

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2016 JUN -2 AM 9: 27

CITY SECRETARY
DALLAS, TEXAS

MONDAY, JUNE 6, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

Chair, Councilmember Rickey D. Callahan
Vice-Chair, Councilmember Casey Thomas, II
Councilmember Lee M. Kleinman
Councilmember Carolyn King Arnold
Councilmember Adam Medrano
Councilmember B. Adam McGough

Call to Order

1. Approval of May 16, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Dallas Development Fund: *Karl Zavitkovsky*
Upcoming NMTC Items Director, Office of Economic Development
3. Update on Oak Cliff Municipal *David Cossum*
Center Addition Director, Sustainable Development & Construction

4. **UPCOMING AGENDA ITEMS**

June 15, 2016

Aviation

- A. Authorize the Ninth Amendment to the Headquarters Lease with Southwest Airlines Co. for ground rights at Dallas Love Field for the construction of a pedestrian sky bridge consisting of 4,646 square feet and connecting the headquarters building with another property owned by Southwest Airlines Co. across Denton Drive, a portion of the Sky Bridge will be on property leased by Southwest Airlines Co. from Aviation - Financing: No cost consideration to the City

Sustainable Development & Construction

- B. Authorize acquisition from Debra J. West, of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds
- C. Authorize acquisition from Laguna Apartments, LLC, of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project (list attached) - Not to exceed \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

A quorum of the City Council may attend this Council Committee meeting

- E. A resolution consenting to the sale of 3 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City
- F. A resolution authorizing the conveyance of an easement and right-of-way containing approximately 26,815 square feet of land to Oncor Electric Delivery Company, LLC for the construction and maintenance of electric facilities across City-owned land located at the McCommas Bluff Landfill near the intersection of Simpson Stuart and Locust Roads – Financing: No cost consideration to the City
- G. A resolution authorizing the conveyance of a storm sewer drainage easement containing approximately 1,592 square feet to the City of Garland across City-owned land at Lake Ray Hubbard located near the intersection of Roan and Rowlett Roads - Revenue: \$1,000
- H. A resolution authorizing the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall across City-owned land at Lake Ray Hubbard located near the intersection of Chestnut Lane and Betty Street - Revenue: \$4,485
- I. An ordinance granting a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for the use of approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, located near its intersection with Cross Creek Drive - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee
- J. An ordinance granting a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
- K. A resolution authorizing the sale of a tax foreclosure property located at 6210 J J. Lemmon Road to be voided and provide for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property - Financing: No cost consideration to the City

5. **UPCOMING AGENDA ITEMS**

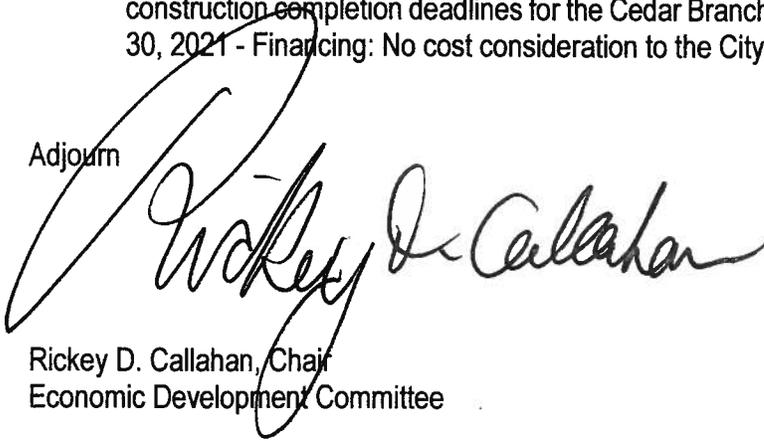
June 22, 2016

Economic Development

- L. Authorize the nomination of Greyhound Lines, Inc. located at 350 North St. Paul Street, Dallas, TX 75201, 205 South Lamar Street, Dallas, TX 75202, 627 N. Westmoreland Road, Dallas, TX 75211 and 315 Continental Avenue, Dallas TX, 75207 to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended, (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City
- M. Authorize a five-year service contract for web site design and digital content strategy services – Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven. Not to exceed \$105,246 – Financing: Public/Private Partnership Funds
- N. Authorize an amendment to Resolution No. 16-0530 approved on April 13, 2016, approving a management agreement with DPL Loan Holdings, LLC, for Browder Street Plaza to remove certain maintenance responsibilities to be retained by the Parks Department - Financing: No cost consideration to the City

- O. Authorize a Chapter 380 economic development grant agreement with Jacobs Engineering Group, Inc. in an amount up to \$277,500 to encourage the relocation of the company headquarters to 1999 Bryan Street and stimulate business development activity in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$277,500 - Financing: Public/Private Partnership Funds
- P. Gaston Hotel and Area Wide Improvements
- * Authorize **(1)** a Project Supplemental Agreement to the Master Agreement with Dallas County for participation in the design and construction of drainage, paving, street lighting, sidewalks, ADA ramps, traffic signal improvements and other costs for public improvements associated with Baylor area-wide improvements, including a full-service hotel.; **(2)** the receipt and deposit of funds in an amount not to exceed \$450,000 in the Capital Projects Reimbursement Fund from Dallas County; and **(3)** an increase in appropriations in the amount not to exceed of \$450,000 in the Capital Projects Reimbursement Fund - Financing: No cost consideration to the City
 - * Authorize **(1)** a Participation Agreement with GMV Gaston, LP, whereby the company will be responsible for design, relocation, and construction of utilities, crosswalks and site improvements for Baylor Area wide improvements adjacent to a proposed hotel development project in accordance with the design specifications of the City, subject to inspection and final acceptance by the City; and **(2)** an increase in appropriations in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds (funds advanced by GMV Gaston, LP)
 - * Authorize a Chapter 380 economic development grant agreement with GMV Gaston , LP, pursuant to the Public/Private Partnership Program and the project supplemental agreement with Dallas County for the development of a full-service hotel located on a tract of land addressed as 3301-3309, 3401 Gaston Avenue, 3302 Floyd Street, and 910-916 N Hall Street and associated public and private improvements including site and area wide street improvements - Not to exceed \$450,000 - Financing: No City Consideration
- Q. Authorize an amendment to Resolution No. 14-1271, approved on August 13, 2014, which approved a TIF development agreement with Texas InTownHomes, to extend the deadlines to obtain building permits from June 30, 2016 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines from June 30, 2018 to June 30, 2019 for the Cedar Branch Townhomes redevelopment project- Financing: No cost consideration to the City
- R. Authorize amendment to the terms of a TIF development agreement with Texas InTownHomes, previously approved on August 13, 2014, by Resolution No. 14-1273, to extend the deadlines to obtain building permits from June 30, 2017 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines for the Cedar Branch Bridge Project from December 31, 2019 to June 30, 2021 - Financing: No cost consideration to the City

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

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

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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Economic Development Committee **DRAFT**

Meeting Record May 16, 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: May 16, 2016 **Meeting Start time:** 9:03 AM

Committee Members Present:

Rickey D. Callahan (Chair)
Casey Thomas, II (Vice-Chair)
Lee M. Kleinman
B. Adam McGough
Carolyn King Arnold
Adam Medrano

Other Council Members Present:

Mark Clayton

Staff Present:

Joey Zapata, Assistant City Manager, City Manager's Office
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Lee McKinney, Assistant Director, Office of Economic Development
Venus Cobb, Sr. Coordinator, Office of Economic Development
Ashley Eubank, Assistant Director, Sustainable Development & Construction
David Cossum, Director, Sustainable Development & Construction
Lori Trulson, Sr. Environmental Coordinator, Office of Environmental Quality

Other Presenters:

Stephen Smith, Farmers Assisting Returning Military (FARM)
Kay Neve, Farmers Assisting Returning Military (FARM)

1. Approval of May 2, 2016 Minutes of the Economic Development Committee

Presenter(s):

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

*Correction made to the minutes regarding Item 4 Dallas Love Field Rental Car Operations the vote passed unanimously not on a divided vote

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. Southern Sector Food Desert Grocery Recruitment

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):

3. Workforce Readiness Placement and Retention Program

Presenter(s): Karl Zavitkovsky, 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. Lease Agreement with Farmers Assisting Returning Military

Presenter(s): Ashley Eubanks, Assistant Director, Sustainable Development & Construction

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

Motion made by:

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

5. Upcoming Agenda Items

May 25, 2016

Aviation

- A. Authorize (1) acceptance of FY 2016 grant from the Texas Department of Transportation Aviation Division for the Routine Annual Maintenance Program at Dallas Executive Airport in an amount not to exceed \$50,000 or 50% of eligible project costs whichever is less; (2) a local cash match in the amount of \$50,000 for airport maintenance projects; and (3) execution of the grant agreement - Total not to exceed \$100,000 - Financing: Aviation Current Funds (\$50,000) (subject to appropriations) Texas Department of Transportation Grant Funds (\$50,000)

Sustainable Development & Construction

- B. Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled *City of Dallas v. Diann Tessman Slaton, et al.*, Cause No. CC-14-01509-B, pending in Dallas County Court at Law No. 2, to acquire approximately 27.68 acres of land located at 1005 IH-20, Hutchins, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award – Not to exceed \$911,105 (\$904,259 being the amount of the award, plus closing costs and title expenses not to exceed \$6,846); an increase of \$222,000 from the amount Council originally authorized for this acquisition - Financing: Water Utilities Capital Improvement Funds
- C. An ordinance abandoning portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner, containing a total of approximately 8,579 square feet of land, located near the intersection of Zang Boulevard and Davis Street and authorizing the quitclaim - Revenue: \$220,476, plus the \$20 ordinance publication fee
- D. An ordinance abandoning two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner, containing a total of approximately 139,787 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of approximately 5,967 square feet of land

- E. for needed right-of-way and approximately 12,511 square feet for needed detention area easements - Revenue: \$27,000, plus the \$20 ordinance publication fee
- F. An ordinance abandoning a water easement to United States Cold Storage, L.P., the abutting owner, containing approximately 8,201 square feet of land, located near the intersection of Cockrell Hill Road and La Reunion Parkway - Revenue: \$5,400, plus the \$20 ordinance publication fee
- G. An ordinance abandoning a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement and a water reservation to the City of Dallas, the abutting owner, containing a total of approximately 9,087 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of containing a total of approximately 8,086 square feet for three drainage easements, 225 square feet for a water easement, and 7,787 square feet for three wastewater easments - Revenue: \$5,400 plus the \$20 ordinance publication fee
- H. An ordinance abandoning three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner, containing a total of approximately 1,521 square feet of land, located near the intersection of 8th Street and Jefferson Blvd - Revenue: \$5,400 plus the \$20 ordinance publication fee
- I. An ordinance amending Ordinance No. 29383, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat and dedication requirement from two years to 30 months - Revenue: \$5,400, plus the \$20 ordinance publication fee
- J. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carol Arriaga a/k/a Caroline Arriaga, of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project - Not to exceed \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:42 A.M.

Approved By: _____

Memorandum



DATE June 3, 2016

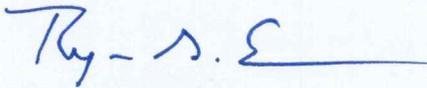
TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II, (Vice Chair), Adam Medrano,
Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Dallas Development Fund: Upcoming NMTC Items**

On Monday, June 6, 2016 the Economic Development Committee will be briefed on Dallas Development Fund: Upcoming NMTC Items.

Briefing material is attached.

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



Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Dallas Development Fund: Upcoming NMTC Items

June 6, 2016

Economic Development Committee



Briefing Purpose

Provide overview of Girl Scouts of Northeast Texas (GSNETX) Camp Whispering Cedars STEM Center of Excellence as a potential NMTC projects

Provide overview of proposed changes to DDF's organizational documents

Request approval of Science Technology Engineering and Mathematics (STEM) Center of Excellence Project and DDF organizational documents changes

New Markets Tax Credit (NMTC)

Overview

The City created the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE) in 2009, to apply for a NMTC allocation from the U.S. Department of Treasury's Community Development Financial Institutions (CDFI)

- Per CDFI requirements, all CDE's must have Low-Income Community (LIC) accountability

DDF was awarded a \$55 million allocation under the 2009 cycle.

- Additional allocation awards of \$30 M in 2012 and \$45 M in 2014

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs.

- The credit provided to the investor totals 39% of the cost of the investment and is claimed over a 7-year credit allowance period.

These investments must be used by the CDE for projects and investments in LICs, as defined by the NMTC program.

To date, DDF and the City Council have authorized \$111 million in NMTC allocation to ten projects throughout the City.

DDF Previous Projects

	Project	Net NMTC Cash Benefit	Allocation Amount	Project Type	Total Project Cost	Council District (Current)	Date
First Allocation	NYLO	\$4.4 M	\$18.5 M	Hotel	\$19.1 M	2	7/11
	Kroger	\$3.2 M	\$12.5 M	Grocery store	\$12 M	2	7/11
	Lancaster Urban Village	\$2.9 M	\$11.5 M	Mixed-use housing	\$27.8 M	4	9/12
	CitySquare Opportunity Center	\$3.8 M	\$12.5 M	Community facilities	\$13.8 M	7	6/13
Second Allocation	Vogel Alcove	\$1.7 M	\$6 M	Community facilities	\$5.9 M	2	12/12
	Hatcher Station Clinic	\$4.3 M	\$15 M	Medical facility	\$19.8 M	7	7/14
	Serta/Dormae	\$2.5 M	\$9 M	Manufacturing facility	\$15.5 M	8	7/15
Third Allocation	Family Place	\$3.4 M	\$11.5	Community facilities	\$16.1 M	2	7/16
	Resource Center	\$1.8 M	\$6.5 M	Community facilities	\$8.2 M	2	7/16
	Pioneer Foods	\$2.3 M	\$8 M	Manufacturing facility	\$36.8 M	8	7/16

GSNETX - STEM Center of Excellence

Girl Scouts of Northeast Texas (GSNETX)

