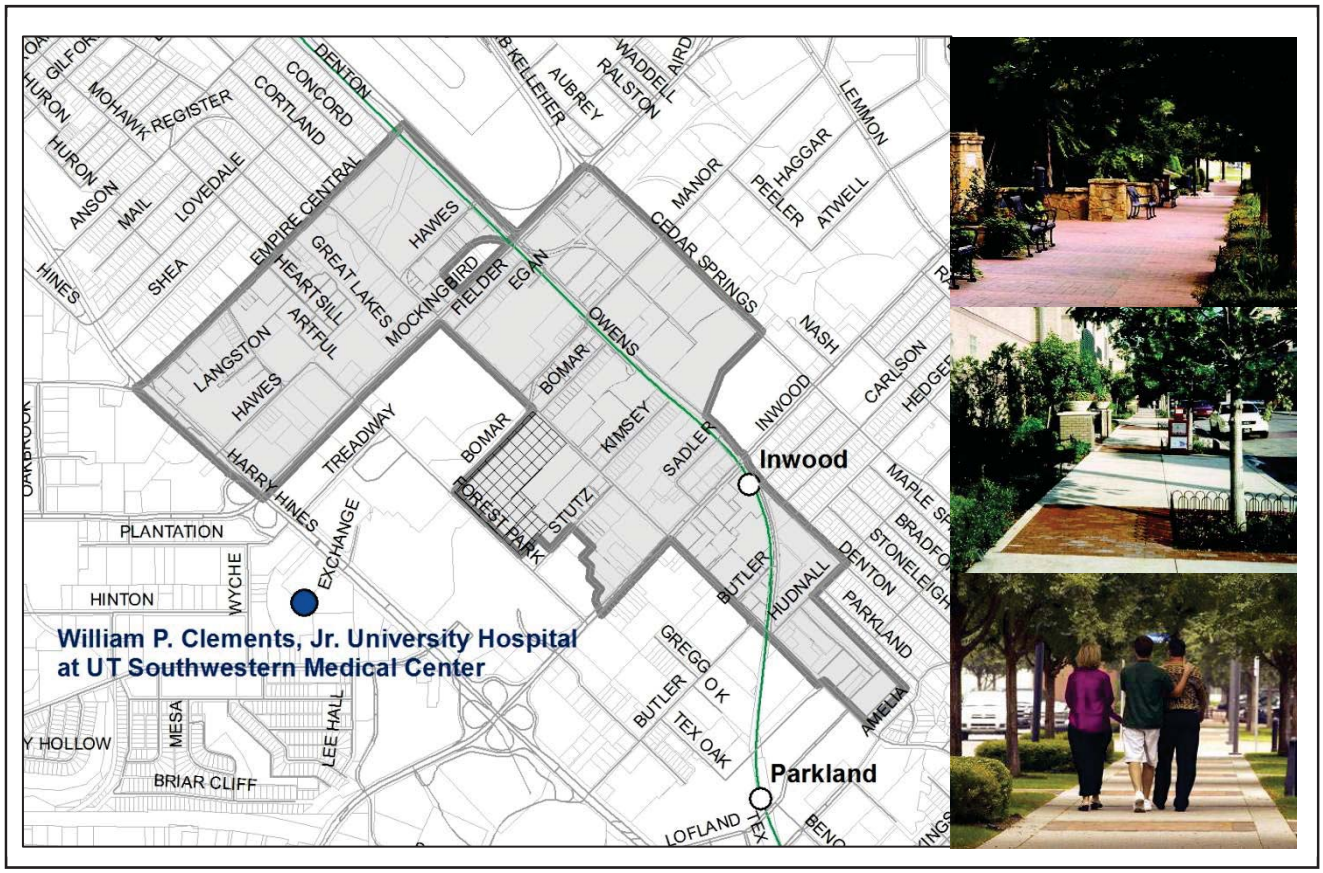
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Maple/Mockingbird TIF District
FY 2014
Annual Report

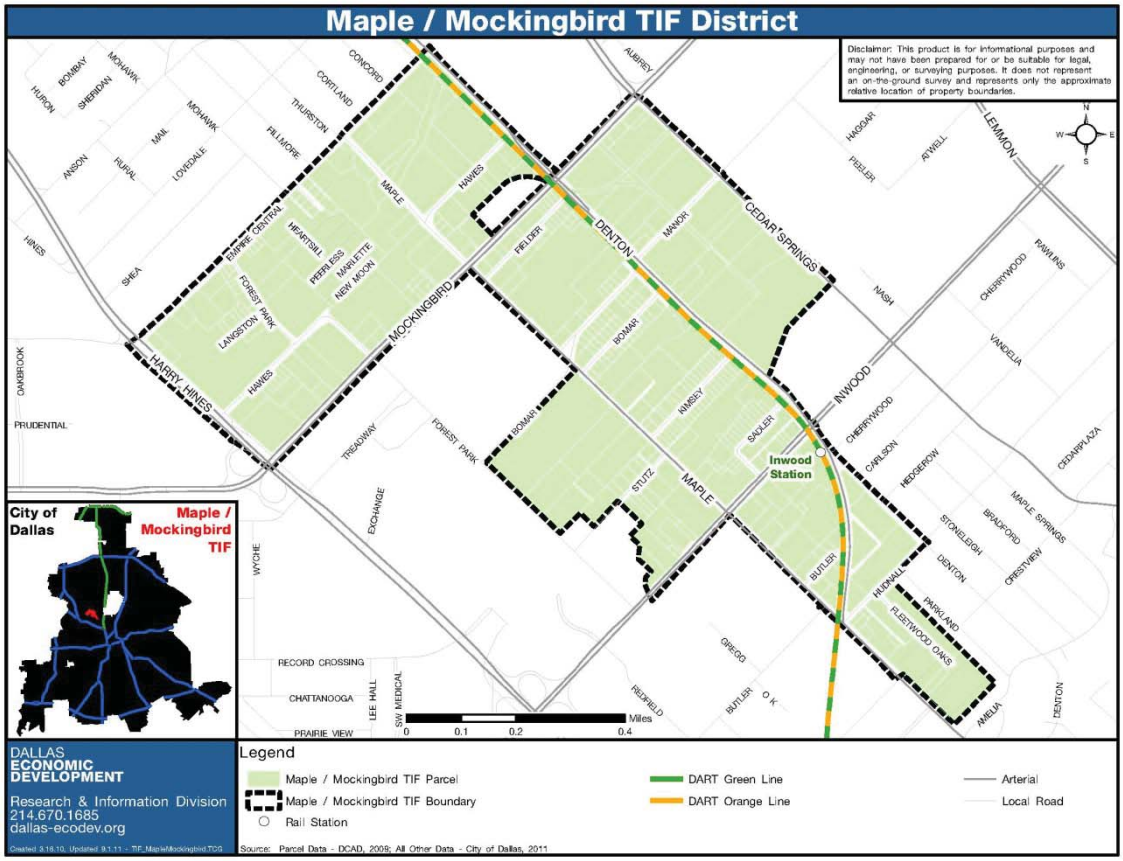


City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2013 to September 30, 2014

Reinvestment Zone Number Eighteen
Maple/Mockingbird Tax Increment Financing District



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Mission Statement

The mission of the Maple/Mockingbird TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Maple/Mockingbird TIF District area. The Maple/Mockingbird Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping underdeveloped land near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the Southwestern Medical District.

The Maple/Mockingbird TIF District took effect on January 1, 2009, and will terminate on December 31, 2033, (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034) or when the budget of $27.8 million (NPV) or $58.4 million total dollars has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 70% in 2009 through 2011, increases to 85% in 2012 through 2026, and then decreases to 70% 2027 through 2033. Dallas County's participation is 55% for the first twenty years of the District.

District Accomplishments

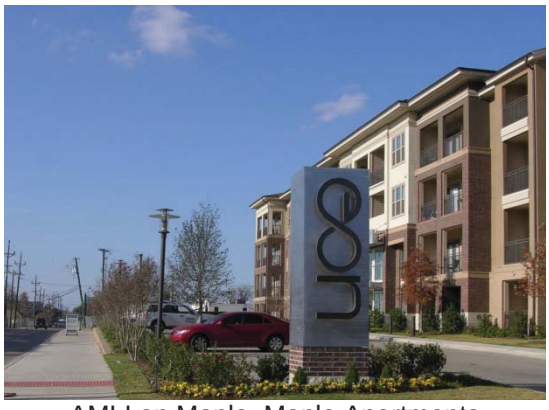
The Maple/Mockingbird TIF District seen an influx of multifamily construction (ongoing and planned) over the last two years: Maple Station project, a transit oriented development near the Inwood Station consists of approximately 249 residential units located at 5252 Maple Avenue. Maple Station project is the first TIF funded project in the Maple/Mockingbird TIF District. The total estimated private investment for the project is approximately $36.2 million. The cost related TIF eligible public improvements is $8,000,000. The public improvement includes paving, pedestrian friendly streetscape, sidewalk improvements and enhanced connectivity to the Inwood DART light rail station. The project started its construction in August 2013 and is expected to be completed by end of 2015. Reserve on the North Campus at 2303 Stutz Road completed 18 townhomes (36 townhomes are still planned for completion). AMLI at Maple at 6008 Maple Avenue completed 300 multifamily units. Southwestern Apartment by Greystar completed 359 multifamily units at 5919 Maple Avenue. Alexan MD by Trammell Crow Residential at 5940 Forest Park Road completed 343 multifamily units. Encore 6162 by Encore Multifamily LLC at 6162 Maple Avenue completed 300 multifamily units.

