

**ECONOMIC DEVELOPMENT & HOUSING COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2019 MAY 30 PM 5:12

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, June 3, 2019

CITY HALL

COUNCIL BRIEFING ROOM, 6ES

1500 MARILLA STREET

DALLAS, TEXAS 75201

9:00 A.M.–10:30 A.M.

**Chair**, Councilmember Tennell Atkins

**Vice Chair**, Councilmember Rickey D. Callahan

Councilmember Lee M. Kleinman

Councilmember Scott Griggs

Councilmember Casey Thomas, II

Councilmember B. Adam McGough

Councilmember Mark Clayton

Councilmember Kevin Felder

Councilmember Omar Narvaez

Call to Order

1. Approval of May 20, 2019 Meeting Minutes

**BRIEFINGS**

2. Proposed Neighborhood Empowerment Zone #10  
Courtney Pogue, Director  
Office of Economic Development
3. Workforce Readiness Update  
Courtney Pogue, Director  
Office of Economic Development
4. New Markets Tax Credit Transaction:  
Girl Scouts of Northeast Texas STEM Center of  
Excellence  
Courtney Pogue, Director  
Office of Economic Development

**MEMO**

- A. Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration and to Include Performance Thresholds
- B. City's Plan of Action to meet the U.S. Department of Housing and Urban Development Community Development Block Grant Funds Expenditure Deadline

**UPCOMING AGENDA ITEMS**

June 12, 2019

- C. Authorize (1) a development agreement with the Dallas County Heritage Society Inc. in an amount not to exceed \$650,000.00 payable from existing and/or future Cedars TIF District Funds to support restoration of the Park Avenue House and Rall House to be used as co-working office space at the Dallas Heritage Village located at 1515 S. Harwood Street and (2) an increase in appropriations in an amount not to exceed \$650,000 in the Cedars TIF District - Not to exceed \$650,000.00 - Financing: Cedars Tax Increment Finance District Funds (subject to appropriations from existing and future tax increment)
- D. Authorize the appropriation and use of 2017 Bond Funds (Proposition I) in an amount not to exceed \$250,000.000 for design, construction, and installation of a new Hawk traffic signal on Singleton Boulevard between McPherson Street and Gulden Lane - Not to exceed \$250,000.00 - Financing: 2017 Bond Funds

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

- E. Authorize the extension and amendment of the Public/Private Partnership Program Guidelines and Criteria for the period of July 1, 2019 through December 31, 2019 – Financing: No cost consideration to the City
- F. South Dallas/Fair Park Opportunity Fund (District 7) Human Development Grants to CitySquare and St. Philips
- G. Authorize a development agreement with DD Dunhill Hotel, LLC ("Developer") and/or its affiliates in an amount not to exceed \$3,622,885.00 payable from future Design District TIF District Funds in consideration of the Virgin Hotel Infrastructure Project ("Project") on and adjacent to property currently addressed at 1909 Hi Line Drive in Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District) - Not to exceed \$3,622,885.00 - Financing: Design District TIF District Funds (subject to future appropriations from tax increments)
- H. Authorize the first amendment to Resolution No.19-0360, previously approved on February 27, 2019, for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street to: (1) amend the development loan amount with 2400 Bryan Street, LLC or an affiliate ("2400 Bryan") to only include an amount not to exceed \$6,000,000.00 in Public/Private Partnership funds for construction, (2) authorize a development loan agreement with the City of Dallas Housing Finance Corporation ("DHFC"), instead of 2400 Bryan, for acquisition of land and construction, subject to DHFC Board of Directors' approval, in amount not to exceed \$7,026,943.00 in Community Development Block Grant ("CDBG") funds, (3) allow the closing of the 2400 Bryan and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development, (4) allow 2400 Bryan and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under Resolution No.19-0360 to be reimbursed the remaining loan and grant amounts and (5) allow the City to maintain no less than 3rd lien position – No cost consideration to the City
- I. Authorize a first amendment to a development loan and conditional grant agreement with Palladium Redbird, Ltd. or an affiliate ("Palladium"), authorized by Resolution No.19-0385, previously approved on February 27, 2019, for a mixed-income multifamily residential development to be located at the intersection of West Camp Wisdom Road and South Westmoreland Road site of the former Red Bird Mall/Southwest Center Mall to: (1) include Dallas Housing Finance Corporation ("DHFC") as a co-borrower to the agreement, subject to DHFC Board of Directors' approval, (2) amend the amount allocated to each funding source, without changing the total loan amount of \$6,271,576.00, to allow for up to \$1,271,576.00 in Community Development Block Grant ("CDBG") funds and up to \$5,000,000.00 in HOME Investment Partnership Program ("HOME") funds, (3) allow the closing of the loan and grant to occur prior to closing on the equity and all other financing for the development, and (4) allow Palladium and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under the agreement to be reimbursed the remaining loan and grant amounts – No cost consideration to the City
- J. Authorize a first amendment to a development loan and conditional grant agreement with TX Casa View 2018, Ltd. or an affiliate ("TX Casa"), authorized by Resolution No.19-0387, previously approved on February 27, 2019, for a mixed-income senior multifamily residential development to be located at 2649 Centerville Road to: (1) include Dallas Housing Finance Corporation ("DHFC") as a co-borrower to the agreement, subject to DHFC Board of Directors' approval, (2) amend the amount allocated to each funding source, without changing the total loan amount of \$3,801,000.00, to allow for up to \$1,620,154.00 in Community Development Block Grant ("CDBG") funds and up to \$2,180,846.00 in HOME Investment Partnership Program ("HOME") funds, (3) allow the closing of the loan and grant to occur prior to closing on the equity and all other financing for the development, and (4) allow TX Casa and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under the agreement to be reimbursed the remaining loan and grant amounts – No cost consideration to the City

Adjourn



Tennell Atkins, Chair  
Economic Development & Housing Committee

#### EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

#### HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"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."*