Regional council serving 32 counties across Northeast Texas

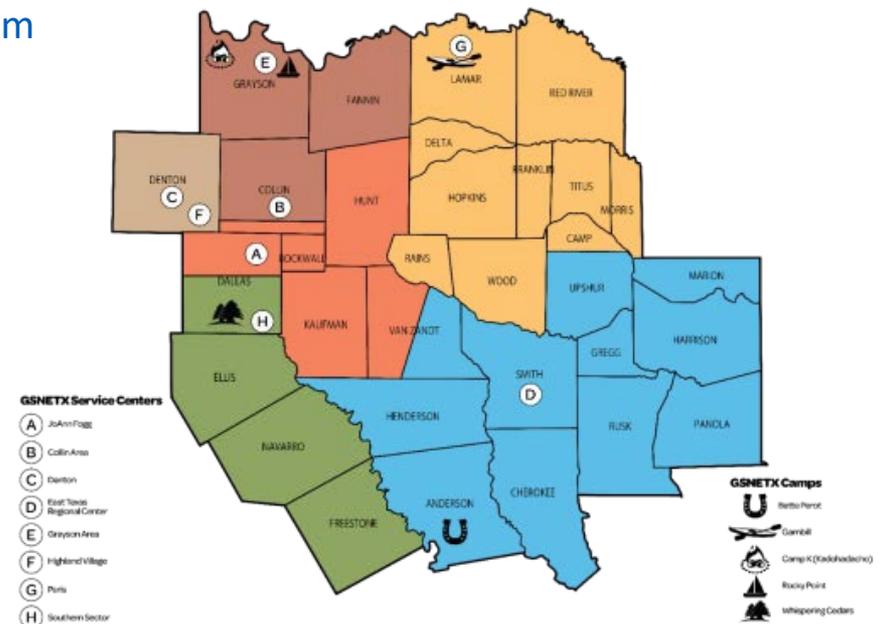
Operates 5 camps and 8 Service Centers

Serves over 27,000 girls annually; over 9,000 from Dallas



GSNETX Presence in City of Dallas

- Operates Southern Sector Service Center (Hampton Road and I-20) and Camp Whispering Cedars (Project site)
- 27% of GSNETX participants live in Dallas
- 2500+ minority/low-income from DISD Title 1 Schools through multiple programs offered for free to students



GSNETX Service Area

GSNETX – Project Overview

\$10.3MM transformation of Camp Whispering Cedars into a STEM Center of Excellence:

- Existing site: 88-acre camp established in 1926, is oldest and only urban GSNETX facility
- STEM Center of Excellence will promote STEM learning through hands-on training, exploration, and partnerships with employers
- Key project components:
 - New Welcome/Program Center, Aquatic Center, and Leadership Center
 - Rehabilitation of existing facilities
 - Site infrastructure/ landscaping/ equipment



The Rees-Jones Foundation Welcome Center Complex



Girl Exploration Center

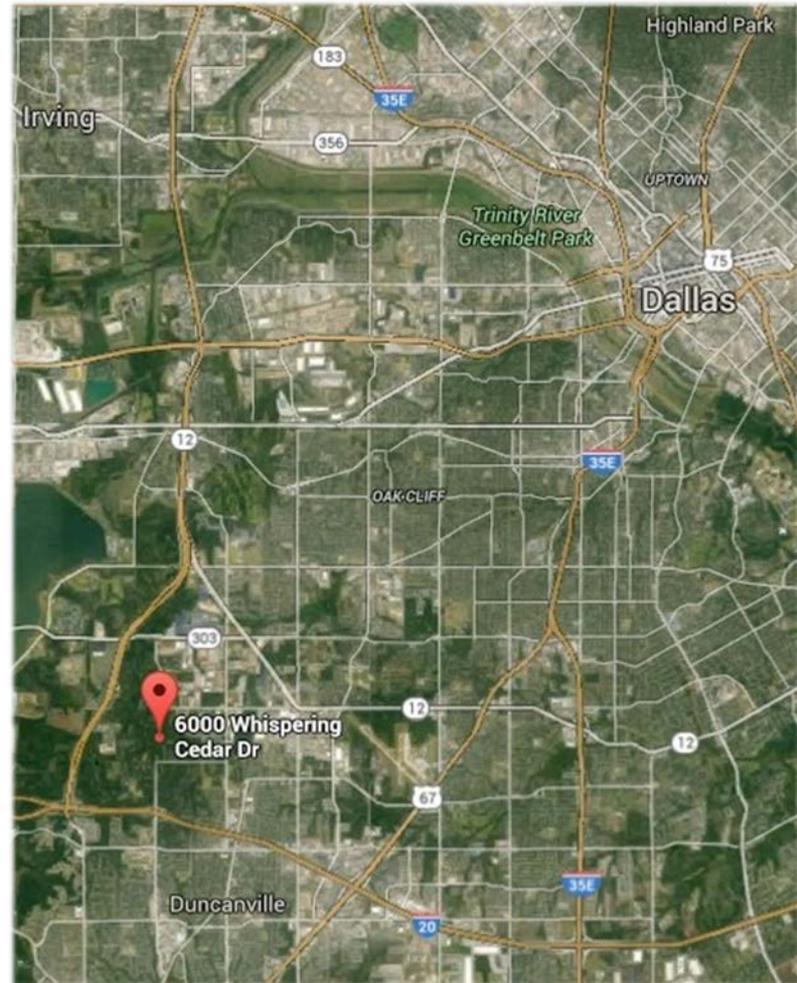
GSNETX – Location

Highly-Distressed Location:

6000 Whispering Cedar Drive

Southern Dallas

- Tract 48113016520
- Median Family Income 61.8% Area Median
- Located in FEMA Disaster Area
- Portion of site located in Enterprise Zone



GSNETX – Community Impacts

Increase Number of Girls Served

- Today, 2,200 girls served annually at Camp Whispering Cedars
 - 14% from Southern Dallas (27% from Dallas)
 - 96% have family incomes below \$55,300 and 61% are minorities;
- Future, 3,000+ girls served annually
 - Increase number from Dallas through community and DISD partnerships
- Increase annual adult volunteers served from 500 to 750

Enhanced and New STEM Education and Training

- Eco Adventure/Life Sciences
- Forces of Nature/Physical Sciences
- Tech Innovation/Design Studio/Math and Science
- Health Science and Technology

Strengthen Presence in Southern Dallas

- Enhance existing programs in DISD schools that serve 2,500+ annually:
 - Girl Scouting in the School Day, Las Mariposas, Girl Scouts Direct (after-school program)
- Maintain GSNETX's long-term presence in Southern Dallas with only GSNETX urban campsite
- Potential to open outdoor STEM programming to Southern Dallas schools for daylong fieldtrips

GSNETX – Financing Summary

Base Project Budget: \$10.3MM

Leverage Source: Fundraising; bridge loan on pledges

Investor: Capital One

DDF Allocation: Up to \$6MM

Capital One Allocation: Up to \$2MM

Expected Closing: Q3 2016

Sources	Total
Net NMTC Equity (Net of CDE Suballocation Fees)	\$ 2,412,000
Sponsor Equity (cash from capital campaign)	\$ 744,713
Sponsor Equity (expenditures prior to Closing)	\$ 4,540,000
Capital Campaign Bridge Loan (for leverage loan)	\$ 3,316,713
Capital Campaign Bridge Loan (for contribution to QALICB)	\$ 183,287
Total Sources	\$ 11,196,713
Uses	Total
Infrastructure and Safety	\$ 1,245,231
Welcome Center and Girl Program Center	\$ 1,625,000
Land Acquisition (2-4 acres)	\$ 87,953
STEM Furnishings/Equipment/Laptops/Kits	\$ 45,196
Trails/Activity Courses/Features	\$ 238,370
Music Garden/Energy in Motion/Archery	\$ 260,000
Old House/Pod Units/Site Manager House	\$ 1,061,850
Pecan Grove Lodge Units 1 and 2	\$ 1,285,000
Program Pavilion/Amphitheater	\$ 165,000
Observation Tower and Courtyard	\$ 750,000
Pool and Aquatic Center	\$ 1,496,000
Girl Exploration Center (former Kirby House site)	\$ 850,000
Leadership Center/Health Lodge	\$ 1,000,000
Soft Costs	\$ 214,713
NMTC Reserves	\$ 243,000
NMTC Estimated Closing Costs	\$ 412,500
NMTC Arranger Fee (consultant retained by GSNETX)	\$ 216,900
Total Uses	\$ 11,196,713

DDF Investment Criteria

Camp Whispering Cedars Project

Location	<i>Highly Distressed Community</i>		<i>Transit Accessible</i>		<i>Southern Dallas</i>	
	Yes, 61.8% AMI		No		Yes	
Anticipated community impacts	<i>Job Retention & Creation</i>	<i>Quality/ Accessible Jobs</i>	<i>M/WBE-Owned Business</i>	<i>Community Goods/Services</i>	<i>Environmental Sustainability</i>	
	Yes Retained: 2 FT, 1 PT, 12 seasonal Created: 2 FT, 16 PT, 100+ seasonal	Yes Seasonal jobs accessible to LIPs FT pay above living wage and has benefits	Yes Board is more than 50% women	Yes GSNETX provides youth enrichment for girls, with special programs for low-income	Yes New construction incl. energy efficient windows, HVAC, low-flow water use & recycling.	
Impact on Southern Dallas	<i>Clients Served</i>			<i>Employees</i>		
	Anticipated 400+ girls from Southern Dallas to be served by camp			4 FT, 17 PT, 115 seasonal positions with goals of hiring from Southern Dallas		
Local community need for project	Camp Whispering Cedars has seen few upgrades in decades; new project will enhance camp to provide STEM education to low-income girls in Southern Dallas					
Demonstrated need for NMTC	NMTC would allow GSNETX to ensure all project components can be built in a timely manner.					

DDF Organizational Document Changes

DDF last updated its organizational documents in 2013 in response to comments from the IRS related to its 501(c)3 non-profit status designation.

Since then, the CDFI Fund has increased the level of emphasis it places on the level and depth of Low Income Community (LIC) representation on CDE boards in its competitive scoring of NMTC applications

To comply with the CDFI Fund's preferences and remain competitive for future NMTC allocations, changes are recommended to DDF's bylaws related to LIC accountability. The other changes are related to DDF administration.

DDF Organizational Document Changes

Strengthens LIC accountability and broadens board eligibility

- Board members can either be City of Dallas residents (existing) or a Dallas County resident that works for a Dallas-officed LIC organization
- Requires that 4 board members are LIC accountable (currently 3)

Terms

- Extends maximum term limit to 4 terms (8 years) for members
- Staggers terms for existing class I members into “even” and “odd” terms to ensure board continuity (Class II members are already staggered because of year of appointment)
 - Two Class I members could serve until 2020 and two until 2021.
- Creates a universal term end date (February 25)

Other small changes

- Clarifies nominating and approval methods for Class II members
- Clarifies that a conflict of interests does not cause a loss of quorum
- Offices of Secretary and Treasurer must be either board members or City employees
- Roberts Rules of Order shall provide common rules and procedures unless otherwise specified in the bylaws

Next Steps

Request Economic Development Committee approval of Girl Scouts of Northeast Texas (GSNETX) Camp Whispering Cedars STEM Center of Excellence and DDF organizational document changes to full Council consideration on June 15th

DDF Board unanimously approved both items at board meeting on May 17, 2016

Memorandum



DATE June 3, 2016

TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano,
Lee M. Kleinman, Carolyn King Arnold, and B. Adam McGough

SUBJECT Update on Oak Cliff Municipal Center Addition

On June 6, 2016 you will be briefed on the proposed addition to the Oak Cliff Municipal Center. Please find the briefing material attached.

Should you have any questions, please contact either myself at (214) 670-3296 or David Cossum at (214) 670-4127.



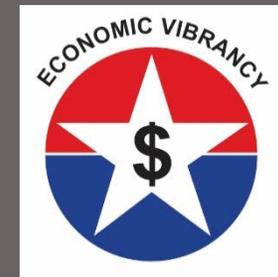
Ryan S. Evans
First Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Rosa Rios, City Secretary
Craig D. Kinton, City Auditor
Daniel Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Managing Director, Public Information Office
David Cossum, Director Sustainable Development and Construction
Elsa Cantu, Assistant to the City Manager – Mayor and City Council

Update on Oak Cliff Municipal Center Addition

Economic Development Committee

June 6, 2016



Purpose

- Provide an update on plans for the expansion of the Oak Cliff Municipal Center (OCMC) building to enhance service to our customers.
- Summarize the challenges and needs associated with the facility
- Review Costs and Funding
- Discuss Next Steps

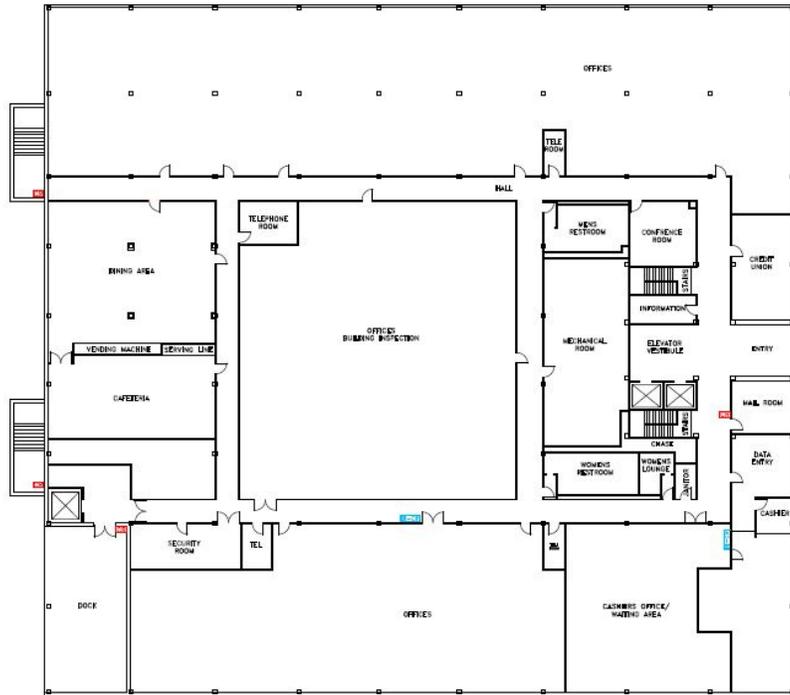


OCMC Overview

- OCMC is the City’s “front door” for development, as all permits for construction or additions are issued from this facility
- Customers include developers and builders, their architects and engineers, small business owners and home owners.