In addition, commercial uses are beginning to expand in the area: In 2011, Elliot's Hardware relocated its store to 5439 Denton Drive. In 2012, Rosewood Academy opened the childhood development center at 2310 Stutz Road in 2012 (former USPS location). The Kroger's located at 4901 Maple Avenue, opened in 2012. Rosewood Academy and Kroger's are located adjacent to the District.

DART Green Line expansion (NW corridor) is completed and the Inwood/Love Field light rail station was opened in December 2010. The Orange Line runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas opened in 2012. During FY 2013, on an average, the Inwood/Love Field light rail station serviced 1,440 passengers per week day, 17.1% increase in ridership compared to last year.

Total existing private development in the Maple/Mockingbird TIF District is approximately $134.8 million and $36.2 million private development is under construction. Listed below are the projects in the Maple/Mockingbird TIF District at various stages of development

Reserve @ the North Campus



AMLI on Maple, Maple Apartments

Rosewood Academy – 2310 Stutz Drive (Adjacent to the District)

Maple Station – 5522 Maple Avenue

Southwestern Apartments by Greystar

Alexan MD by Trammell Crow Residential (TRC)

Encore 6162 by Encore

Maple/Mockingbird TIF District Projects

Maple/Mockingbird TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Maple Station	5522 Maple Avenue	2015	Under Construction	249 units	$36,200,000	$8,000,000
Love Field Hotel	2345 W Mockingbird Lane	2016	Planned	220 Guest Rooms	TBD	TBD
				Total TIF Projects: 249 units under construction	$36,200,000	$8,000,000

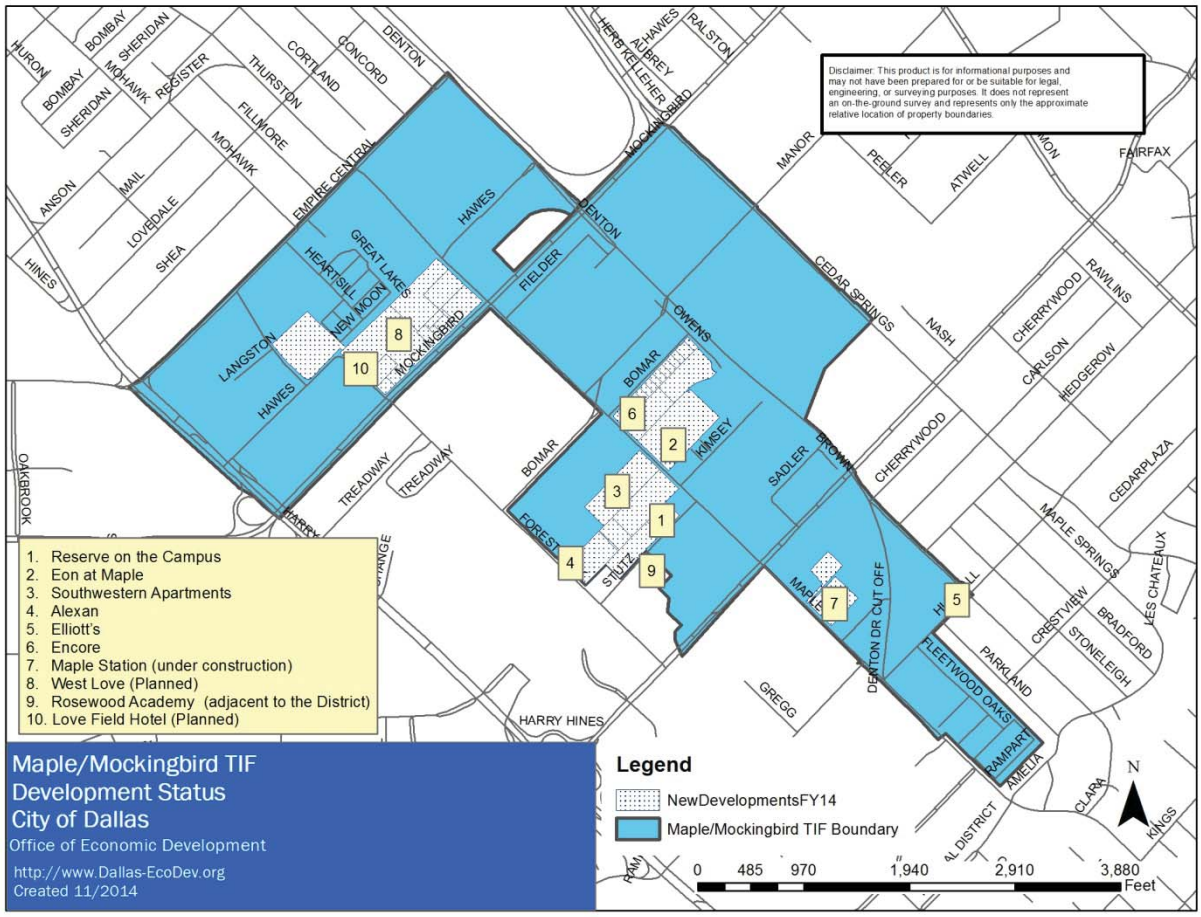
Projects Within TIF District Not Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
The Reserve on the Campus	2303 Stutz Rd	2012	36 additional units projected and 18 completed	54 Townhomes planned	$4,372,860	$0
AMLI on Maple	6008 Maple Avenue	2012	Completed	300 apartments	$36,612,690	$0
Elliot's Hardware	5439 Denton Drive	2011	Completed	Retail - Approx. 30,000 square feet	$871,480	$0
Southwestern Apartments by Greystar	5919 Maple Avenue	2013	Completed	359 apartments	$34,023,410	$0
Alexan MD by TRC	5940 Forest Park Rd	2013	Completed	343 units	$28,772,880	$0
Encore 6162 By Encore Multi-Family LLC	2504 Bomar Avenue	2014	Completed	300 units	$30,000,000	$0
Balcones Realty Partners	Mockingbird Lane and Maple Avenue		Planned	Mixed-use development	$200,000,000	TBD

Total (TIF and Non-TIF) 1,356 units completed 249 units under construction and 30,000 square feet retail completed 11,000 square feet of office/retail adjacent to District 145,000 square feet of hotel/meeting space	**$133,781,840 completed $36,200,000 under construction and $200,000,000 planned**	**$8,000,000**

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted.

TIF District Development Status Map



Value and Increment Summary

The Maple/Mockingbird TIF District's assessed 2014 taxable value was $305,647,728. This represents an increase of $121,642,719 or 66.1% from the 2008 base year value and an increase of $53,116,979 or 21.0% from last year (2013). From the inception of the district, approximately, 92.9% of the increment is from the new construction and 7.1% from the general appreciation. The total increment revenue collected in 2014 is expected to be $986,679. The actual construction that occurred in 2014 will be reflected on the 2015 tax roll.

Objectives, Programs, and Success Indicators

The final Maple/Mockingbird Project Plan and Reinvestment Zone Financing Plan was adopted in September 2009. The goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Mockingbird/Maple TIF District of a minimum of $120 million over the initial five years of the TIF District and $374.2 million over the term of the District.

  Projects within the District had contributed approximately $133.7 million (112.3% of goal) and new projects that are under construction will add an additional $36.2 million (139.2% goal in the first five years creation of the District) and 44.7% of goal over the term of the District.

- To attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.

  New developments (completed) within the District added 1,314 residential units (52.6% of goal) and additional units under-construction will add 285 units (64.0% of goal); 30,000 square feet of retail (4.6% of goal) and adjacent to the District has added 11,000 square feet of office space (0.9% of goal).

- To increase the District's housing options while maintaining an affordable housing component of 20% of all new units built.

  All residential projects that receive TIF funding are required to provide affordable units that total 20% of units being constructed. The Maple Station will include approximately 52 affordable units (20% of the units) providing affordable housing for 80% or less of the median family income as per the Mixed Income Housing Guidelines of the Maple/Mockingbird TIF District.

- To focus on encouraging the redevelopment of properties in the area south and west of Love Field with enhanced urban design.

  Development within the District will comply with forwardDallas! the City's Comprehensive Plan, an advocate of pedestrian friendly, high density urban design.

- To diversify retail, office and medical uses in the District by identifying redevelopment options for obsolete and under-utilized commercial structures, thereby capturing demand from residents of Oak Lawn, the Park Cities, Arlington Park, Love Field West, Bluffview and Northwest Dallas.

  Approximately 30,000 square feet of retail space has been added to date.

- To improve access and connections to the Inwood and Parkland stations on DART's Green Line and support increased levels of ridership at these stations.

  Staff and the Board will continue to foster a working relationship with Medical District, DART, and potential developers to encourage transit oriented development that complements the District. During FY 2014, on an average, the Inwood/Love Field light rail station served 1,441 passengers per week day, increase of 17.1% over FY 2013.

