

# Economic Development Committee **DRAFT**

## Meeting Record

April 4, 2016

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

**Meeting Date:** April 4, 2016      **Meeting Start time:** 9:07 AM

**Committee Members Present:**

Rickey D. Callahan (Chair)  
Lee M. Kleinman  
B. Adam McGough  
Carolyn King Arnold  
Adam Medrano

**Other Council Members Present:**

Philip Kingston

**Staff Present:**

Ryan S. Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
Karl Stundins, Manager, Office of Economic  
Development  
J. Hammond Perot, Assistant Director, Office  
of Economic Development

**Other Presenters:**

**1. Approval of February 16, 2016 Minutes of the Economic Development Committee**

**Presenter(s):**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. McGough

Item passed unanimously: X

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

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

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

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

**2. Cliff View Project – Fort Worth Avenue TIF District**

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

**Action Taken/Committee Recommendation(s):** Motion made to recommend all the items to full council

**Motion made by:** Mr. Medrano

**Motion seconded by:** Mr. Kleinman

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: X Ms.

Arnold Voting No

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

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

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

**3. Public/Private Partnership Program Review**

**Presenter(s):** J. Hammond Perot, Assistant Director, Office of Economic Development

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

**Motion made by:**

**Motion seconded by**

Item passed unanimously: \_\_\_\_\_

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

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

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

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

#### **4. Upcoming Agenda Items**

April 13, 2016

##### **Office of Economic Development**

- A. Authorize (1) a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and (2) receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation – Financing: Estimated Revenue: \$115,000 (over the first ten years of the agreement)
  
- B. Authorize (1) an amendment to the development agreement with 42 Deep Ellum, LP, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 in Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to (a) split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; (b) define Project phases as follows: Phase A \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease 2702 Main; Phase B at \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease 2625, 2626, 2646, 2650, and 2701 Main; Phase C \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and Parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce; (c) increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; (d) clarify that project is only eligible for 10% allocation from general increment upon completion of all phases and satisfaction of all TIF contingencies; (e) assign ownership from 42 Deep Ellum, LP (“Assignor”), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership (“Assignee”), through Assignment and Assumption of TIF Agreements, executed by the final executed Development Agreement for Deep Ellum Crossroads; and (2) a resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to reimburse 42 GP Deep Ellum, LLC, up to \$3,500,000, for TIF-eligible project costs pursuant to the development agreement with 42 GP Deep Ellum, LLC - Financing: No cost consideration to the City

##### **Sustainable Development & Construction**

- C. Authorize moving expense and replacement housing payments for Francisco Torres and Dora Fernandez in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1019 Pontiac Avenue for Cadillac Heights Phase II Project - Not to exceed \$67,550 - Financing: 2006 Bond Funds
  
- D. An ordinance abandoning a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners, containing a total of approximately 75,438 square feet of land, located near the intersection of Merrell and Midway Roads, authorizing the quitclaim and providing for the dedication of approximately 44,865 square feet of land needed for right-of-way - Revenue: \$840,024, plus the \$20 ordinance publication fee
  
- E. An ordinance abandoning two street easements to Dallas Independent School District, the abutting owner, containing a total of approximately 770 square feet of land, located near the intersection of Brockbank Drive and Bynum Street, and authorizing the quitclaim - Revenue: \$7,700, plus the \$20 ordinance publication fee

- F. An ordinance abandoning a portion of a utility easement to CND-Southside, LLC, the abutting owner, containing approximately 3,605 square feet of land, located near the intersection of Lamar and Powhattan Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- G. An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue – Z145-347 – Financing: No cost consideration to the City

**Aviation**

- H. Authorize a one-year professional services contract with JLM Consulting Group, Inc. for facility maintenance, project management, and construction consulting services at Dallas Love Field - Not to exceed \$121,250 - Financing: Aviation Current Funds
- I. Authorize a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$152,917 - Financing: Aviation Current Funds (subject to annual appropriations)
- J. Authorize a First Amendment to the lease agreement and purchase option with Scarborough Forest Park IV, LP for the land and improvements located at 6814 Harry Hines Boulevard - Financing: No cost consideration to the City

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

**Motion made by:**

**Motion seconded by:**

Item passed unanimously: \_\_\_\_\_

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

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

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

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

**Meeting Adjourned: 10:55 A.M.**

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