OCMC Overview



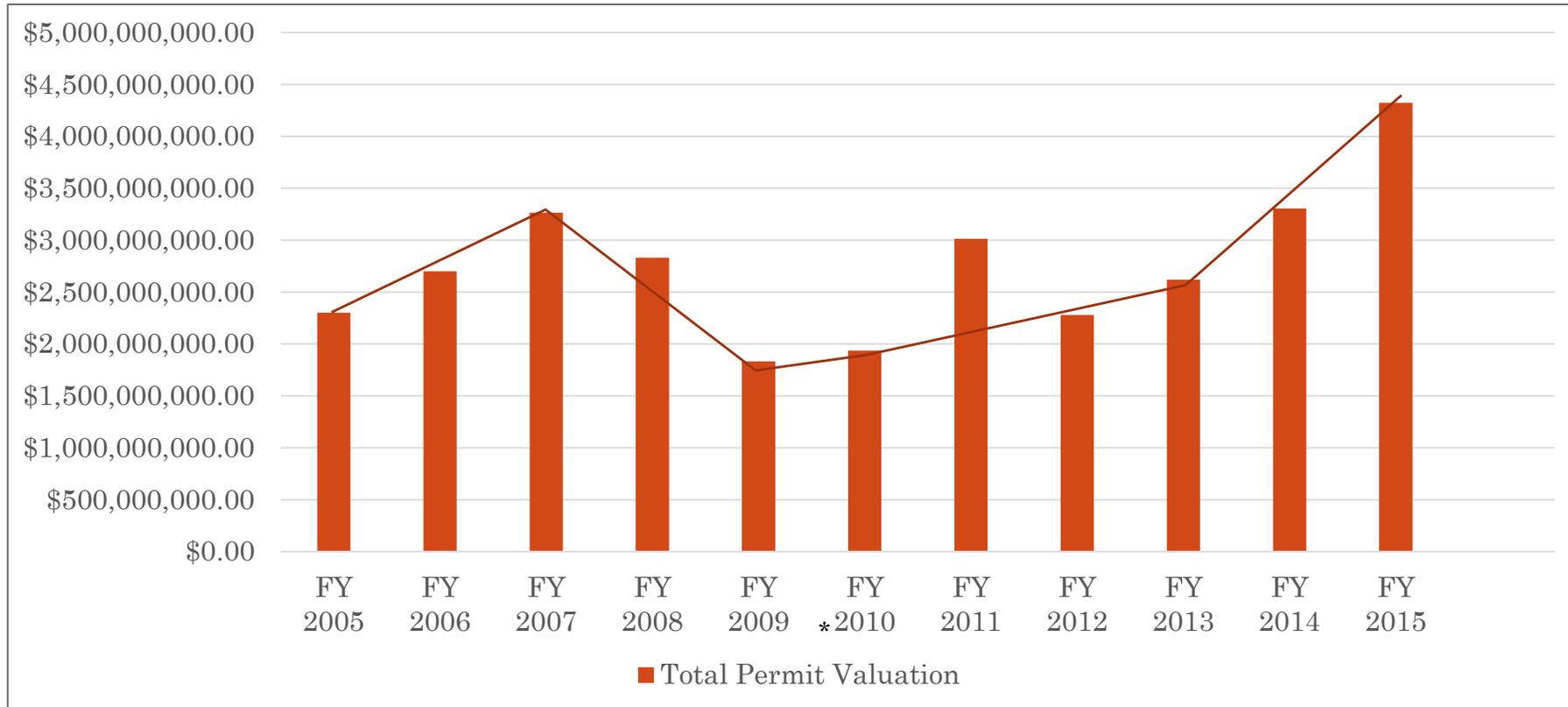
- OCMC was originally constructed in 1955 as a Southwestern Bell facility and was acquired by the City in 1985
- Departments with employees housed at OCMC include:
 - Sustainable Development and Construction
 - Public Works
 - Trinity Watershed Management
 - Code Compliance
 - Dallas Police Department
 - Dallas Water Utilities

OCMC Overview



- Sustainable Development and Construction employees at OCMC include:
 - Building Inspection - 130
 - Engineering – 30
 - Real Estate – 26
 - Subdivision and GIS - 12
- Other departments with employees at OCMC
 - Public Works and Transportation (PWT) – 128
 - Trinity Watershed Management (TWM) – 75
 - Code Compliance Services (CCS) – 61
 - Dallas Police Department (Parking Enforcement) – 33
 - Dallas Water Utilities - 6

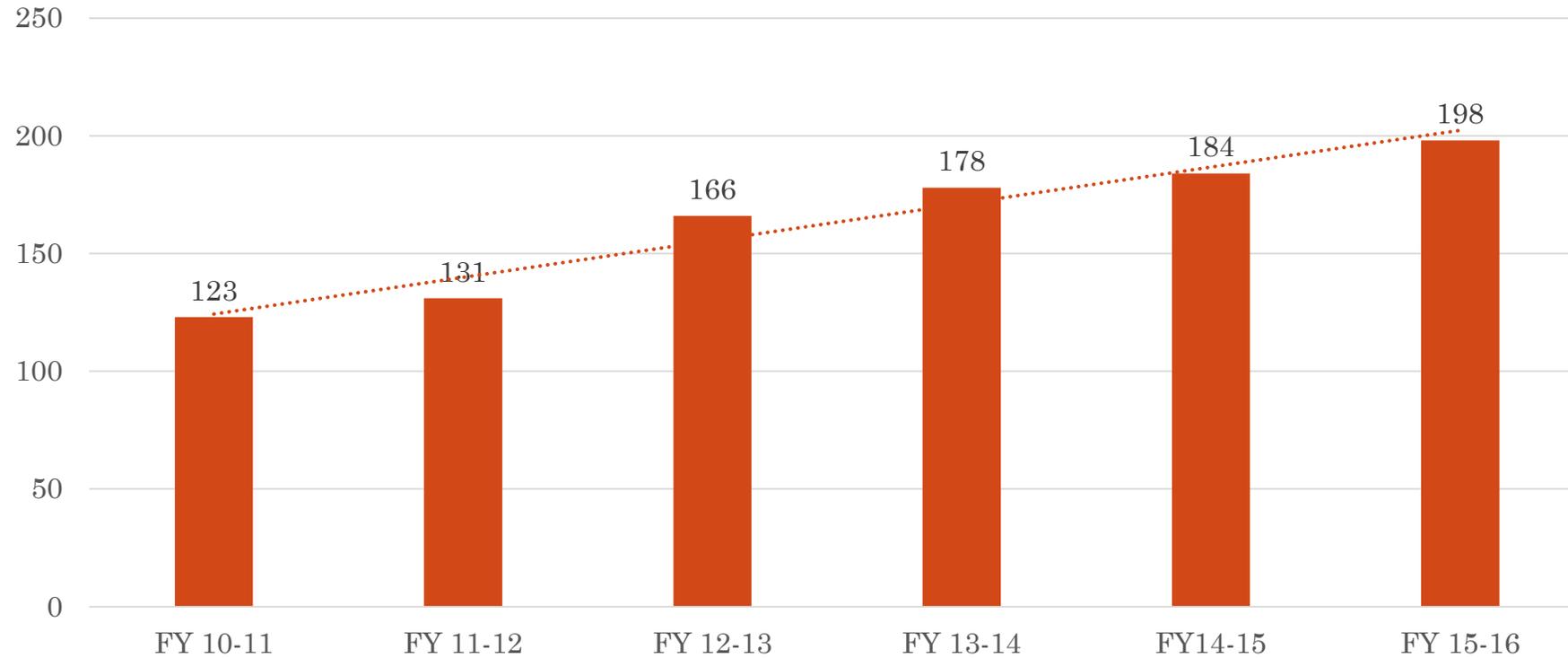
Increased Demand for Services Construction Activity



* 2011 spike attributable to Parkland, UT Southwestern and Love Field Projects

Increased Demand for Space Staffing Increases to Meet Demand

Sustainable Development & Construction
OCMC Existing Employee Count



Expansion Objectives

- Enhance service to all our customers.
- Provide adequate space for all Departments housed at OCMC
- Ensure building can utilize latest technology and utilize space efficiently
- Provide adequate parking



Issues with Current Facility

- Building Space limitations
- Inadequate parking for customers and employees
- Challenging floor plate and design of existing building



Challenges and Needs

- While a primary customer service objective is to leverage technology wherever feasible to enhance customer service and limit the need to visit OCMC there remains a need to accommodate customers at OCMC
 - Building Inspection permit review alone had 49,500 visitors last year, averaging 200 visitors a day.
 - All SDC services generate over 250 visitors a day to OCMC in addition to those generated by other departments housed at OCMC

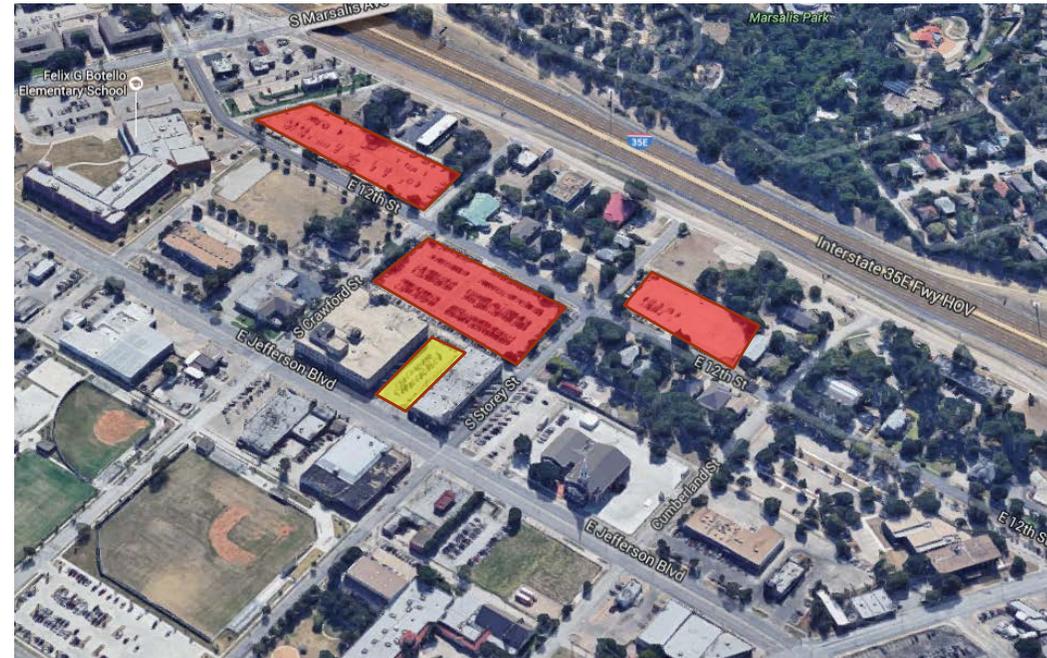
Challenges and Needs



- Inadequate space
 - Staffing levels have increased at OCMC in an effort to keep pace with development and construction activities
 - Increased staffing has led to space constraints resulting in
 - Congested office suites
 - Limited storage space
 - Constraints on hiring
 - Challenges to renovation scenarios due to limited flex space
 - Inadequate customer areas

Challenges and Needs

- Inadequate parking
 - Only 54 dedicated visitor spaces for all functions housed at OCMC
 - For the 530 employees officed at the OCMC, there are only 254 parking spaces immediately adjacent to the building
 - Additional parking spaces are accessible to employees, but require crossing 12th Street



- Employee Parking
- Customer Parking

Advantages to Expanding at OCMC

- A centralized location easily accessible to the Southern Sector and to all parts of the city is critical to SDC's mission
- Developer "One Stop Shop"
 - Proximity to Public Works (historic infrastructure information)
 - Proximity to Trinity Watershed Management (Flood Plain Information)
- No land acquisition costs
- OCMC helps support economic activity in the Southern Sector
- A new facility at a new location with all existing departments would more than triple the costs of construction, plus require land acquisition

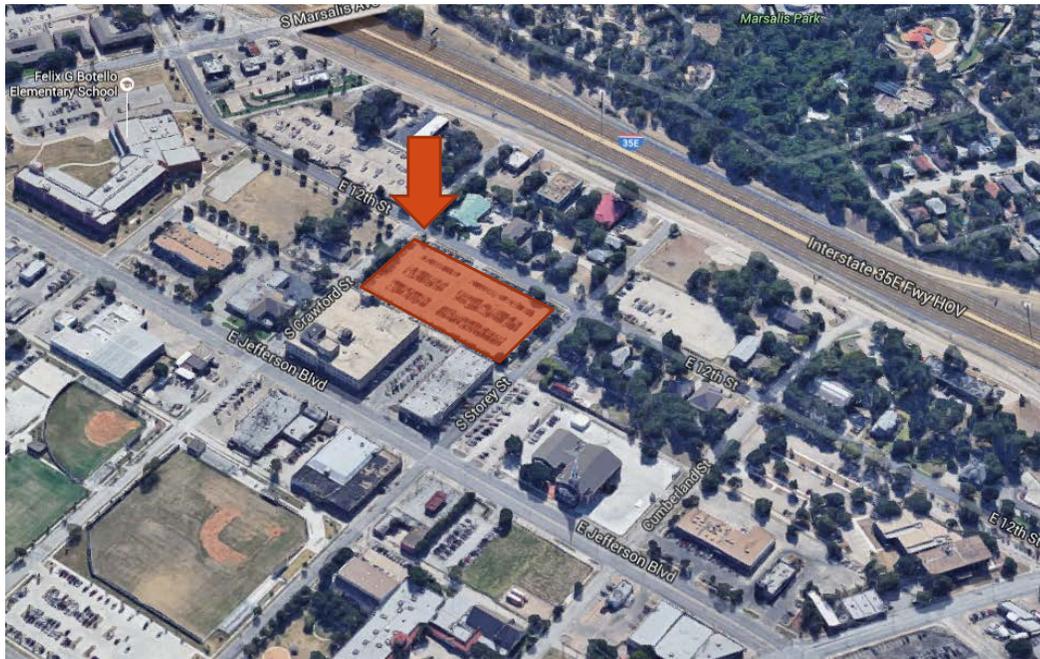


Efforts to Date

- An RFQ was advertised in 2015 for a design-build contract for the OCMC expansion
- A total of 10 vendors submitted proposals
- W. B. Kibler Construction Company Ltd. was determined to be the most qualified vendor



Building Specifications



- The proposed permit center expansion will:
 - Be built immediately behind the existing building on a portion of the employee parking lot
 - Be between 38,000 – 42,000 square feet
 - Include a parking garage for employees and customers
 - Be LEED Gold Certified or better
 - Utilize the latest technology for energy management and customer service
 - Include a conceptual design, structural review and cost estimate for the renovation of the existing OCMC

Cost & Funding

- The total proposed cost of the expansion is \$20,000,000 to be paid entirely from the Building Inspection Enterprise Fund
- No debt service will be incurred
- Positive benefit to other departments housed at OCMC that in part depend on the General Fund for facilities.

Next Steps

- On June 22 an item will appear before City Council to authorize the design of the expansion in the amount of \$2,072,303
- Design and pre-construction work is estimated to be completed by September 2017
- In November 2017 an item will appear before City Council to award the construction of the facility
- The expansion project is estimated to be completed by November 2019

Questions?

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33G,H

SUBJECT

Authorize the ninth amendment to the Headquarters Lease with Southwest Airlines Co. for ground rights at Dallas Love Field for the construction of a pedestrian sky bridge consisting of 4,646 square feet and connecting the headquarters building with another property owned by Southwest Airlines Co. across Denton Drive, a portion of the Sky Bridge will be on property leased by Southwest Airlines Co. from Aviation - Financing: No cost consideration to the City

BACKGROUND

Southwest Airlines Co. currently leases approximately 35 acres at Dallas Love Field under its Headquarters Lease. The primary term of the lease will expire on May 4, 2046. Southwest Airlines Co. desires to build a pedestrian sky bridge (Sky Bridge) consisting of 4,646 square feet (0.107 acres) connecting to another property owned by Southwest Airlines Co. across Denton Drive. This Sky Bridge will allow for the safe crossing for Southwest Airlines Co. employees across Denton Drive without interruption of normal traffic flow. Both, Southwest Airlines Co. and the City of Dallas desire to amend the Headquarters lease to include the Sky Bridge. Upon approval of this ninth amendment all provisions of the Southwest Airlines Co. Headquarters Lease, including rent, shall apply to the Sky Bridge added by this ninth amendment. This ninth amendment is a ground rights lease that expires with the end of the primary lease.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the original lease on March 17, 1982, by Resolution No. 82-1017.