- To improve recreational opportunities for the community and provide connections to the City of Dallas' trails and open space system in the District, enhance connections to other trail systems within Dallas County and create additional recreational amenities in the area.

  Staff and the Board will seek ways to increase green space, recreational opportunities and trail connections within the District.

- To sustain the stability of local schools as redevelopment occurs in the housing market by maintaining strong communications between the Dallas Independent School District and area developers.

  Staff and the Board will work with DISD representatives providing an avenue for developers to maintain strong communications as redevelopment occurs.

- To make a desirable neighborhood that incubates and supports growth of the Southwestern Medical District and medical businesses in Dallas, particularly taxable property and employment related to medical technology.

Staff and the Board will continue to foster a working relationship with Southwestern Medical District (UT Southwestern Medical Center, William P. Clements, Jr. University Hospital at UT Southwestern Medical Center, Children's Hospital, and Parkland Hospital) to create investment opportunities in the District. The four major hospitals are undertaking major expansion projects. Parkland Memorial Hospital is constructing a 17 story hospital surrounded by new clinics and parking garages located around the Southwestern Medical District/Parkland DART light rail station. UT Southwestern Medical District completed construction of the BioCenter on a 13 acre tract of land located at the northeast corner of Inwood Road and Redfield Street in 2012. BioCenter project provides a venue adjacent to UT Southwestern for bio-medical companies that are engaged in research, development, marketing and small-scale manufacturing of goods and services in the bio-medical industry. The new William P. Clements Jr. University Hospital by UT Southwestern Medical Center located at 6201 Harry Hines Blvd opens December 6, 2014. The new hospital cost around $800 million and will serve as a 460-bed hospital, replacing the existing St. Paul University Hospital. Children's Medical Center has recently completed the main hospital expansion and new surgery center. Children's expects to complete a third tower at the main hospital, new radiology facilities, and a new Ambulatory Care Pavilion over the next three years. The expansion in the Southwestern Medical District is expected to bring significant growth to the area.

- To generate an NPV of $27.8 million or approximately $58.4 million in total dollars in TIF revenues over 25 years of collections.

The market conditions have improved. During FY 2013 the District will collected the TIF revenue compared to the past couple of years of declined property values. The total increment revenue collected in 2014 is expected to be $1,539,979, 2.64% of the goal. This includes $553,300, 0.95% of the goal to date and $986,679, 1.69% of the goal to be collected.

Year-End Summary of Meetings

The Maple/Mockingbird TIF District Board of Directors met once during FY 2013 on December 16, 2013.

During FY 2014 the Board members were (FY 2014 Board meetings attended): Robert Prejean – City Representative (Attended 1 of 1 meetings); Se-Gwen Tyler – City Representative (Attended 1 of 1 meetings); Lily Fern Mak– City Representative (New Board Member, No meetings to attend); Curtis Parker – City Representative (Attended 1 of 1 meetings); Michael Serber – City Representative (Attended 1 of 1 meetings);

Juan Vargas – City Representative (Attended 1 of 1 meetings); and Rick Loessberg – Dallas County Representative (Attended 1 of 1 meetings).

During FY 2013, the City council approved five (5) items directly or indirectly associated with the Maple/Mockingbird TIF District. The council actions are listed below.

- On February 26, 2014, City Council approved Resolution No. 14-0135, accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and the State Comptroller, as required by state law.

- On March 26, 2014, City Council approved Resolution No. 14-0546 authorizing an application for and an ordinance granting an amendment to Planned Development District No. 759 for RR Regional Retail District uses generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue, related to the West Love Project.

- On April 23, 2014, the City Council approved Resolution No. 14-0699, authorizing an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned an IM Industrial Manufacturing District on the east corner of Forest Park Road and Bomar Avenue.

- On June 25, 2014, the City Council approved Resolution No. 14-1070, authorizing an application for and an ordinance granting a Special Provision Sign District with the exception of the Parkland Special Provision Sign District in the Southwest Medical and Maple Mockingbird TIF Districts.

- On August 27, 2014, the City Council approved Resolution No. 14-1422, authorizing an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive in the Southwest Medical and Maple-Mockingbird TIF Districts.

Pending TIF Items

- Consideration of the FY 2014 Maple/Mockingbird TIF District Annual Report and a recommendation to the Dallas City Council for approval.

- Potential TIF Project: West Love Hotel by CAI Atlantic M&M Hotel Venture, LLC. The potential hotel development at the corner of Maple Avenue and Forest Park Lane.

- Potential TIF Project: West Love by Balcones Realty. The potential mixed-use development at the corner of Maple Avenue and Mockingbird Lane will consists of residential and commercial use.

Maple Station - Exterior (Under Construction)

Budget and Spending Status

Each TIF district establishes in its Project Plan and Reinvestment Zone Financing Plan a budget for public improvement expenditures necessary to support private investment in the district. The TIF's public improvement budget is approximately $58.4 million in total dollars ($27.8 million NPV). The current budget for the District is below:

Maple/Mockingbird TIF District
Projected Increment Revenue of Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated	Balance
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$33,228,244	$945,000	$32,283,244
Environmental Remediation and Demolition	$4,731,870	$315,000	$4,416,870
Affordable Housing	$8,937,977	$4,400,000	$4,537,977
Retail/High Density Grant Program	$8,527,882	$2,340,000	$6,187,882
Administration and Implementation[2]	$2,997,636	$147,365	$2,850,271
Total Project Costs	**$58,423,609**	**$8,147,365**	**$50,276,244**

[1]*Budge shown in total dollars. TIF Project Plan shows the budget in Net Present Value.*

[2] TIF administration fee include funds expended of committed through FY 2014

Maple/Mockingbird TIF District Project Plan Budget	
Category	TIF Budget (NPV)*
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$15,800,000
Environmental Remediation and Demolition	$2,250,000
Affordable Housing	$4,250,000
Retail/High Density Grant Program	$4,055,000
Administration and Implementation	$1,425,373
Total Project Costs	$27,780,373
** As approved in the Project Plan and Reinvestment Zone Plan in 2009 dollars.*	

FY 2015 Work Program

The FY 2015 work program for the Maple/Mockingbird TIF District is as follows:

- Promote new development projects in the District, including the Love Field Hotel and the West Love project
- Identify additional redevelopment sites including the Inwood DART Station area, work with developers of anticipated development projects within the District to bring them to fruition and continue to seek growth in the District through the attraction of mixed-use, high-density development.

Appendix – Financials

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $2,830,683 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2010-11. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$533,275	$0	$9	$9	$3,482
Interest receivable	($317)	$0	$9	$10	$18
Total assets	$532,958	$0	$18	$20	$3,500
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$123,017	$123,017	$105,978	$92,653	$64,800
Total liabilities	$123,017	$123,017	$105,978	$92,653	$64,800
Fund Balance (Deficit):					
Fund Balance (Deficit)	$409,941	($123,017)	($105,960)	($92,634)	($61,300)
Total Liabilities and Fund Equity	$532,958	$0	$18	$20	$3,500
	$0	$0	$0	$0	$0

Maple/Mockingbird Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$466,790	$463,313	$0	$0	$0	$3,476
Tax increment-Intergovernmental	$89,986	$89,986	$0	$0	$0	$0
Interest income	$991	$958	($9)	$3	$23	$16
Net increase (decrease) in fair value of investments	($461)	($461)	($9)	$0	$1	$8
Total revenues	$557,306	$553,796	($18)	$4	$25	$3,500
Expenditures:						
Administrative expenses	$147,365	$20,838	$17,039	$13,330	$31,358	$33,554
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$147,365	$20,838	$17,039	$13,330	$31,358	$33,554
Excess (Deficiency) of Revenues over Expenditures	$409,941	$532,958	($17,057)	($13,326)	($31,333)	($30,054)
Fund balance (Deficit) at beginning of year as previously reported	$0	($123,017)	($105,960)	($92,634)	($61,300)	($31,247)
Fund balance (Deficit) at beginning of year, as restated	$0	($123,017)	($105,960)	($92,634)	($61,300)	($31,247)
Fund balance (deficit) at end of year	$409,941	$409,941	($123,017)	($105,960)	($92,634)	($61,300)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District Fund
Reinvestment Zone Number Fourteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$497	Interest Income
$553,300	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$553,796	Total Revenue

2. Amount and purpose of expenditures from the fund:

$20,838	Administrative Expense
$0	Interest and fiscal charges
$20,838	Total Expenditures

3. The Zone started reimbursing the General Fund for TIF administrative costs in fiscal year 2010-11.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Maple Mockingbird TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone entered into a development agreement with WP West Development Enterprises, LLC for the Maple Station project in the TIF in an amount not to exceed $8,000,000 with anticipated completion by December 31, 2015 and reimbursement to begin in June 2016 from future increment collections, if available.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2008 Value	Est. Captured Value 2014**
City of Dallas	$305,647,728	$184,005,009	$121,642,719
Dallas County	$305,623,773	$184,005,009	$121,618,764

*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2014 Increment****
City of Dallas	0.67745	$824,069
Dallas County	0.13371	$162,610
Total for all Jurisdictions	$0.81116	$986,679

***Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2026 and 70% for tax years 2027-2031.
***Participation rate for Dallas County is 55% for tax years 2009-2030.
****The Districtl began collecting increment in fiscal year 2009-10 for tax tax year 2009.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $986,679. For the 2013 tax year, the zone received increment of $553,300.