Authorized first amendment to the lease on December 17, 1986, by Resolution No. 86-3968.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized second amendment to the lease on November 9, 1988, by Resolution No.88-3549.

Authorized third amendment to the lease on February 23, 1994, by Resolution No. 94-0841.

Authorized fourth amendment to the lease on March 25, 1996, by Resolution No. 96-1159.

Authorized fifth amendment to the lease on May 28, 1997, by Resolution No. 97-1725.

Authorized sixth amendment to the lease on October 13, 1999, by Resolution No. 99-3346.

Authorized seventh amendment to the lease on January 24, 2001, by Resolution No. 01-0329.

Authorized eighth amendment to the lease on October 24, 2012, by Resolution No. 12-2696.

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

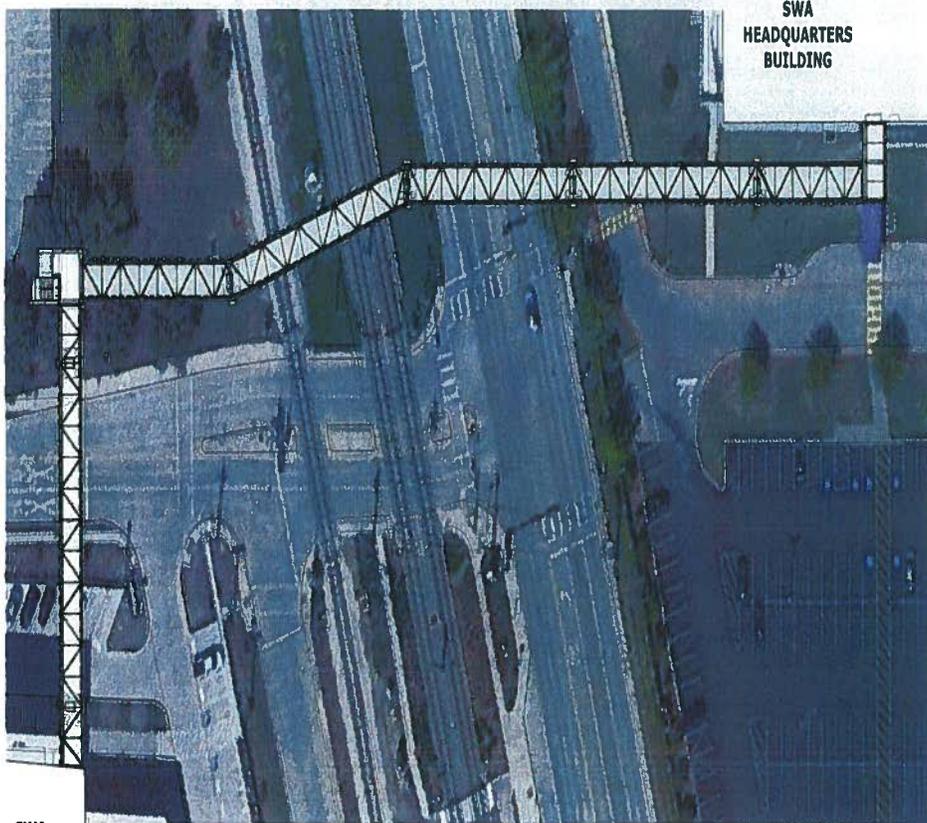
Southwest Airlines Co.

Gary C. Kelly, Chairman of the Board, President & Chief Executive Officer
Tammy Romo, Executive Vice President Finance & Chief Financial Officer
Ron Ricks, Vice Chairman of the Board

MAP

Attached.

Exhibit A



SWA
HEADQUARTERS
BUILDING

SWA
TOPS
BUILDING

SOUTHWEST AIRLINES

SCALE
1" = 40'



Donald R. Powell, Jr.
Reg. No. 1233

Orin W. Barnes
Reg. No. 1012

John E. O'Neil
Reg. No. 1151

R. Andrew Stewart
Reg. No. 1010

Design Study

Option F

06.23.2015

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DALLAS LOVE FIELD
Southwest Airlines Co. Existing
Maintenance/Headquarters Leases
MAPSCO 33G & H

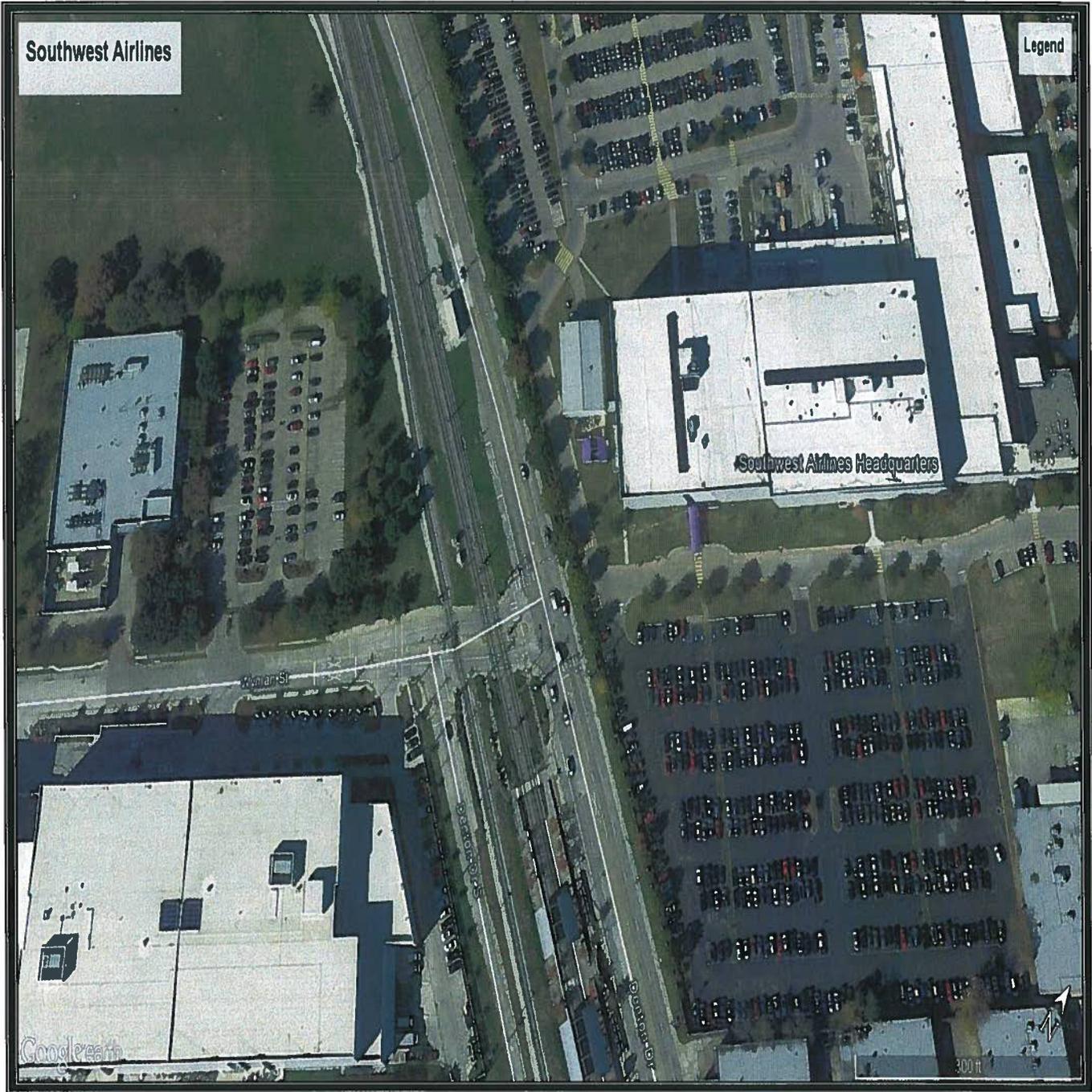
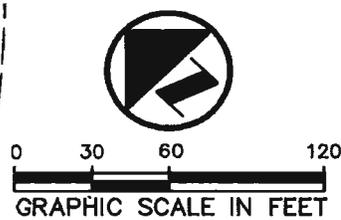
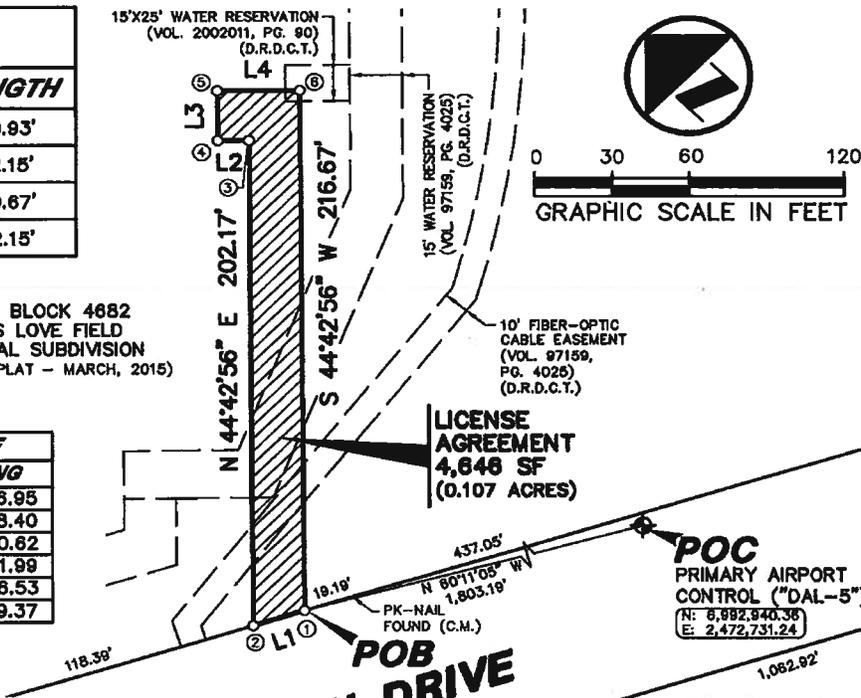


Exhibit B

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 62°24'07" W	20.93'
L2	N 45°17'04" W	12.15'
L3	N 44°43'03" E	20.67'
L4	S 45°17'04" E	32.15'

LOT 1B, BLOCK 4882
DALLAS LOVE FIELD
INDUSTRIAL SUBDIVISION
(PRELIMINARY PLAT - MARCH, 2015)

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	6,993,836.80	2,471,166.95
2	6,993,846.48	2,471,148.40
3	6,993,990.13	2,471,290.62
4	6,993,998.68	2,471,281.99
5	6,994,013.36	2,471,296.53
6	6,993,990.75	2,471,319.37



LEGEND	
	PROPERTY LINE
	LICENSE AGREEMENT LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	POINT OF BEGINNING
	POINT OF COMMENCING
	NUMBER CORRESPONDING TO COORDINATE TABLE
	VOLUME
	PAGE
	INST. NO. INSTRUMENT NUMBER
	R.O.W. RIGHT-OF-WAY
	D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	C.M. CONTROLLING MONUMENT

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

Kyle Coleman Harris
 Registered Professional Land Surveyor No. 6266
 Date 11/11/2015



Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-489
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=60'	NOV. 2015	1320-15.124

LICENSE AGREEMENT
 PART OF LOT 1B, BLOCK 4882
 DALLAS LOVE FIELD INDUSTRIAL SUBDIVISION
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 2 OF 2

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the City of Dallas Love Field Airport Control Network and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, State Plane Surface Bearings and based on observation of monument DAL-5 made on July 25, 2015. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506
 3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

M:\DWG-13\1320-15.124\DWG\SURVEY CSB 2012\1320-15.124_EX4.DWG 11/12/2015 - 9:20AM KHARRIS

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 12
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 5M

SUBJECT

Authorize acquisition from Debra J. West, of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of a total of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy & Osage Branch wastewater line. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000)

OWNER

Debra J. West

MAP

Attached



SUBJECT: 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 5X

SUBJECT

Authorize acquisition from Laguna Apartments, LLC, of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of a total of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy & Osage Branch wastewater line. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980)

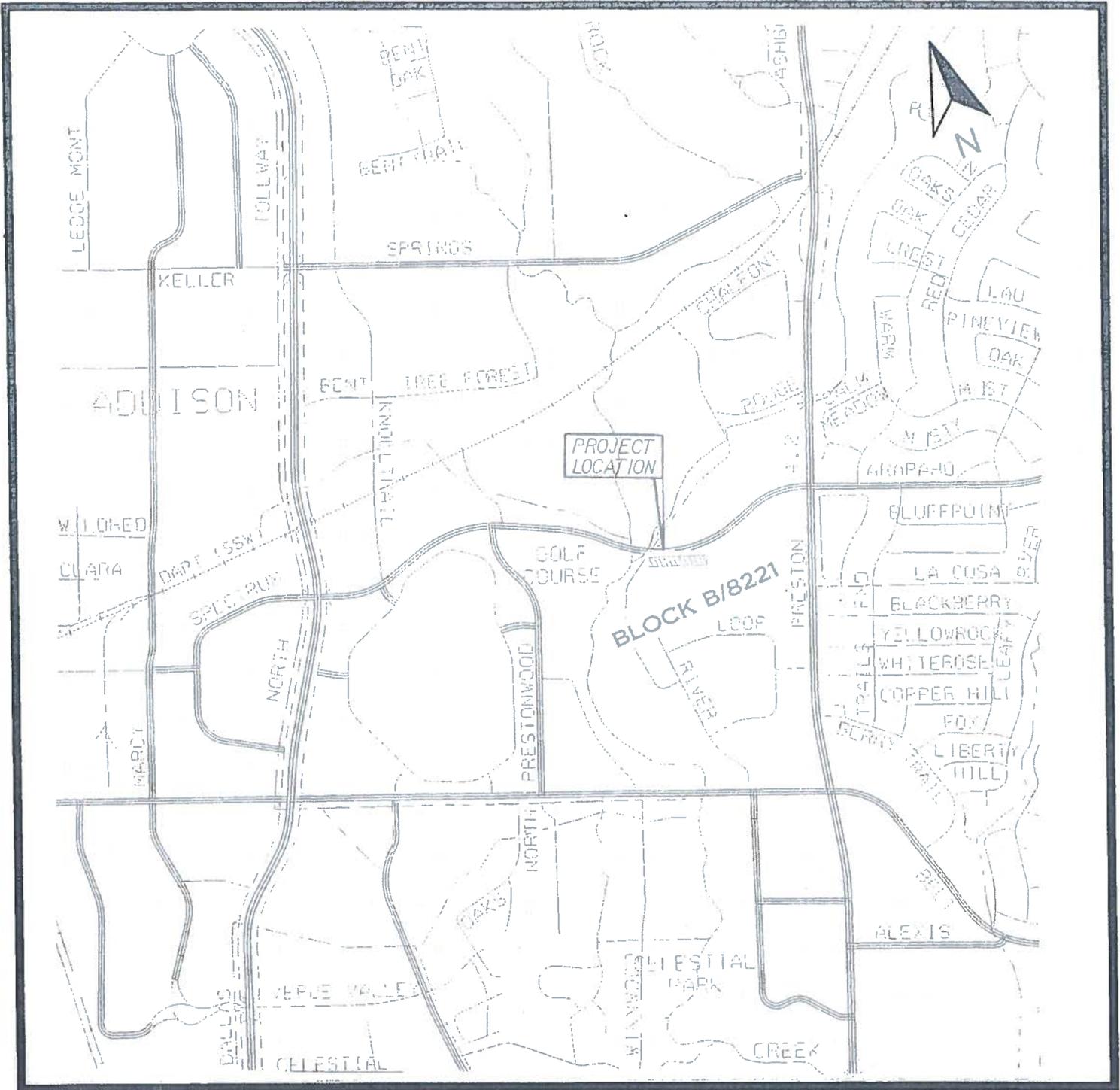
OWNER

Laguna Apartments, LLC

Steve Evans, President

MAP

Attached



SUBJECT: 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project (list attached) - Not to exceed \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project. The considerations are based on independent appraisals.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000)

OWNERS

Deborah Ann Fry

John Paul Fry

OWNERS (Continued)

Alicia Quintanilla

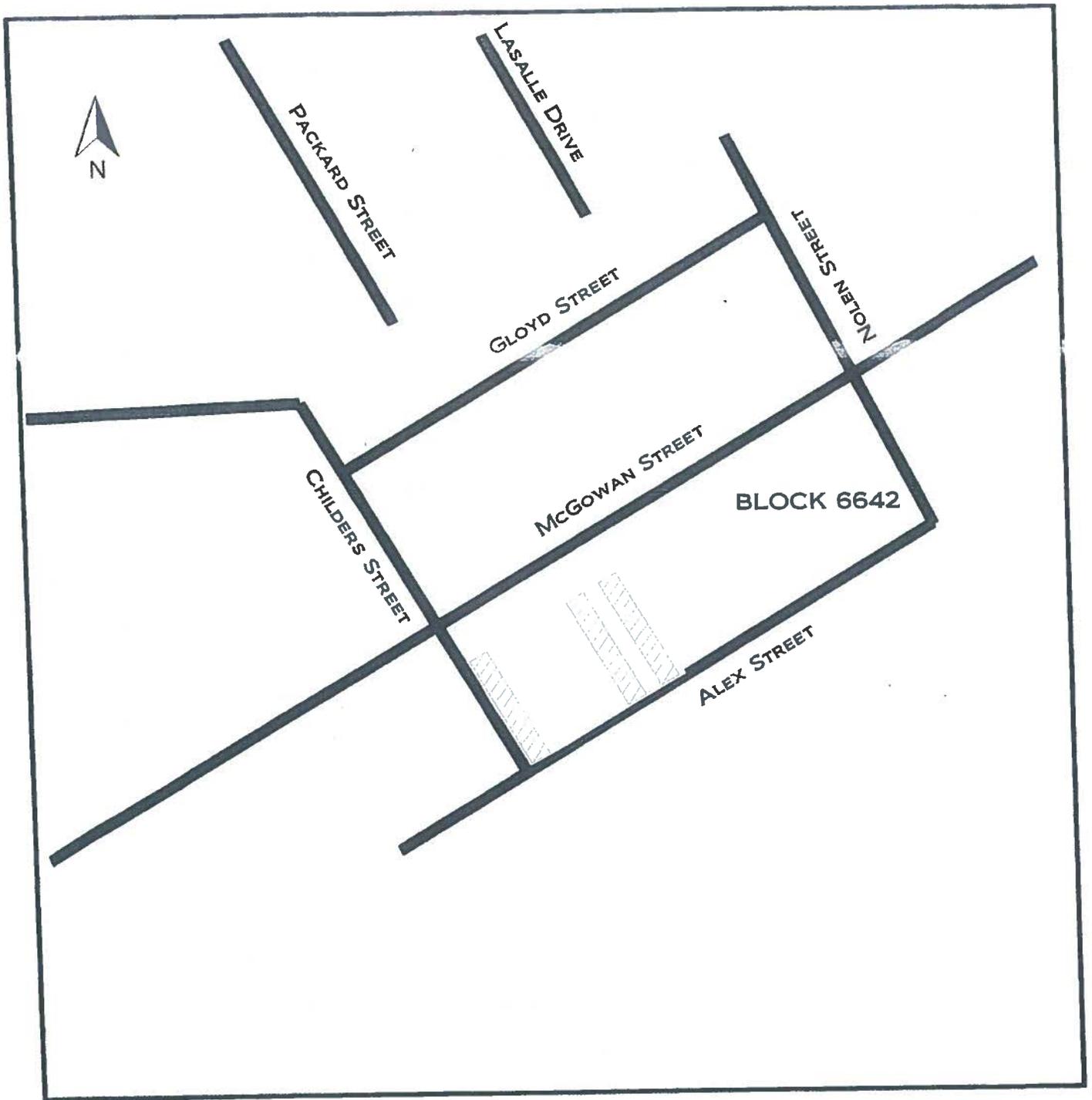
Jose Luis DeLeon

MAP

Attached

Cadillac Heights Project

<u>Owner</u>	<u>Address</u>	<u>Amount</u>
Deborah Ann Fry & John Paul Fry	2903 Alex	\$7,400
Alicia Quintanilla	2915 Alex	\$7,400
Jose Luis DeLeon	2923 Alex	\$7,400



SUBJECT: 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 43E

SUBJECT

A resolution consenting to the sale of 3 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City

BACKGROUND

As required under Tax Code 34.05(i) and 34.05(j), this item will consent to the sale of 3 tax foreclosed properties (list attached) by Dallas County. Pursuant to the provisions of Section 34.05(c) of the Tax Property Code, the properties were offered for sale by the Sheriff of Dallas County at public auction. No bids were received and the properties were subsequently struck off to the Irving Independent School District, pursuant to tax judgments for the non-payment of delinquent taxes. The County of Dallas holds the properties in trust for each taxing entity and is seeking the consent for the sale of the properties.

The properties will return to the tax rolls upon sale and conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

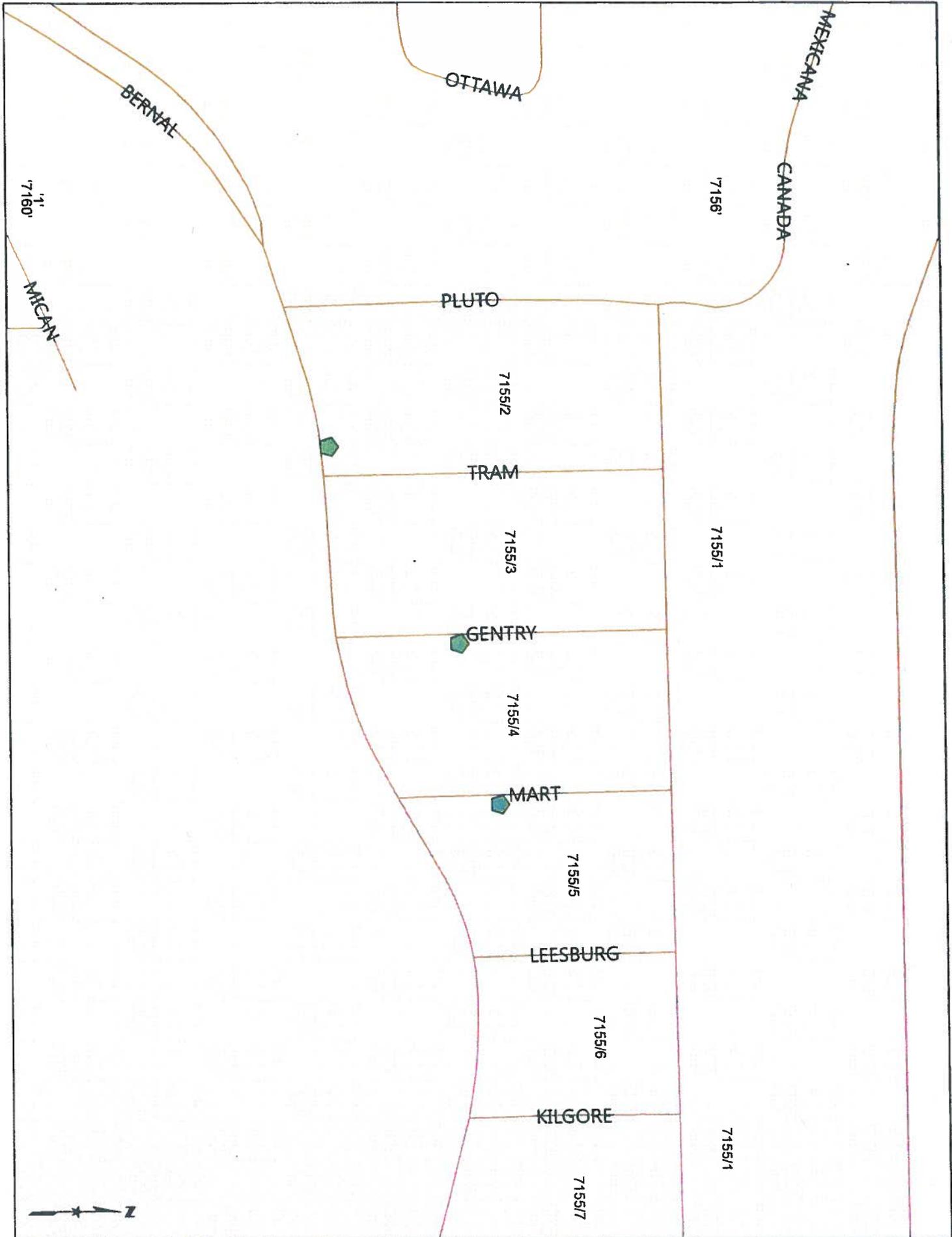
No cost consideration to the City.

MAP

Attached

PROPERTY LIST

STREET ADDRESS	MAPSCO	COUNCIL DISTRICT
4315 Bernal Drive	43E	6
4136 Gentry Drive	43E	6
4136 Mart Street	43E	6



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
Sanitation Services
CMO: Ryan S. Evans, 671-9837
Joey Zapata, 670-3009
MAPSCO: 67 F, K

SUBJECT

A resolution authorizing the conveyance of an easement and right-of-way containing approximately 26,815 square feet of land to Oncor Electric Delivery Company, LLC for the construction and maintenance of electric facilities across City-owned land located at the McCommas Bluff Landfill near the intersection of Simpson Stuart and Locust Roads – Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC located at the McCommas Bluff Landfill. This easement and right-of-way will allow for the construction and maintenance of power lines and electric transformer facilities to service the McCommas Bluff Landfill.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

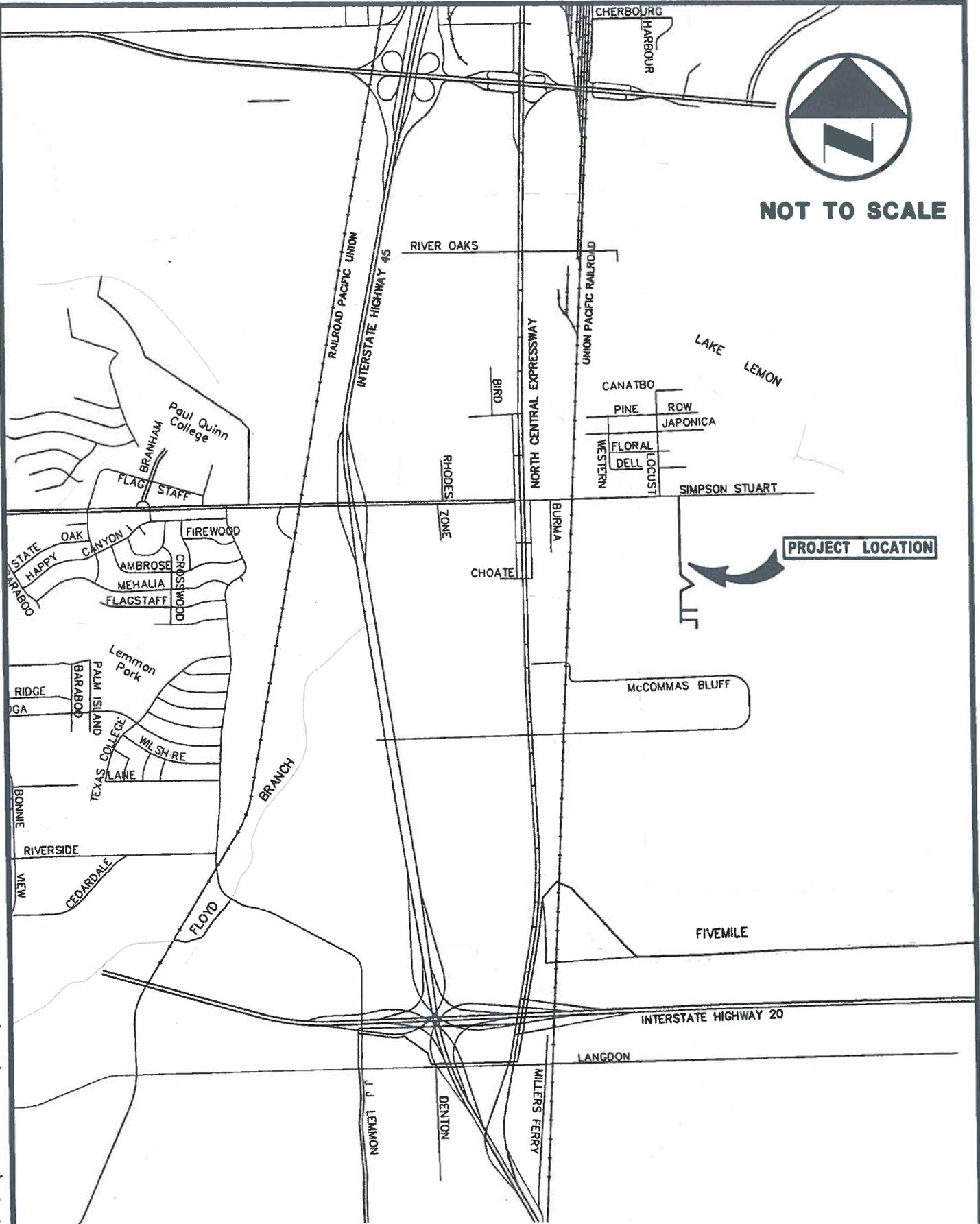
No cost consideration to the City.