AGENDA ITEM # 34

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 11A B C D E F G H J K L M N P Q R

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 28074 on December 8, 2010, establishing Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District). On April 11, 2011, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed tax value in 2014 was $59,427,196, an increase of approximately $59,353,817 (80,883%) over the assessed value of the base year (2010) value of $73,382. With the participation of the City and county in 2014, this increase will result in the collection of approximately $481,451 plus $175,389 in rollback taxes for a total of $656,500 in incremental revenue for the district.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Ordinance No. 28074.

On April 11, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended.

On December 15, 2014, the Cypress Waters TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nineteen, ("Cypress Waters TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cypress Waters area pursuant to Ordinance No. 28074, authorized by the City Council on December 8, 2010, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 11, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 15, 2014, the Cypress Waters TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the district and to the state comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

Cypress Waters TIF District
FY 2014
Annual Report

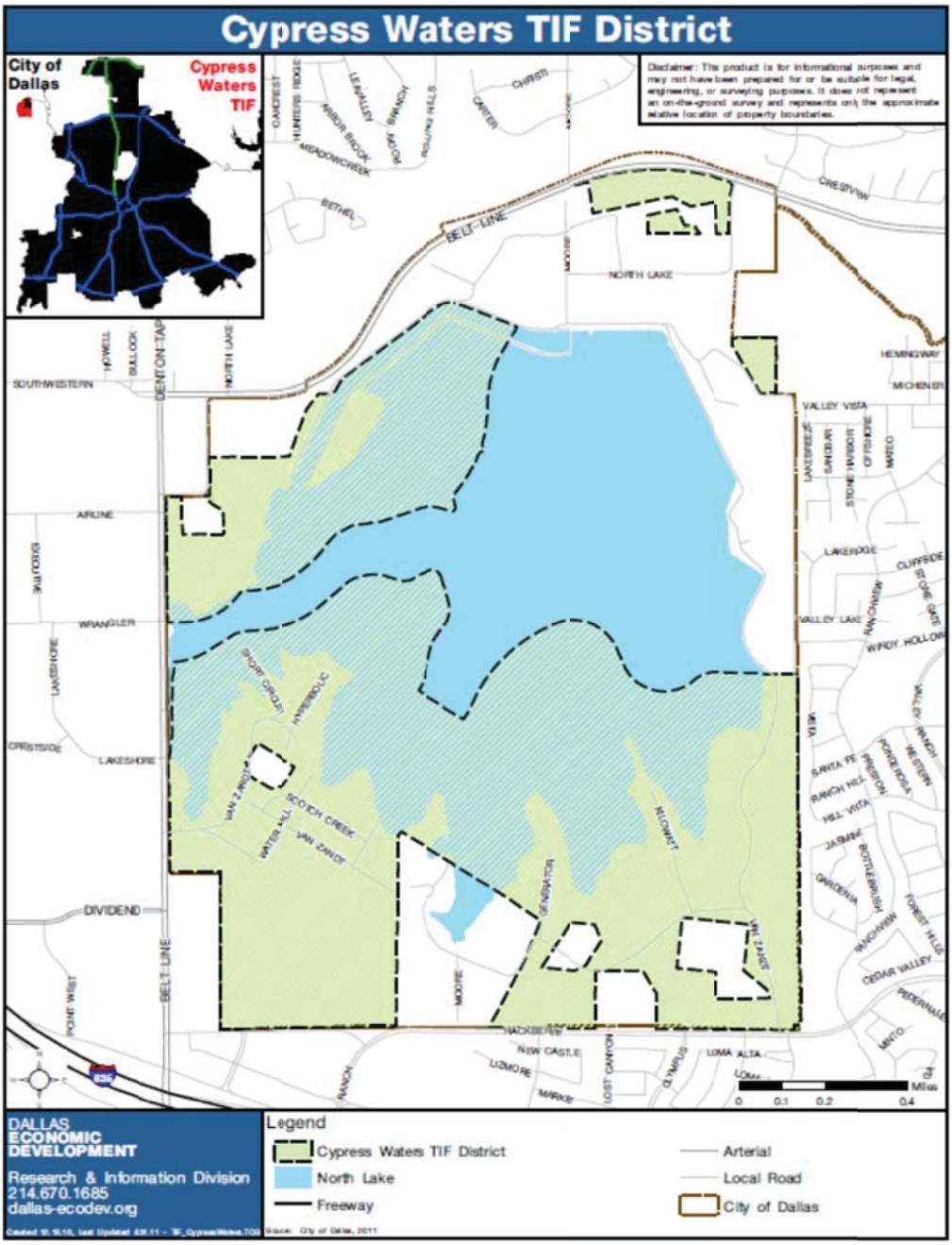
City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
www.dallas-ecodev.org/redevelopment

October 1, 2013 to September 30, 2014

Exhibit A

Reinvestment Zone Number Nineteen
Cypress Waters
Tax Increment Financing District



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Mission Statement

The Cypress Waters Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for supporting the development of land near DFW Airport and to take full advantage of the planned expansion of the DART light rail system along the Cotton Belt Line.

The Cypress Waters TIF District was established on December 8, 2010 to encourage the initial development of a large tract of undeveloped land within the City of Dallas (approximately 1,661 acres in total) surrounding North Lake. This district will promote the creation of pedestrian-oriented traditional neighborhood development (TND) containing multifamily and residential development, a potential senior housing component, pedestrian-oriented retail development, offices, and additional commercial development.

The Dallas City Council established the Cypress Waters TIF District by Ordinance Number 28074 on December 8, 2010. The Cypress Waters District began collecting funds on January 1, 2012, and it is scheduled to terminate on December 31, 2040 (including collection of the 2040 increment in calendar year 2041 and any related matters to be concluded in 2041) or when the budget of $65 million (2010 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City started to participate at 85% in 2012. The County's participation will be 55% from 2014 to 2033 or until the County's participation reaches the budget limit of $10,500,000.

District Accomplishments

The district is located in the area north and east of the intersection of LBJ Freeway (I-635) and Belt Line Road, with the entire site being located within the City of Dallas. The district contains approximately 939 acres of contiguous undeveloped land which will be adjacent to a 362 acre lake (once the ongoing reduction of North Lake is complete). The remaining property in the 1,661 acre area, including proposed school sites, a drilling site, and the site of a former power plant, is not part of the TIF district. However, during 2014, all of the drill sites were sold to Billingsley Company and will be developed in conjunction with the district. Due to the remoteness of the property in the Cypress Waters TIF District from the remainder of the City of Dallas, fully developing the property will require significant public expenditures for infrastructure and utility improvements (including extensive water and wastewater transmission, storage and distribution improvements); construction of primary roadway improvements; facilities for police, fire and emergency services; environmental remediation; and lake reclamation. The use of TIF funds has allowed this large, master-planned development, which is currently located outside of accessible City of Dallas services, to commence development much sooner, and to proceed to completion much more quickly, than such would occur absent the use and availability of TIF funds.

Two projects have been approved by the TIF board and by Council. Cypress Waters Phase 1was approved by Council on June 6, 2011. This phase includes approximately

673 multifamily units, master planned using the design principles of Traditional Neighborhood Development. The unit mix includes both flat and townhome rental units.

Cypress Waters Phase 2 was approved by the Council on November 14, 2012 and consists of infrastructure improvements in support of future office development. This phase includes construction of the extension of Cypress Waters Boulevard from Hackberry Drive to the Phase 1 development; 2) the extension of Saintsbury Street from the termination of the Phase 1 improvements to the proposed Cypress Waters Boulevard extension; 3) entryway features for both streets; 4) sidewalks along both streets and a cycle track on Cypress Waters Boulevard; and 5) publicly accessible green space in the center of this phase of development. It is anticipated that this infrastructure will support over one million square feet of office development.

As of the end of FY 2014, Cypress Waters Phase 1 (the Scotch Creek, Sycamore Park, and Parson's Green apartments) were nearly finished, with temporary certificates of occupancy received for all 673 units. In addition, the first three office buildings, at 8951, 8950, and 8840 Cypress Waters Boulevard, were approaching completion. The temporary police and fire service building is scheduled to be complete in the fall of 2014, with a lease agreement allowing City occupancy scheduled to be reviewed by Council in December 2014.

Cypress Waters Phase 1 multi-family: Scotch Creek, Sycamore Park, and Parson's Green

Photo: Billingsley Company

Photo: Billingsley Company

Cypress Waters Phase 1 multi-family: Scotch Creek, Sycamore Park, and Parson's Green

Cypress Waters Phase 2: 8951 Cypress Waters Boulevard (speculative office building)

Photo: City of Dallas

Photo: Billingsley Company

Cypress Waters Phase 2: Salazar Park

Cypress Waters Phase 2: 8950 Cypress Waters Boulevard (Nationstar)

Photo: City of Dallas

Photo: City of Dallas

Cypress Waters Phase 2: 8840 Cypress Waters Blvd (speculative office building)

Parson's Green 2

Image: Hensley, Lamkin, Rachel, Inc.