MAP

Attached



NOT TO SCALE



PROJECT LOCATION

LOCATION MAP

M:\DWG-37\3751-15.402\DWG\SURVEY C3D 2015\3751-15.402EX.DWG

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 30Y

SUBJECT

A resolution authorizing the conveyance of a storm sewer drainage easement containing approximately 1,592 square feet to the City of Garland across City-owned land at Lake Ray Hubbard located near the intersection of Roan and Rowlett Roads - Revenue: \$1,000

BACKGROUND

This item authorizes the conveyance of a storm sewer drainage easement to the City of Garland for the construction and maintenance of a drainage easement across City-owned land at Lake Ray Hubbard near the intersection of Roan and Rowlett Roads. This property will be used for the Hillside on the Lake II Project. The purchase price of \$1,000 is based on independent appraisal.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

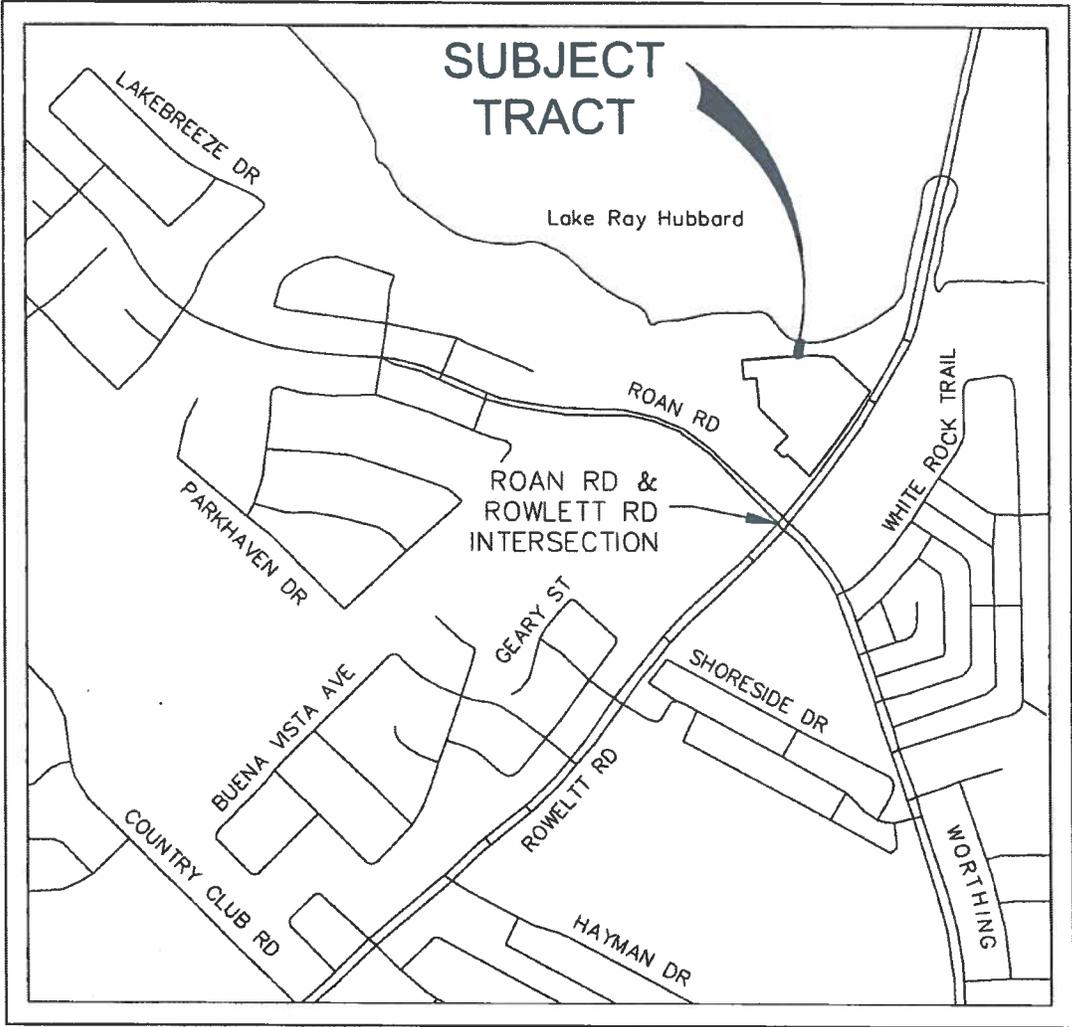
FISCAL INFORMATION

Revenue: \$1,000

MAP

Attached

N



VICINITY MAP

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 10C-T

SUBJECT

A resolution authorizing the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall across City-owned land at Lake Ray Hubbard located near the intersection of Chestnut Lane and Betty Street - Revenue: \$4,485

BACKGROUND

This item authorizes the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall for the construction and maintenance of two drainage easements across City-owned land at Lake Ray Hubbard near the intersection of Chestnut Lane and Betty Street. This property will be used for the Castle Ridge Estates Project. The purchase price of \$4,485 is based on an independent appraisal.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

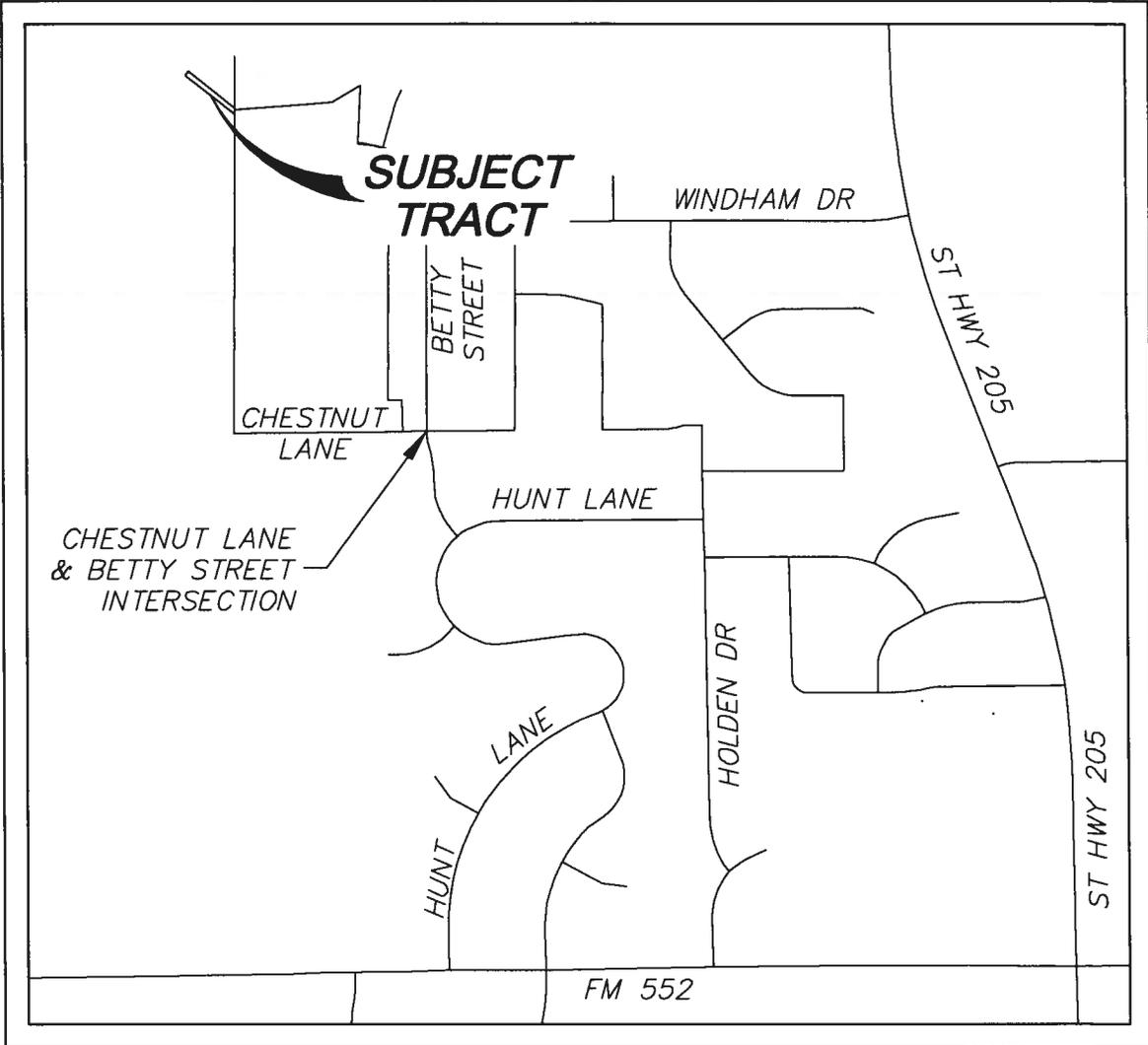
FISCAL INFORMATION

Revenue: \$4,485

MAP

Attached

N



VICINITY MAP

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 10
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 17X

SUBJECT

An ordinance granting a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for the use of approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, located near its intersection with Cross Creek Drive - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, near its intersection with Cross Creek Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

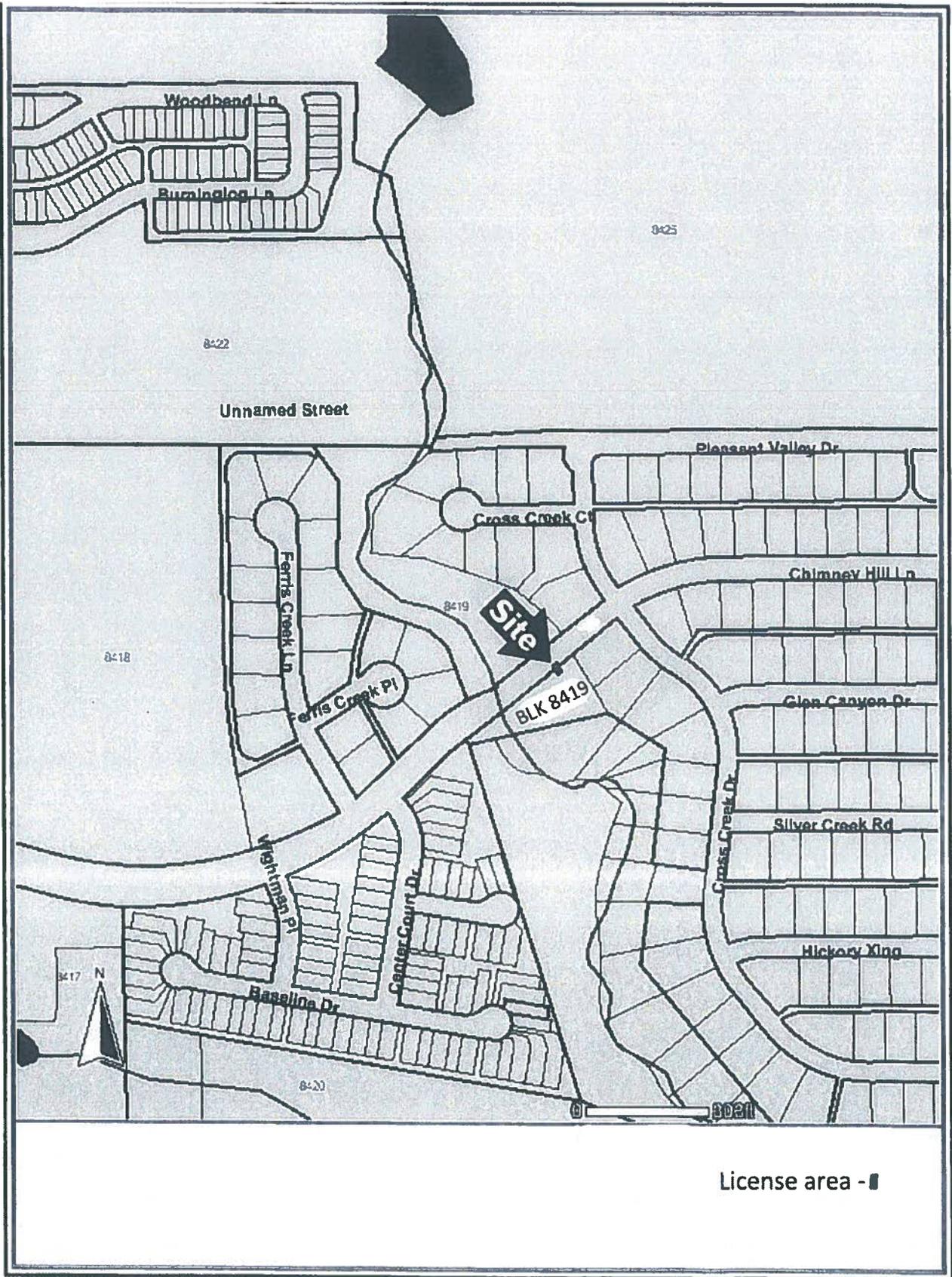
OWNER

Country Forest-Jackson Meadows Homeowners Association, Inc.

Charles H. Stegman, President

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33H

SUBJECT

An ordinance granting a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Revenue: \$1,000 annually, plus the \$20 ordinance publication fee

OWNER

Southwest Airlines Co.

Gary C. Kelly, President

MAP

Attached



AREA TO BE LICENSED

 LICENSE AREA

DALLAS COUNTY
MAPSCO 33H

VICINITY MAP
(NOT TO SCALE)

M:\DWG-13\1320-15.124\DWG\SURVEY C30 2012\1320-15.124_EX1.DWG

03/22/2016 -- 4:15PM

JMILLER

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 66R

SUBJECT

A resolution authorizing the sale of a tax foreclosure property located at 6210 J J Lemmon Road to be voided and provide for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property - Financing: This action has no cost consideration to the City

BACKGROUND

This item authorizes the sale of a tax foreclosure property located at 6210 J J Lemmon Road to be voided and provides for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property. This property was sold to Linda and Jessie Medlock for \$11,021 on October 8, 2015.

The City by accident, oversight, error, and/or mistake executed and delivered a quitclaim deed to Linda and Jessie Medlock recorded on December 28, 2015.

The City and Jessie and Linda Medlock mutually wish to void said transaction, acknowledge the mistake and execute necessary documents to publicly reinstate title to the property to the City, as trustee. The City shall return the bid purchase price plus recording fee in the amount of \$11,071.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 26, 2015, by Resolution No. 15-1570, Council approved the bid purchase price.

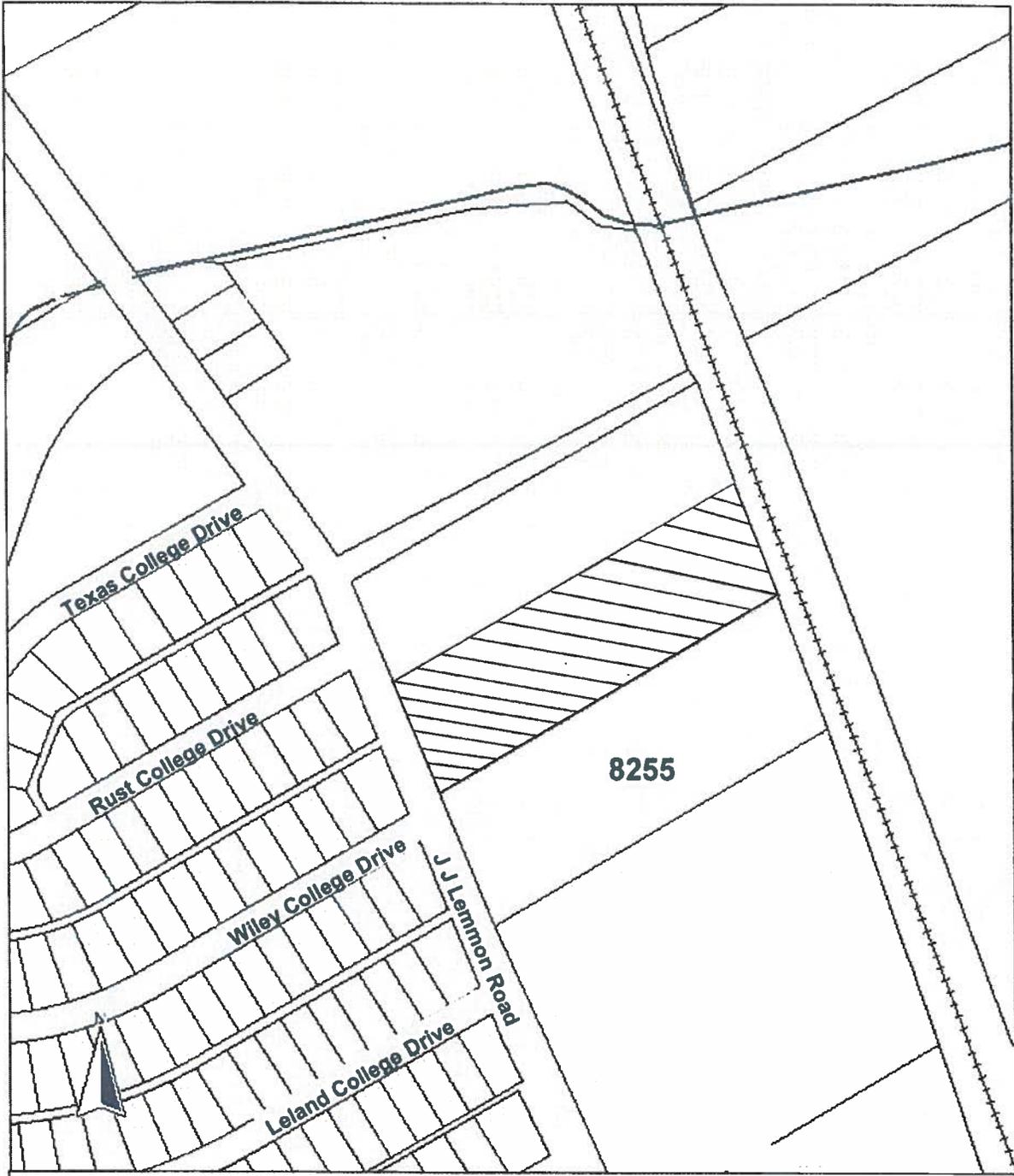
Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

This action has no cost consideration to the City.

MAP

Attached



8255

Texas College Drive

Rust College Drive

Wiley College Drive

Leland College Drive

J J Lemmon Road



6210 J J Lemmon Road

**Upcoming
Agenda Items
for
June 22, 2016**

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): 2, 3, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 L 45 P 53 B & 45 J

SUBJECT

Authorize the nomination of Greyhound Lines, Inc. located at 350 North St. Paul Street, Dallas, TX 75201, 205 South Lamar Street, Dallas, TX 75202, 627 N. Westmoreland Road, Dallas, TX 75211 and 315 Continental Avenue, Dallas TX, 75207 to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended, (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas has been approached by Greyhound Lines, Inc. (“Greyhound”) to nominate by resolution, its application for an Enterprise Zone Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The 5-year designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Greyhound’s corporate headquarters, located at 350 North St. Paul Street in Downtown Dallas, serves as the operational hub of the company and houses various terminal and service support departments such as accounting and finance, scheduling, information technology, human resources, customer service, and project management. The three additional participating locations, located within 6 miles of the headquarters operation, are two local Passenger Terminals at 205 South Lamar Street and 627 N. Westmoreland Road as well as the company’s Repair and Service Garage at 315 Continental Avenue. Greyhound currently employs 591 employees in Dallas and commits to retain its current level of employment.

BACKGROUND (Continued)

Greyhound, which celebrated its 100th anniversary last year, intends to invest \$267 million to improve operations in the areas of information technology, transportation and facilities. At Greyhound's headquarters, the company anticipates nearly \$43 million of information technology investments over the next 5 years. Furthermore, Greyhound will be investing \$244 million for new busses as well as refurbishing its existing 1,900 bus fleet. Approximately \$500,000 will be expended on facility renovations.

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and significant private investment that will assist economically distressed areas of the state. Approved projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created at the qualified business site. The Enterprise Zone Program is administered through the Office of the Governor, Economic Development Bank.

Projects may be physically located in or outside of an Enterprise Zone and qualify for the program. If located within an Enterprise Zone, the company must commit that at least 25 percent of their new employees will meet economically disadvantaged or enterprise zone residence requirements. If located outside of a zone, the company must commit that at least 35 percent of their new employees will meet economically disadvantaged or enterprise zone residency requirements. The primary site for this project, 350 North St. Paul Street, is not located within an Enterprise Zone.

This project conforms with the Public Private Program Guidelines and Criteria in that it involves an investment of over \$5 million.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

No cost consideration to the City

CORPORATE REPRESENTATIVE

Greyhound Lines, Inc.

Brian Beechem, Assistant Secretary

MAP

Attached.

Memorandum



CITY OF DALLAS

DATE June 3, 2016

TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas II (Vice-Chair), Adam Medrano, Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Office of Economic Development Contract for Web Design & Digital Content Strategy**

On June 22, 2016, City Council will consider the authorization of a five-year service contract for web site design and digital content strategy services with Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven. The City issued an RFP for the project on February 24, 2016 and closed on March 10, 2016. The total five-year project cost is \$105,246.00 and will be financed with Public/Private Partnership Funds.

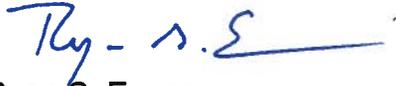
This five year contract will provide web design services, hosting and support, and content strategy for the Office of Economic Development (OED) to replace its existing web site and recommend and implement changes to its external communications program. Replacing the current site, dating from 2010, is a high priority for OED, as the navigation, underlying technology, and device responsiveness no longer meets modern standards. The current web site is also not integrated with OED's Salesforce customer resource management (CRM) system.

The site functions as the primary gateway for new and existing clients to learn about opportunities, programs, and contacts necessary for the successful expansion, retention and attraction of businesses and investment of all sizes and locations. The new site will also help to increase the emphasis on attracting and retaining a talented, skilled labor force as residents of the City of Dallas.

OED collaborated with the Department of Communications & Information Services (CIS) and the Public Information Office (PIO) throughout the process including the design of the specifications and the selection of the most advantageous vendor.

The new site will bring a fresh web presence for OED, new features to better serve clients, and a new digital communications strategy which will play an integral role in proactive recruitment, retention, and expansion of business and real estate within the City of Dallas. The strategy will inform the web site design and functionality as well as the department's external communications program, which includes social media, print, and email. The new site will also be fully integrated with the Salesforce CRM. The overall program will keep the City of Dallas competitive regionally and nationally.

Should you have any questions, please contact me at (214) 670-3302.



Ryan S. Evans

First Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
- | | |
|--|--|
| A.C. Gonzalez, City Manager | Mark McDaniel, Assistant City Manager |
| Christopher D. Bowers, Interim City Attorney | Joey Zapata, Assistant City Manager |
| Craig D. Kinton, City Auditor | Jeanne Chipperfield, Chief Financial Officer |
| Rosa A. Rios, City Secretary | Sana Syed, Public Information Officer |
| Daniel F. Solis, Administrative Judge | Karl Zavitkovsky, Director, Office of Economic Development |
| Eric D. Campbell, Assistant City Manager | J. Hammond Perot, Assistant Director, Office of Economic Development |
| Jill A. Jordan, P.E., Assistant City Manager | Elsa Cantu, Assistant to the City Manager – Mayor & Council |

Dallas-Together, we do it better

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development
Business Development & Procurement Services

CMO: Ryan S. Evans, 671-9837
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a five-year service contract for web site design and digital content strategy services – Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven Not to exceed \$105,246 – Financing: Public/Private Partnership Funds

BACKGROUND

This five year contract will provide web design services, hosting and support, and content strategy for the Office of Economic Development (OED) to replace its existing web site and recommend and implement changes to its external communications program.

OED's web site (<http://www.dallas-ecodev.org>) is the primary gateway for businesses, investors, entrepreneurs and citizens as they seek information on the city's economic climate and research public-private partnership opportunities. The current site includes testimonials, news, small business guides, demographic and economic measures, and detailed information on the department's incentive programs, partners and services. OED also maintains a digital communications suite via social media (Facebook, Twitter, LinkedIn) and e-mail newsletters.

The current site was redesigned most recently in 2010, and the contract with the designer for hosting and support will end this fall. The current site no longer meets the needs of staff and clients, including a lack of mobile device responsiveness, antiquated site organization, and old technology. The new site will bring a fresh web presence for OED, new features to better serve clients, and a new digital communications strategy which will play an integral role in proactive recruitment, retention, and expansion of business and real estate within the City of Dallas.

BACKGROUND (Continued)

The Dallas Film Commission and Dallas B.R.A.I.N. web sites are separate from the main OED web site and are not included in this contract. The International Inland Port of Dallas web site will be consolidated with the main OED site as part of this contract.

The City issued a RFP for new website on February 24, 2016 and closed on March 10, 2016. The RFP sought proposals that would greatly simplify discoverability and provide an optimal user interface and experience for its customers and Dallas citizens. A focused, compelling brand and a dynamic online presence will support the Office's mission of attracting businesses and talent to (and within) the City of Dallas. Dallas OED wants to create a new site that is fresh, engaging and user-friendly.

The site will provide strategic and compelling data and information to site selectors, CEOs, business owners and key decision-makers who are considering business expansions or relocations. OED wants to increase key customer contacts, connectivity and business leads via intuitive contact information and forms. The project will also integrate the Office's Salesforce CRM platform with its website to collect leads and better interact with customers.

CivicPlus was the most responsive proposer. They will complete the following major work items over the five year contract term: (1) a new content management strategy covering web, social media, and email communications; (2) a new web site design and structure that fits with the strategy; (3) integration with the Salesforce CRM; and (4) hosting and support related to the above activities.

A five member committee from the following departments reviewed and evaluated the proposals:

- Business Development & Procurement Services (1)*
- Economic Development (2)
- City Manager's Office (1)
- Development Services (1)

*Business Development and Procurement Services only evaluated cost.

The proposer's responses were evaluated based on the following criteria:

- Cost 30%
- Strategic Approach 25%
- Capability, Expertise & Experience 20%
- Functional Match and Technical Match 20%
- Training 5%

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,270 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

FISCAL INFORMATION

\$105,246 – Public/Private Partnership Funds

M/WBE INFORMATION

- 204 - Vendors contacted
- 204 - No response
 - 0 - Response (Bid)
 - 0 - Response (No bid)
 - 0 - Successful

1,270 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Icon Enterprises, Inc. dba CivicPlus

White Male	85	White Female	81
Black Male	4	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	3	Other Female	8

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1613 and were opened on March 11, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Icon Enterprises, Inc. dba Civic Plus	302 S. 4 th Street Suite 500 Manhattan, KS 66502	86.48%	\$105,246.00
Civic Resource Group International, Inc.	915 Wilshire Boulevard Suite 1680 Los Angeles, CA 90017	86.13%	\$97,860.00
Atlas Advertising	929 Broadway Denver, CO 80203	84.38%	\$125,640.00
Golden Shovel Agency, LLC	43 E. Broadway Street Little Falls, NN 56345	84.26%	\$99,200.00
Imulos LLC. dba Axial	944 Pearl Street Boulder, CO 80302	78.20%	\$116,970.00
Diversified Technologies LLC dba DT Atlanta	440 Louisiana Street Suite 900 Houston, TX 77002	76.00%	\$88,500.00
Teneo Management Company, LLC Dba Lifeblue	610 Elm Street Suite 400 McKinney, TX 75069	74.06%	\$147,000.00
Zielinski Design Associates, Inc.	6301 Gaston Avenue Suite 820 Dallas, TX 75214	66.12%	\$108,960.00
The Old State, LLC	9007 San Benito Way Dallas, TX 75218	65.52%	\$151,500.00
Pavlov Advertising, LLC	707 W. Vickery Boulevard Suite 103 Fort Worth, TX 76104	60.45%	\$254,050.70

DRAFT

PROPOSAL INFORMATION (Continued)

InSite Productions, 4311 Oaklawn Avenue
LLC Suite 100
Dallas, TX 75219

55.37%

\$337,390.00

OWNER

Icon Enterprises, Inc. dba CivicPlus

Brian Rempe, President
Ward Morgan, Secretary

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45Q

SUBJECT

Authorize an amendment to Resolution No. 16-0530 approved on April 13, 2016, approving a management agreement with DPL Loan Holdings, LLC, for Browder Street Plaza to remove certain maintenance responsibilities to be retained by the Parks Department - Financing: No cost consideration to the City

BACKGROUND

On April 13, 2016, City Council approved authorization of 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 the 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.

The approved resolution did not specify that the City of Dallas Park and Recreation Department will continue to provide basic maintenance upon execution of the agreement with DPL Loan Holdings, LLC (Hamilton Properties). It was the intent that DPL Loan Holdings, LLC, or an assignee, provide maintenance above and beyond the short list of Park Department obligations on the Plaza. With food trucks and new seating area activation, it is anticipated that the Hamilton's maintenance responsibility will be significant give trash collection, power washing of space and other tasks to maintain a highly desirable public space. Further, DPL Loan Holdings, LLC will be responsible for ensuring that the space is operated in a manner satisfactory to the City which will include, but is not limited to, hiring staff to market the use of the Plaza and schedule the food truck and additional vendors. DPL Loan Holdings, LLC will keep 10% of the revenue generated by the food trucks and additional vendors and therefore requires the Park Department's basic services to make this public space activation feasible. It is also anticipated that Downtown Dallas, Inc will use resources to assist in making Browder Street Plaza a desirable, well maintained and operated public space.

BACKGROUND (Continued)

During the summer of 2012, the City issued a request for proposals (BJZ1225) for an operator to activate Browder Street Plaza. Hamilton Properties (DPL Loan Holdings, LLC), the owner of the adjacent DP&L building, was chosen to operate and maintain Browder Street Plaza. Their proposal included the development and operation of small retail spaces, including food trucks and retail kiosks. Food vending is intended to occur primarily at lunch and after work hours. Four annual special events are being required to further activate the space throughout the year. DPL Loan Holdings, LLC will deposit 10% of their revenue into the Downtown Connection TIF District fund after Browder Street Plaza collections exceed \$5,500 monthly.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2016, the Downtown Connection TIF District Board of Directors reviewed information pertaining to the management, operation, maintenance and retail activation of Browder Street Plaza in the Downtown Connection TIF District.