Projects Within the Cypress Waters TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	TIF Investment[4]
Cypress Waters Phase 1 multi-family: Scotch Creek, Sycamore Park, and Parson's Green 1	Cypress Waters Blvd. & Chapel Oaks Dr., northeast of Belt Line Rd and Hackberry Rd	2014	Under Construction	673 units	$45,000,000	$9,757,267*
Cypress Waters Phase 2: Public Infrastructure	Cypress Waters Blvd and Saintsbury St.	2014 and 2021	Under Construction	n/a	n/a	$6,522,398*
Cypress Waters Phase 2: Nationstar	8950 Cypress Waters Blvd.	2014	Under construction	175,036 sf office	$31,400,000	
Cypress Waters Phase 2: west side spec office	8951 Cypress Waters Blvd.	2015	Under construction	181,160 sf office	$28,000,000	

Cypress Waters Phase 2: east side spec office	8840 Cypress Waters Blvd.	2015	Under construction	164,389 sf office	$31,400,000	
Parson's Green 2	Water Mill Rd., Scotch Creek Rd., and Chapel Oaks Drive	2015	Planned	141 residential units	$24,271,976	
Cypress Waters Phase 3: additional development	9001 Cypress Waters Blvd.	2016	planned	218,395 sf office	$31,440,027	
Cypress Waters Phase 3: future development	Not set	TBD	Planned	TBD	TBD	
			Subtotal	814 units 738,980 sf office	$191,512,003	$16,279,665*

[1] All information updated as of September 30, 2014.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.

Value and Increment Revenue Summary

The Cypress Waters TIF District's base tax value for 2010 was $73,382. This base value reflects adjustments to the base to reflect the final 2010 values of the parcels in the district. The district's 2014 assessed tax value, as determined by the Dallas Central Appraisal District, was $59,427,196. This represents an increase of approximately $59,353,817 (80,883%) over the assessed value of the base year (2010) value. With the participation of the City and county in 2014, this increase will result in the collection of approximately $481,451 plus $175,389 in rollback taxes for a total of $656,500 in incremental revenue for the district. (Dallas County began participation in 2014.)

Objectives, Programs, and Success Indicators

The final Cypress Waters Project Plan and Reinvestment Zone Financing Plan was adopted on June 8, 2011. The Final Project Plan addresses the following development goals and objectives:

- Create additional taxable value attributable to new private investment in projects in the Cypress Waters TIF District totaling approximately $2.2 billion over the thirty-year life of the TIF district.

  The district has seen an increase in value of approximately $59 million, (or 2.68% of goal) from a combination of agricultural exemption being removed from some parcels and the initial increase in value from both Phase 1 and Phase 2 construction. An estimated additional $135 million was anticipated in 2014 from the completion of Phase 1 and additional office and tech space now under construction as part of Phase 2, but construction delays hampered completion and only $47 million was added to the rolls for 2014 for these phases. Construction on the first 3 office buildings has continued. 8950 Cypress Waters Boulevard is expected to be complete in November 2014. 8840 and 8951 Cypress Waters Boulevard are expected to be complete in 2015.

- Attract new private development, including approximately 10,000 new residential units, 4,000,000 square feet of commercial space (including approximately 700,000 square feet of data center use and 2,000,000 square feet of light warehouse/industrial use), and an estimated 150,000 square feet of pedestrian-oriented retail space, all of which are anticipated to create an estimated 9,000 on-site jobs.

  Construction on Phase 1 began in January 2012. When complete, this project adds 673 multi-family homes, representing 6.6% of the housing goal. As of September 30, 2014, all 673 units had received temporary certificates of occupancy, and 30 units had received final certificates of occupancy.

  Phase 2 began during fiscal year 2013 and will provide infrastructure in support of over 1 million square feet of office space. Nearly 500,000 square feet of office and tech space is currently under construction. When complete, Phase 2 will represent 25% of the commercial space goal.

- To improve ridership on DART via the planned expansion along the Cotton Belt Line.

  The master plan for the district includes development adjacent to the planned Cotton Belt Station on the north side of the district.

- Improve recreational opportunities for the community and the future residents within the TIF district via extensive, publicly accessible green space on the site along the lake edge and along power line easements, in addition to multiple parks, hike and bike trails, and pedestrian connections throughout the district. Additional open space may be available through the utilization of Coppell ISD land and as part of an MMD and/or TIF-funded public amenity center.

The Phase 1 development includes wide sidewalks leading to the adjacent power line easement and to a future connection to the lake trail.

The Phase 2 development includes a combination cycle track and pedestrian path along Cypress Waters Boulevard and three large green spaces in the district.

Dallas County's current five-year plan includes $2,500,000 in 2017 and $2,500,000 in 2018 in support of five miles of trails from Irving's Campion Trail into Cypress Waters. Upon completion, this would provide a continuous 12-mile trail from Cypress Waters to the Las Colinas Urban Center.

- Create a model for exceptional development standards in terms of its complexity, scope, design, environmental sensitivity, and connectivity.

  The Phase 1 development is a model for dense, pedestrian-oriented development on under-utilized, infill property.

  On August 13, 2012, the board approved the Urban Design Guidelines for Projects Located in City of Dallas Tax Increment Financing Districts.

  The City Design Studio reviewed design for the Phase 2 public and private development, which will provide pedestrian and bicycle connectivity between the housing, commercial, and recreational space.

  Coppell Independent School District opened Richard J. Lee Elementary School in the fall of 2014. Lee Elementary is the first net-zero elementary school in the state of Texas. The campus includes daylight harvesting, rainwater collection, and geothermal heating and cooling.

- Develop the property in a manner where fiscal impacts for the remainder of the City are limited and a development pattern is secured that is a net benefit to the City from a fiscal, land use and community standpoint.

  Cypress Waters is in a location outside of currently accessible City services. As part of Phase 1, the developer has nearly finished construction on temporary facilities for police and fire service. A lease for the building is expected to be approved by Council in December 2014.

  Private development as part of Phase 2 includes new office space providing potential jobs to Cypress Waters residents.

A proposed Phase 3 agreement, which incorporates potential cooperation with the City of Irving on a new water tower, will save the City and the district nearly $14 million.

- Generate an NPV of $65 million or approximately $160 million in total dollars in TIF revenues over the 30-year life of the district.

  City participation in TIF increment collections began in tax year 2012. $155,557 in incremental revenue was received for the district during the 2014 fiscal year, and $656,500 is expected during the 2015 fiscal year, 1.10% of the total.

Year-End Summary of Meetings and Council Items

The board consists of seven directors: six appointed by the City Council and one appointed by Dallas County.

During the fiscal year from October 1, 2013 to September 30, 2014, the Cypress Waters TIF District board of directors held 3 meetings. The board members were: Mary Poss, city appointee and chairperson (attended 3 of 3 meetings); Veletta Lill, city appointee and vice chairperson (attended 3 of 3 meetings); Elizabeth Solender, city appointee (attended 2 of 3 meetings); Dr. Jose Gomez, city appointee (attended 3 of 3 meetings); Michael Buckley, city appointee and former vice-chairperson (attended 1 of 1 meeting); and Rick Loessberg, Dallas County appointee (attended 1 of 4 meetings). Michael Buckley moved out of the area and resigned his position effective January 1, 2014. David Pittman was appointed to the board on January 8, 2014 and attended 2 of 2 remaining meetings.

During the fiscal year from October 1, 2013 to September 30, 2014, the City Council approved 2 items associated with the Cypress Waters TIF District:

- On February 26, 2014, Council authorized resolution number 14-0389 accepting the FY 2013 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

- On May 14, 2014, Council held a public hearing to receive comments and subsequently authorized Ordinance No. 29333, an ordinance granting an R-5(A) Single Family District on property zoned an A(A) Agricultural District south of East Belt Line Road and west of South Northlake Road. Project: single family homes north of the lake.

Pending TIF Items

The Cypress Waters TIF District is expected to review the following items during FY 2014-2015:

- FY 2014 Annual Report for the Cypress Waters TIF District
- A Phase 3 development agreement to provide funding for Cypress Waters Boulevard, Olympus Boulevard, entryway features, and a non-potable water pump station to allow water from the lake to be used for landscape irrigation.

Budget and Spending Status

Each TIF district, in the Project Plan and Reinvestment Zone Financing Plan, establishes a budget for the public improvement expenditures necessary to support private investment in the district. The Cypress Waters TIF District was established in December 2010 and collected $155,557 in TIF funding in FY 2014. It is anticipated to collect approximately $656,841 in FY 2015.

The Cypress Waters budget and spending to date is shown below.