On April 13, 2016, City Council approved Resolution 16-1530, authorizing 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.

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

14

VENDOR

DPL Loan Holdings, LLC

MAP

Attached.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 F

SUBJECT

Authorize a Chapter 380 economic development grant agreement with Jacobs Engineering Group, Inc. in an amount up to \$277,500 to encourage the relocation of the company headquarters to 1999 Bryan Street and stimulate business development activity in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$277,500 - Financing: Public/Private Partnership Funds

BACKGROUND

For the past several months, city staff has been in discussions with representatives of Jacobs Engineering Group Inc. ("Jacobs" or the "Company") regarding the relocation of its corporate headquarters from California. The company considered locations in several states for its new corporate office where it had an existing regional office. In response to proposals from the City of Dallas and State of Texas for economic development support, the Company chose to locate at 1999 Bryan Street, Dallas, TX (Bryan Tower).

Jacobs, publicly traded as a Fortune 500 company, was founded in 1947 by Dr Joseph J Jacobs. The company excels in design and engineering services for the following business lines: Petroleum & Chemicals; Buildings & Infrastructure; Aerospace & Technology; and Industrial. The Company's CEO is Mr. Steven J. Demetriou. The Company employs over 60,000 persons globally with approximately 2,000 at several locations in Texas. Jacobs has over 250 offices in North America, South America, Europe, the Middle East, Australia, Africa, and Asia.

Jacobs' Dallas regional office currently leases approximately 80,373 s.f. at Bryan Tower (presently occupying 55,472 s.f.) through April 30, 2025 and the Company maintains 250 jobs at the site.

BACKGROUND (Continued)

With its headquarters relocation, the Company will extend its lease to December 31, 2028 and expand its leasehold from 80,373 s.f. to 96,936 s.f. to allow co-location of the Company headquarters. With the move, Jacobs anticipates relocating up to 111 positions to Dallas and estimates that approximately 25 percent of the positions will be filled by staff relocating from California. Jacobs will initiate its headquarters relocation immediately and anticipates completing the process by the end of 2019.

The terms of the proposed Chapter 380 economic development grant agreement are as follows:

- Jacobs will meet “base eligibility” for the economic development grant once it has (1) changed its Company headquarters address to 1999 Bryan Street, Dallas, Texas; (2) executed a new or extended lease of at least 10-years that incorporates the Company headquarters; and (3) received a certificate of occupancy for the space occupied by the Company headquarters.
- Upon attaining “base eligibility”, the Company will be eligible for the proposed grant in an amount up to \$277,500 (\$2,500 per job on site) in three phases based on the additional stipulations outlined below.

Payment 1: maintenance of 250 existing jobs and locating 18 new permanent headquarter positions with a minimum average salary of \$130,000 at the property by December 31, 2017. Payment amount: \$45,000.

Payment 2: maintenance of 268 existing jobs and locating an additional 72 new permanent headquarter positions (90 total new) with a minimum average salary of \$130,000 at the property and verify a minimum investment of \$1 million on furniture, fixtures and equipment (FF&E) by December 31, 2018. Payment amount: \$180,000.

Payment 3: maintenance of 322 existing jobs and locating an additional 10 new permanent headquarter positions (100 total new) at the property by December 31, 2019 with a minimum average salary of \$130,000. Payment amount: \$25,000.

- Should Jacobs attain eligibility for any of the described payments but not a subsequent payment, Jacobs will be required to reimburse the City 50 percent of the grant amount previously paid and the grant will be terminated with no further payment, subject to the notice of default and cure provisions that will be set forth in the grant agreement.

BACKGROUND (Continued)

- Once all three payments are made, should Jacobs not maintain at least 100 full-time positions at the office for a period of five (5) years beginning January 1, 2020 through December 31, 2024, the company will be required to reimburse the City an amount of \$150,000, subject to the notice of default and cure provisions that will be set forth in the grant agreement.

Net fiscal impact from the project after incentives is estimated at \$XYZ over the 10 year lease term. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria as creates over 100 jobs. Staff recommends approval of the proposed incentive.

ESTIMATED SCHEDULE OF PROJECT

Complete first phase move-in	December 2017
Complete final phase move-in	December 2019

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

FISCAL INFORMATION

\$277,500 - Public/Private Partnership Funds

COMPANY REPRESENTATIVE

Kevin Berryman
Executive Vice President & CFO
Jacobs Engineering Group, Inc.

MAP

Attached.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 H; 46E

SUBJECT

Gaston Hotel and Area Wide Improvements

- * Authorize **(1)** a Project Supplemental Agreement to the Master Agreement with Dallas County for participation in the design and construction of drainage, paving, street lighting, sidewalks, ADA ramps, traffic signal improvements and other costs for public improvements associated with Baylor area-wide improvements, including a full-service hotel.; **(2)** the receipt and deposit of funds in an amount not to exceed \$450,000 in the Capital Projects Reimbursement Fund from Dallas County; and **(3)** an increase in appropriations in the amount not to exceed of \$450,000 in the Capital Projects Reimbursement Fund - Financing: No cost consideration to the City
- * Authorize **(1)** a Participation Agreement with GMV Gaston, LP, whereby the company will be responsible for design, relocation, and construction of utilities, crosswalks and site improvements for Baylor Area wide improvements adjacent to a proposed hotel development project in accordance with the design specifications of the City, subject to inspection and final acceptance by the City; and **(2)** an increase in appropriations in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds (funds advanced by GMV Gaston, LP)
- * Authorize a Chapter 380 economic development grant agreement with GMV Gaston , LP, pursuant to the Public/Private Partnership Program and the project supplemental agreement with Dallas County for the development of a full-service hotel located on a tract of land addressed as 3301-3309, 3401 Gaston Avenue, 3302 Floyd Street, and 910-916 N Hall Street and associated public and private improvements including site and area wide street improvements - Not to exceed \$450,000 - Financing: No City Consideration

BACKGROUND

For the past several months, City and County staff have worked with Baylor Scott and White Hospital (Baylor Medical Center) and GMV Gaston, LP regarding the creation of a 68,000 square feet full service hotel development on vacant land at the northeast corner of Gaston and Hall Street. The Project will consist of a full service hotel, serving the Baylor Medical University and the Deep Ellum area, located at the northeast corner of Gaston Avenue and North Hall Street, on currently vacant land leased to an affiliate of the Developer by the Baylor Scott and White Health System (BSWHS) for no less than 55 years but up to 90 years.

Dallas County is providing funding for needed community and public improvements through the Project Supplemental Agreement with the City which will fund public improvements for the area including improvements along Hall Street and Gaston Avenue. The City will receive and administer the funds for Phase 1 and 2 through the proposed Chapter 380 Economic Development Grant. Phase 1 will begin construction no later than December 2016 and will be completed no later than December 2018. Phase 2 will begin construction no later than December 2017 and will be completed no later than December 2019. Total project value of improvements, including Hotel development is approximately \$20,000,000. Financial assistance will be provided by the County in a matching grant, with GMV Gaston, LP matching the County's funds. The proposed public infrastructure improvements are estimated to cost approximately \$900,000. GMV Gaston, LP is funding the improvements and will be reimbursed up to \$450,000 from Dallas County funding through the proposed Chapter 380 grant. Since the County has no funding mechanism to private developers, the City is serving as administrator of these funds through a Project Specific Agreement with the County. The City will have no financial obligation. In addition to the costs associated with the site and facility improvements, GMV Gaston, LP is responsible for any cost overruns related to the public infrastructure.

The project will be built in two phases. Phase 1 will be the development, completion of construction, and certificates of occupancy for a hotel development project consisting of a minimum of 68,000 square feet of hotel and shared common space with meeting space, food and beverage, fitness center, and pool area. The Project will include a minimum of 60,000 square feet of hotel space (approximately 132 rooms). In addition, the project will feature 8,000 square feet used for back of house/common area uses. As part of the project, the development will feature site and streetscape improvements including, but not limited to, a barrier free curb ramp and crosswalk and sidewalk improvements, and burial of power and low voltage lines. In addition to creating the hotel, the developer will provide area wide improvements surrounding the site to support Baylor Medical Center and the adjacent area. Phase 2 will be the completion construction of project-related site and streetscape improvements and obtain certificate(s) of acceptance for, including but not limited to, curb improvements and crosswalk improvements.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction December 31, 2016
Substantial Completion December 31, 2019

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 6, 2016, the Economic Development Committee was briefed on this item.

FISCAL INFORMATION

\$450,000 – Public/Private Partnership Funds

OWNER

GMV Gaston, LP

Marty Collins,
Manger

DEVELOPER

Gatehouse Gaston Development LLC

Marty Collins,
Manger

MAP

Attached.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34Y

SUBJECT

Authorize an amendment to Resolution No. 14-1271, approved on August 13, 2014, which approved a TIF development agreement with Texas InTownHomes, to extend the deadlines to obtain building permits from June 30, 2016 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines from June 30, 2018 to June 30, 2019 for the Cedar Branch Townhomes redevelopment project– Financing: No cost consideration to the City

BACKGROUND

On August 13, 2014, City Council approved Resolution Nos. 14-1271 and 14-1272, authorizing a development agreement with Texas InTownHomes, LLC, to provide reimbursement: (a) 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; (b) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed \$2,888,366; and (c) funding not to exceed \$3,450,000 for the affordable for sale townhomes as per the Mixed Income Housing Guidelines Pilot Program includes \$150,000 per unit reimbursements to Texas IntownHomes LLC for sale to the qualified buyers and the potential purchase at 280,000 per unit by the City of Affordable Homes that the Texas IntownHomes LLC is unable to sell by Resolution Nos. 14-1271 and 14-1272. Per Section 12 of Resolution 14-1271, the project was required to obtain a final certificate of occupancy and complete other completion deadlines by December 31, 2017.

InTownHomes submitted an initial request for a six-month extension for all project deadlines due to delays in receiving building permits. This delay was approved December 16, 2015 by the Southwestern Medical District and extended the deadline to obtain building permits to June 30, 2016 and extended deadlines to obtain a final certificate of occupancy and complete other completion deadlines to June 30, 2018.

BACKGROUND (Continued)

In the permit process, it was determined that the project would require reopening the project's zoning process in order to account for the reduction in paving for Hawthorne Avenue and Bengal Street, per the approved conceptual plans. The property owner requested a zoning change to bring the approved conceptual plan in compliance. This request was recommended for approval by City Plan Commission. They have submitted a zoning change request, which is up for consideration by the City Council in May 2016. This requirement caused a delay in start of construction deadlines to Mid-2016.

Based on the timing of the zoning change process (and required community meetings), the developer is requesting a twelve-month extension of all contractual dates in the TIF Development Agreement. The Southwestern Medical TIF District Board of Directors supports this request. The project represents the first TIF funded affordable for sale housing development.

ESTIMATED PROJECT SCHEDULE

Begin Project June 2017
Complete Project June 2019

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"), City of Dallas, Texas (hereinafter referred to as the "Zone") and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 25965, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, V.T.C.A. (the "Act"); as amended.

On January 11, 2006, City Council authorized the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan pursuant to Ordinance No. 26205; as amended.

On August 13, 2014, City Council authorized a development agreement with Texas IntownHomes LLC, to provide reimbursement: (a) 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; (b) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed \$2,888,366; and (c) funding not to exceed \$3,450,000 for the affordable for sale townhomes as per the Mixed Income Housing Guidelines Pilot Program includes \$150,000 per unit reimbursements to Texas IntownHomes LLC for sale to the qualified buyers and the potential purchase at 280,000 per unit by the City of Affordable Homes that the Texas IntownHomes LLC is unable to sell by Resolution Nos. 14-1271 and 14-1272.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On August 13, 2014, City Council authorized 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, Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) - Not to exceed \$826,500 by Resolution Nos. 14-1273 and 14-1274.

On December 16, 2015, the Southwestern Medical TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement.

On May 20, 2016, the Southwestern Medical TIF Board voted to recommend further extending project deadlines including construction start date until June 30, 2017 and completion related deadlines to June 30, 2019 for the townhomes and until June 30, 2021 for the bridge.

Information about this item was provided to the Economic Development Committee on June 8, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

DEVELOPER

Texas IntownHomes LLC Texas IntownHomes LLC

Frank Liu, Manager

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MAP

Attached.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34Y

SUBJECT

Authorize amendment to the terms of a TIF development agreement with Texas InTownHomes, previously approved on August 13, 2014, by Resolution No. 14-1273, to extend the deadlines to obtain building permits from June 30, 2017 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines for the Cedar Branch Bridge Project from December 31, 2019 to June 30, 2021 - Financing: No cost consideration to the City

BACKGROUND

On August 13, 2014, City Council approved Resolution Nos. 14-1273 and 14-1274, authorizing a development agreement with Texas InTownHomes, LLC, to provide reimbursement 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. Per Section 6 of Resolution 14-1273, the project was required to complete construction of the bridge and its associated public improvements by December 31, 2019

InTownHomes submitted a request for a six month extension for all project deadlines due to delays in acquiring the necessary parcel of land required to start construction of the bridge. This delay was approved December 16, 2015 and extended the deadlines to complete construction of the bridge and its associated public improvements by June 30, 2020. The property acquisition process has already begun and is on-going.

The Cedar Branch Bridge provides greater connectivity to the neighborhood from the south to the major employment center, the Southwestern Medical District (UT Southwest, Parkland and Children's Medical Center) and also to the Parkland DART light rail station.

BACKGROUND (Continued)

Based on the timing of the zoning change process (and required community meetings), the developer is requesting a twelve-month extension of all contractual dates in the TIF Development Agreement. The Southwestern Medical TIF District Board of Directors supports this request. The project represents the first TIF funded affordable for sale housing development.

ESTIMATED PROJECT SCHEDULE

Initiate acquisition process	December 2014
Complete Construction	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) and established a Board of Directors for the District in accordance with the Tax Increment Financing Act, as amended, to promote development or redevelopment in the Southwestern Medical TIF District area through use of tax increment financing by Ordinance No. 25965.

On January 11, 2006, City Council authorized the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan pursuant to Ordinance No. 26205.

On October 24, 2007, City Council authorized the establishment of the Southwestern Medical TIF District Grant Program by Resolution No. 07-3150.

On December 10, 2008, City Council authorized an amendment to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 27433.

On August 26, 2009, City Council authorized an amendment to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 27704.

On August 13, 2014, City Council authorized 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, Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) - Not to exceed \$826,500 by Resolution Nos. 14-1273 and 14-1274.

On December 16, 2015, the Southwestern Medical TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On May 20, 2016, the Southwestern Medical TIF Board voted to recommend further extending project deadlines including completing construction date until June 30, 2021.

On June 8, 2016, information was provided to the Economic Development Committee on the proposed amendment to the development agreement with Texas IntownHomes LLC to further extend project deadlines.

FISCAL INFORMATION

No cost consideration to the City

OWNER

DEVELOPER

Texas IntownHomes LLC Texas IntownHomes LLC

Frank Liu, Manager

Frank Liu, Manager

MAP

Attached.