Cypress Waters TIF District
Projected Increment Revenues to Retire TIF Fund Obligations*

Category	TIF Budget	Allocated	Balance
Public infrastructure improvements	$157,498,930	$16,279,665	$141,219,265
Public safety improvements	$16,037,015	$0	$16,037,015
Administration and implementation**	$2,065,585	$134,709	$1,930,876
Total project costs	**$175,601,531**	**$16,414,374**	**$159,187,157**

**Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments.*
***Administration and implementation for FY 2014 are included in the above allocation.*

Cypress Waters TIF District
Project Plan Budget (NPV, 2008 dollars)

Category	TIF Budget*
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$58,198,583
Public safety	$6,000,000
Administration and implementation	$1,500,000
Total project costs	**$65,698,583**

** As approved in the Final Project Plan and Reinvestment Zone Financing Plan.*

FY 2015 Work Program

Pending items for the Cypress Waters TIF District include:

- Encourage development projects within the district in accordance with the final Project Plan and Reinvestment Zone Financing Plan.

Appendix: Financials

City of Dallas, Texas
Cypress Waters Tax Increment Financing District Fund
Reinvestment Zone Number Nineteen
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$142	Interest Income
$0	Affordable housing payment
$155,557	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$155,699	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

$22,297	Administrative Expense
$0	Interest and fiscal charges
$22,297	Total Expenditures

3. **a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**
Cypress Waters TIF District has incurred no bonded indebtedness as of September 30, 2014.

b. The Zone has entered into a development agreement with Billingsley LD, Ltd for the Cypress Waters Phase I development in an amount not to exceed $9,757,267 plus interest with anticipated completion by December 31, 2014 and reimbursement to begin thereafter upon availability of TIF funds.

c. The Zone has entered into a development agreement with Billingsley LD, Ltd for the Cypress Waters Phase II development in an amount not to exceed $6,522.398, plus a TIF grant to be determined later, with anticipated completion of Phases 2a, 2b and 2c ranging from January 31, 2014 to December 31, 2021 and reimbursement to begin thereafter upon availability of TIF funds.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2010 Value	Est. Captured Value 2014**
City of Dallas	$59,427,196	$73,383	$59,353,813
Dallas County	$59,427,196	$73,383	$59,353,813

*Taxable value shown for participating taxing jurisdictions. County will begin participating in tax year 2014 and the values will vary slightly from the City value due to different exemption levels.

**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	**Assessment Per $100*** **	**Amount of Estimated 2014 Increment*** **
City of Dallas	0.67745	$402,092
City of Dallas-2014 PH I Rollback Taxes	0.00000	$146,480
Dallas County	0.13371	$79,359
Dallas County-2014 PH I Rollback Taxes	0.00000	$28,909
Total for all Jurisdictions	$0.81116	$656,841

***Participation rates for City of Dallas and Dallas County are 85% for tax years 2012 to 2034 and 55% for tax years 2014 to 2033 respectively.

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $656,841. For 2013 tax year, the Zone received increment of $155,557.

City of Dallas, Texas
Cypress Waters Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	2014	2013	2012	2011	2010
Assets:					
Pooled cash and cash equivalents	$133,492	$0	$0	$0	$0
Interest receivable	($90)	$0	$0	$0	$0
Total assets	$133,402	$0	$0	$0	$0
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Due to general fund	$112,097	$112,097	$74,874	$54,138	$8,025
Total liabilities	$112,097	$112,097	$74,874	$54,138	$8,025
Fund Balance (Deficit):					
Fund Balance (Deficit)	$21,306	($112,096)	($74,874)	($54,138)	($8,025)
Total Liabilities and Fund Equity	$133,402	$0	$0	$0	$0
	$0	($0)	$0	$0	$0

Cypress Waters Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)
With Comparative Totals for September 30, 2013, 2012, 2011, and 2010 (Audited)

	ITD	2014	2013	2012	2011	2010
Revenues:						
Tax increment-Governmental	$155,871	$155,557	$314	$0	$0	$0
Tax increment-Intergovernmental	$0	$0	$0	$0	$0	$0
Interest income	$275	$274	$1	$0	$0	$0
Affordable housing payment	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of inves	($132)	($132)	$0	$0	$0	$0
Total revenues	$156,014	$155,699	$316	$0	$0	$0
Expenditures:						
Administrative expenses	$134,709	$22,297	$37,537	$20,737	$46,113	$8,025
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$134,709	$22,297	$37,537	$20,737	$46,113	$8,025
Excess (Deficiency) of Revenues over Exper	$21,306	$133,402	($37,222)	($20,737)	($46,113)	($8,025)
Fund balance (Deficit) at beginning of year as previously reported	$0	($112,096)	($74,874)	($54,138)	($8,025)	$0
Fund balance (Deficit) at beginning of year, as restated	$0	($112,096)	($74,874)	($54,138)	($8,025)	$0
Fund balance (deficit) at end of year	$21,306	$21,306	($112,096)	($74,874)	($54,138)	($8,025)

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Cypress Waters Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $2,065,585 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

AGENDA ITEM # 35

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: February 25, 2015

COUNCIL DISTRICT(S): 8, 11

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 14R 15N 15P 63S 63T 63W 63X

SUBJECT

A resolution accepting the FY 2014 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty, (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 29340 on May 14, 2014, establishing Tax Increment Financing Reinvestment Zone Number Twenty, (Mall Area Redevelopment TIF District).

The total appraised value of all taxable real property in the Mall Area Redevelopment TIF District in 2014 was $168,357,630. This represents the base year for the Mall Area Redevelopment TIF District. The Mall Area Redevelopment TIF District will only receive incremental revenue from taxable value that exceeds the base year. The duration of the Mall Area Redevelopment TIF District is 30 years with no increment collection scheduled in 2015. In 2016, any increases in taxable value will be treated as “captured” taxable value, and the resulting incremental revenue will be added to the TIF fund for the duration of the Mall Area Redevelopment TIF District.

The City’s participation is scheduled to be 0% in 2015; 90% from 2016 through 2042; 75% in 2043; and 55% in 2044. The County’s participation is anticipated to be 0% for the first five years and then at least 55% for 20 years (2020 through 2039) or until the Mall Area Redevelopment District is terminated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twenty, the Mall Area Redevelopment TIF District, by Ordinance No. 29340.

On December 9, 2014, the Mall Area Redevelopment TIF District Board of Directors recommended that the FY 2014 Annual Report be accepted and approved.

On February 17, 2015, a memo was submitted to the Economic Development Committee regarding all 18 of the City's FY 2014 TIF Annual Reports.

FISCAL INFORMATION

No cost consideration to the City

February 25, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City established Tax Increment Financing Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District" or "District") and established a Board of Directors for the District pursuant to Ordinance No. 29340, authorized by the City Council on May 14, 2014, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 9, 2014, the Mall Area Redevelopment TIF District Board of Directors passed a motion accepting the FY 2014 Annual Report for Tax Increment Reinvestment Zone Number Twenty and recommending approval of same by the City Council.

NOW, THEREFORE,

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

Section 1. That the FY 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), City of Dallas, Texas, as of September 30, 2014, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

Section 2. That the City Manager is hereby authorized to submit the 2014 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

MALL AREA REDEVELOPMENT TIF DISTRICT (REINVESTMENT ZONE NUMBER TWENTY)

ANNUAL REPORT
FY 2014

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1691
www.dallas-ecodev.org/redevelopment

(October 1, 2013 to September 30, 2014)

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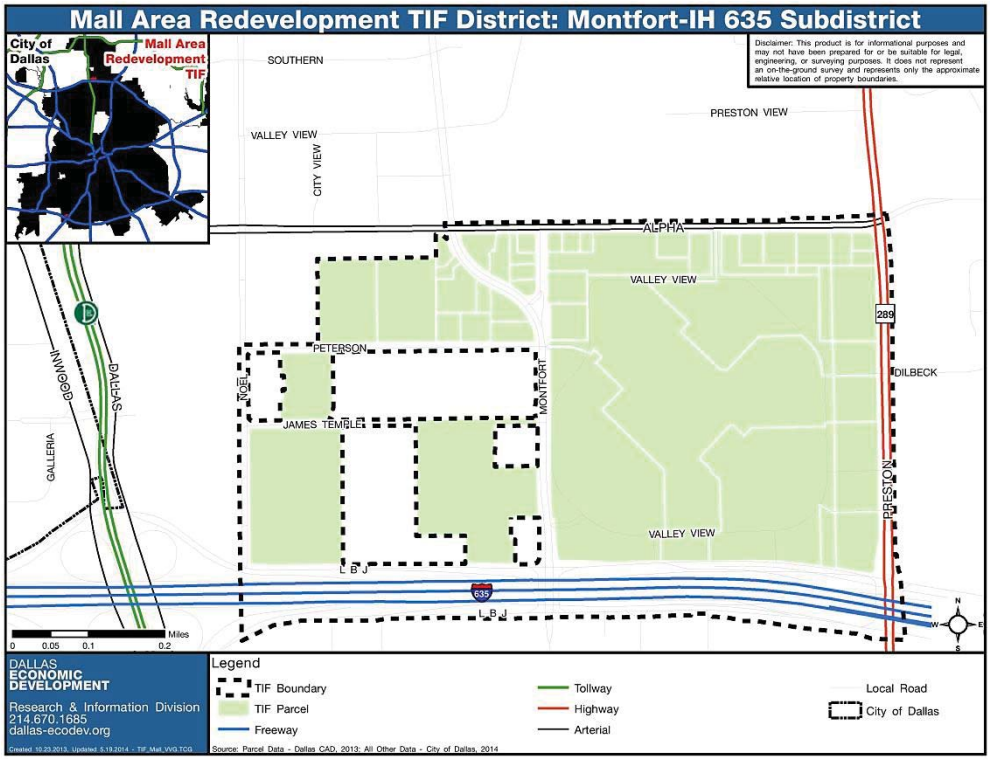
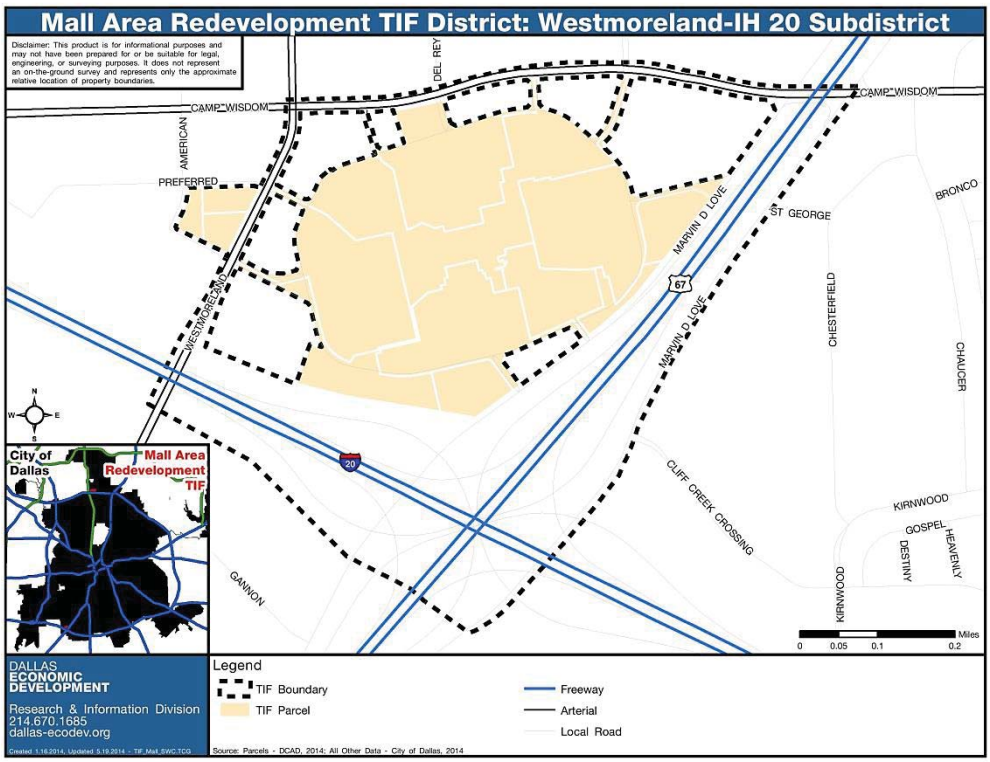
District Map





Mission Statement

The Mall Area Redevelopment Tax Increment Financing District (TIF District) represents the City of Dallas' effort to encourage the sustainable redevelopment of properties including and around two obsolete shopping malls while taking advantage of each area's strategic regional location at the crossroads of key transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts—the Montfort-IH 635 Sub-District for the Valley View Center Mall area in northern Dallas and the Westmoreland-IH 20 Sub-District for the Southwest Center Mall area in southern Dallas.

The mission of the TIF District is to provide a source of funding for public infrastructure improvements and other public expenditures necessary to stimulate private investment in these two areas to occur earlier and to a much greater extent than would occur solely through private investment in the reasonably foreseeable future.

Originally, the Valley View Center Mall and the Southwest Center Mall were created by complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the last decade as market conditions have shifted significantly, these same configurations have heavily burdened each mall area, making redevelopment and revitalization extremely difficult without public participation.

With the assistance of this TIF District, each mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller parcels of private land ownership, thereby setting the stage for incremental redevelopment that is flexible to meet market demands and community needs.

TIF District Accomplishments

Dallas City Council established (i.e. designated) the Mall Area Redevelopment TIF District by Ordinance Number 29340 on May 14, 2014.

The Montfort-IH 635 Sub-District is generally bounded by Alpha Road, Preston Road, Noel Road, and Interstate Highway 635 (LBJ Freeway). The Sub-District encompasses approximately 173.9 acres, not including rights-of-way. The Montfort-IH 635 Sub-District is recommended by and consistent with the City's adopted Valley View-Galleria Area Plan (May 2013) and will serve as a long-term funding tool to help implement the shared vision for the area by further leveraging other implementation tools (PD 887 form-based zoning and Thoroughfare Plan amendment) approved by the City Council in June 2013.

The Westmoreland-IH 20 Sub-District is generally bounded by Westmoreland Road, Camp Wisdom Road, Highway 67 (Marvin D. Love Freeway), and Interstate Highway 20 (LBJ Freeway). The Sub-District encompasses approximately 96.6 acres, not including rights-of-way. The Westmoreland-IH 20 Sub-District is recommended by and consistent with the City-sponsored Advisory Services Panel report published by the Urban Land

Institute (2009) and will serve as a long-term funding tool to help implement many of the report's recommendations over time.

After the TIF District was established in May 2014, Staff spent the remaining part of the fiscal year having discussions with property owners/developers/investors and provided pre-development assistance for several potential private projects in the TIF District. Staff also spent the remaining part of the fiscal year coordinating with other City departments and/or other external entities on potential public (i.e. sub-district-wide) projects (e.g. street improvements, wastewater improvements, and park land acquisition).

Value and Increment Revenue Summary

The base value of the zone is the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District in the 2014 certified roll. The TIF District's base value was $168,357,630 (approximately $148.60 million in the Montfort-IH 635 Sub-District and approximately $19.77 million in the Westmoreland-IH 20 Sub-District).

In future years, the TIF District will report increased values over the base value as well as captured increment deposited to the TIF fund. However, because the City's participation and the County's participation are both 0% in 2015, there will be no captured increment for 2015.

Objectives, Programs, and Success Indicators

The final Mall Area Redevelopment TIF District Project Plan and Reinvestment Zone Financing Plan is not yet adopted but is anticipated to be adopted in FY 2015. The following development goals and objectives for the TIF District were included in the preliminary Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the Montfort-IH 635 Sub-District totaling approximately $3.9 billion in total dollars over the 30-year life of the Sub-District.

- Goal 2: To create additional taxable value attributed to new private investment in projects in the Westmoreland-IH 20 Sub-District totaling approximately $295 million in total dollars over the 30-year life of the Sub-District.

- Goal 3: To attract new higher density private development in the Montfort-IH 635 Sub-District totaling approximately 707,870 square feet of new retail space; 72,991 square feet of renovated movie theater; 3,987,022 square feet of new office space; 957 new hotel rooms; and 7,674 new residential units (including apartments and condominiums).

- Goal 4: To attract new higher density private development in the Westmoreland-IH 20 Sub-District totaling approximately 140,000 square feet of new retail space; 45,000 square feet of movie theater; 70,000 square feet of new office space; 80 new hotel rooms; and 1,620 new residential units (including apartments and townhomes).

- Goal 5: To encourage the sustainable redevelopment of properties including and around two severely declining shopping malls in a manner in which negative fiscal impacts for the remainder of the City are limited and a walkable development pattern is achieved that is a net benefit to the City from a fiscal, land use, and quality of life standpoint.

- Goal 6: To increase public open space in the TIF District.

- Goal 7: To generate approximately $432.5 million (net present value of approximately $182.9 million in 2014 dollars) in TIF fund revenues over the 30-year life of the TIF District.

The following specific objectives set the framework for the planned public improvements within the TIF District:

- Provide funding for the acquisition of land for a central community park (referred to in the adopted Area Plan as “Midtown Commons”) to provide open space, recreational opportunities, and cultural amenities to the Montfort-IH 635 Sub-District while also increasing land values and attracting new residential and office development.

- Direct the Montfort-IH 635 Sub-District’s overall development through the application of urban design guidelines for public improvements and private development consistent with the regulations set forth in PD 887, as amended.

- Provide funding to build a street and circulation network in the Montfort-IH 635 Sub-District to enhance traffic flow, reduce congestion, provide greater accessibility, and disaggregate the existing super-blocks into a pedestrian-scaled environment that can redevelop incrementally.

- Improve existing and construct new infrastructure (on-site and off-site) for the TIF District, including roadways, storm water drainage, water distribution/wastewater collection lines, burial of overhead utilities, and unified wayfinding to support redevelopment.

- Improve the pedestrian environment in the TIF District through sidewalk, landscaping, lighting and other related streetscape features.

- Provide funding for an economic development grant program for the TIF District.

- Encourage mixed income housing in/near the TIF District.

Year-End Summary of Meetings and Council Items

On April 23, 2014, the City Council approved Resolution Number 140659 authorizing (1) a public hearing to be held on May 14, 2014, to receive comments to consider the designation of a Tax Increment Financing Reinvestment Zone for the Mall Area Redevelopment TIF District under the authority of the Tax Increment Financing Act; and, at the close of the hearing (2) consideration of an ordinance designating the Mall Area Redevelopment TIF District.

On May 14, 2014, the City Council held a public hearing and approved Ordinance Number 29340 authorizing the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District).

The City of Dallas and Dallas County are the only taxing jurisdictions anticipated to participate in this TIF District. Participation of Dallas County will require the approval of the County Commissioners Court, and final terms of the County's contributions of tax increment will be set forth in an interlocal agreement between the City and the County.

On August 12, 2014, the City Council appointed the following four (4) Board members: Phillip A. Bogner, Billy J. Bass, Fred Wells, and James Tipton Housewright. On August 20, 2014, the City Council also appointed James Tipton Housewright as Board Chairperson. However, Phillip A. Bogner resigned from the Board on August 19, 2014, and James Tipton Housewright resigned from the Board on August 26, 2014.

Since the Mall Area Redevelopment TIF District Board of Directors was not fully appointed (i.e. had fewer than five members appointed) prior to September 30, 2014, the Board did not meet in FY 2013 - 2014.

The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee; however, the County's appointment of a Board member cannot occur until after the County's approval of an interlocal agreement with the City to participate in the TIF District.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the final Project Plan and Reinvestment Zone Financing Plan. The Mall Area Redevelopment TIF District was established in May 2014 and did not collect or allocate any revenue in FY 2013 - 2014. While a final Project Plan and Reinvestment Zone Financing Plan has not yet been adopted, preliminary estimates for TIF public improvements total $431.40 million ($182.46 million net present value). A final Project Plan and Reinvestment Zone Financing Plan is anticipated to be adopted in FY 2014 - 2015. The preliminary budget for the TIF District is below:

Mall Area Redevelopment TIF District Projected Increment Revenue to Retire TIF Fund Obligations*			
	B	C	B - C
Category	Estimated TIF Budget***	Allocated	Estimated TIF Balance
Montfort-IH 635 Sub-District			
Infrastructure Improvements	$160,173,156	$0	$160,173,156
Grants for Economic Development	$114,241,421	$0	$114,241,421
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	$70,929,777	$0	$70,929,777
Set Aside for Sub-District-Wide Off-Site Wastewater System Improvements	$7,092,978	$0	$7,092,978
Westmoreland-IH 20 Sub-District			
Grants for Economic Development	$71,278,447	$0	$71,278,447
Administration and Implementation**	$7,684,059	$356,355	$7,327,704
Total Project Costs	$431,399,838	$356,355	$431,043,483

** Project costs are preliminary. The final Project Plan and Reinvestment Zone Financing Plan is not yet adopted. Project costs may be changed in the final Project Plan and Reinvestment Zone Financing Plan.*

*** Administrative costs are pending until collection of sufficient tax increment to reimburse. Collection is scheduled to begin in FY 16-17. Amount allocated includes $250,000 cost incurred by the City for the 2012-13 Valley View-Galleria Area Planning Study.*

**** Budget shown above is total dollars. The TIF Project Plan shows the budget in net present values. Figures have been updated based on DCAD's 2014 certified tax roll (as compared to the figures in the Preliminary Project Plan and Reinvestment Zone Financing Plan from May 2014, which used DCAD's 2013 certified tax roll).*

Mall Area Redevelopment TIF District Preliminary Project Plan Budget (NPV, 2014 dollars)*	
Category	Estimated TIF Budget**
Montfort-IH 635 Sub-District	
Infrastructure Improvements	$67,804,842
Grants for Economic Development	$48,318,813
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	$30,000,000
Set Aside for Sub-District-Wide Off-Site Wastewater System Improvements	$3,000,000
Westmoreland-IH 20 Sub-District	
Grants for Economic Development	$30,088,432
Administration and Implementation	$3,250,000
Total Project Costs	$182,462,088

** Project costs are preliminary. The final Project Plan and Reinvestment Zone Financing Plan is not yet adopted. Project costs may be changed in the final Project Plan and Reinvestment Zone Financing Plan.*

*** Budget shown above is discounted to 2014 dollars. Figures have been updated based on DCAD's 2014 certified tax roll (as compared to the figures in the Preliminary Project Plan and Reinvestment Zone Financing Plan from May 2014, which used DCAD's 2013 certified tax roll).*

FY 2014 - 2015 Work Program

The FY 2014 - 2015 work program for the Mall Area Redevelopment TIF District includes:

- Consideration of any potential TIF District boundary amendments and adoption of the final Project Plan and Reinvestment Zone Financing Plan.

- Consideration/adoption of several policies for the TIF District, including By-Laws, Grant Program Guidelines, Mixed Income Housing Guidelines, Urban Design Guidelines, and an Increment Allocation Policy.

- Coordination and staff support for City-initiated public infrastructure projects in/near the TIF District, including bond-funded street improvements and wastewater improvements.

- Consideration of a development agreement with Beck Ventures for TIF eligible expenditures in conjunction with a Phase 1 development project expected to exceed $110 million in private investment at 13131 Preston Road.

- Coordination efforts with interested property owners/investors/developers on potential TIF project proposals.

- Coordination with Dallas County on TIF participation/interlocal agreement.

- Coordination and staff support for the implementation of the Valley View-Galleria Area Plan and the ULI vision for Southwest Center Mall, including funding opportunities from other governmental entities or private philanthropic entities; City bond projects; park land acquisition; public improvement district.

Appendix: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Reinvestment Zone Number Twenty
As of September 30, 2014

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$0	Interest Income
$0	Ad Valorem Taxes (Collected in FY'2013-14 based on 2013 Final Tax Roll)
$0	Total Revenue

2. Amount and purpose of expenditures from the fund:

$356,355	Administrative Expense
$0	Non-Capital Outlay
$0	Capital outlay
$0	Interest and fiscal charges
$356,355	Total Expenditures

3. Amount of Principal and Interest due-on outstanding indebtedness:

a. The zone did not have any bonded indebtedness at fiscal year end.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2014*	Base Year 2014 Value	Est. Captured Value 2014**
City of Dallas	$168,357,630	$168,357,630	$0
Dallas County***	$168,357,630	$168,357,630	$0

* Taxable value shown for participating taxing jurisdictions. County values are approximate and may vary slightly from City values due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2015.
***Dallas County's participation is anticipated (pending City Council's approval of a final TIF Plan and the Commissioners Court's approval of an Interlocal Agreement).

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100****	Amount of Estimated 2014 Increment****
City of Dallas	0.79700	$0
Dallas County	0.24310	$0
Total for all Jurisdictions	$1.04010	$0

****Participation rates for City of Dallas and Dallas County are as follows:

City of Dallas	Dallas County
90% for tax years 2016-2042	55% for tax years 2020-2039 (anticipated)
75% for tax year 2043	
55% for tax year 2044	

B. The total amount of estimated tax increment to be billed for the 2014 tax year is $0. For the 2013 tax year, the Zone received increment of $0.

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Balance Sheet as of September 30, 2014 (Unaudited)

	2014	2013
Assets:		
Pooled cash and cash equivalents	$0	$0
Interest receivable	$0	$0
Total assets	$0	$0
Liabilities and Fund Balance (Deficit):		
Liabilities:		
Accounts and contracts payable	$0	$0
Due to other funds	$356,355	$0
Total liabilities	$356,355	$0
Fund Balance (Deficit):		
Fund Balance (Deficit)	($356,355)	$0
Total Liabilities and Fund Equity	$0	$0
	$0	$0

Mall Area Redevelopment Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2014 (Unaudited)

	ITD	2014	2013
Revenues:			
Tax increment-Governmental	$0	$0	$0
Tax increment-Intergovernmental	$0	$0	$0
Interest income	$0	$0	$0
Net increase (decrease) in fair value of investments	$0	$0	$0
Total revenues	$0	$0	$0
Expenditures:			
Administrative expenses	$356,355	$356,355	$0
Non-Capital Outlay	$0	$0	$0
Capital outlay	$0	$0	$0
Interest and fiscal charges	$0	$0	$0
Total expenditures	$356,355	$356,355	$0
Excess (Deficiency) of Revenues over Expenditures	($356,355)	($356,355)	$0
Fund balance (Deficit) at beginning of year as previously reported	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$0	$0	$0
Fund balance (deficit) at end of year	($356,355)	($356,355)	$0

Note: Fiscal year 2013-14 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, the TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District
(Reinvestment Zone #20)
Notes to Financial Statements for the Year Ended September 30, 2014

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF Zone fund's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The TIF Zone's preliminary Financing Plan permits expenditures not to exceed $7,684,059 over the life of the TIF Zone to reimburse the City for administrative costs. Through FY 14, the TIF Zone incurred a total of $356,355 in administrative costs, comprised of the following: (1) $98,455 in staff time for FY 14, which will be reimbursed to the City's general fund upon collection of increment in FY 17; (2) $250,000 in a grant to the North Dallas Chamber of Commerce for the 2012-2013 Valley View-Galleria Area Planning Study, which will be reimbursed to the City's public private partnership fund upon collection of increment in FY 17; and (3) $7,900 for real property appraisal services necessary to assist the City with implementation, which will be reimbursed to the City's public private partnership fund upon collection of increment in FY 17. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.