

# Economic Development & Housing Committee

## Meeting Record December 4, 2017

The Economic Development & Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Committee Coordinator at 214-670-3906 or 214-670-1686.

**Meeting Date:** December 4, 2017

**Meeting Start time:** 9:03 A.M.

<p><b>Committee Members Present:</b>                  Tennell Atkins (Chair)                  Rickey D. Callahan (Vice-Chair)                  Lee M. Kleinman                  Scott Griggs                  Casey Thomas, II                  B. Adam McGough                  Mark Clayton                  Kevin Felder</p> <p><b><u>Other Council Members Present:</u></b>                  Philip T. Kingston</p> <p><b><u>Committee Members Absent</u></b>                  Omar Narvaez</p>	<p><b>Staff Present:</b>                  Raquel Favela, Chief of Economic Development &amp; Neighborhood Services                  Courtney Pogue, Director-Office of Economic Development                  Robin Bentley, Assistant Director-Office of Economic Development                  Peer Chacko, Director of Planning &amp; Urban Design</p> <p><b><u>Other Attendee(s):</u></b>                  Kourtny Garrett, Downtown Dallas, Inc.</p>
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**AGENDA:**

**Housing Committee Meeting Called to Order by CM Tennell Atkins**

1. **Approval of November 6, 2017 Economic Development/Housing Committee Minutes**  
**Presenter(s): CM Tennell Atkins**

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

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

2. **The 360 Plan Update**  
**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Peer Chacko, Director of Planning & Urban Design/Kourtny Garrett, President & CEO, Downtown Dallas, Inc.**

**Information Only:** X

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> _____	<b>Motion seconded by:</b> _____
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**3. University Hills Municipal Management District**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Courtney Pogue, Director of Office of Economic Development**

**Information Only: \_\_**

**Action Taken/Committee Recommendation(s):** Item will be brought back to the committee for further review

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**4. New Markets Tax Credit Transaction: Interfaith Family Services**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Courtney Pogue, Director of Office of Economic Development**

**Information Only: \_\_**

**Action Taken/Committee Recommendation(s):** Item will move forward to full Council

<b>Motion made by:</b>	<b>Motion seconded by:</b>
Item passed unanimously: _____	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**5. Upcoming City Council Agenda Item**

December 13, 2017

- A. Authorize a New Markets Tax Credit (NMTTC) transaction between the Dallas Development Fund (DDF) and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Interfaith Family Services ("Interfaith"), and its affiliates (Developer) for facility improvements and new construction at 5600 Ross Avenue (Project)

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Casey Thomas, II
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

University TIF District

- B. \*A public hearing to receive comments concerning the creation of Tax Increment Financing Reinvestment Zone Number Twenty-One for the University Center area and the University Hills area, to be known as the University TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City

\*An ordinance establishing Tax Increment Financing Reinvestment Zone Number Twenty-One to be known as the University TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City

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**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Kevin Felder
	<b>Opposed by:</b> Scott Griggs
Item passed unanimously: _____	Item passed on a divided vote: <u>X</u>
Item failed unanimously: _____	Item failed on a divided vote: _____

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

- C. Authorize approval of twenty-one South Dallas Fair Park Trust Fund grants for FY 16/17 for programs and services in the areas of business, community, human and economic development. Not to exceed \$473,000 - Financing: South Dallas/Fair Park Trust Funds

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Casey Thomas, II	<b>Motion seconded by:</b> CM Kevin Felder
Item passed unanimously: _____	Item passed on a divided vote: <u>X</u>
Item failed unanimously: _____	Item failed on a divided vote: _____

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

- D. A public hearing and consideration of adoption of The 360 Plan as a guide to future city council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street - Financing: No cost consideration to the City

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Rickey D. Callahan
	<b>Opposed by:</b> Kevin Felder
Item passed unanimously: _____	Item passed on a divided vote: <u>X</u>
Item failed unanimously: _____	Item failed on a divided vote: _____

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

- E. Authorize an amendment to Resolution No. 14-1898, previously approved on November 12, 2014, for the development loan agreement in the amount of \$550,000 with 2122 Highland LLC, owner, and the City of Dallas to (1) provide for refinancing of the owner's first lien loan for development of a 24-unit apartment complex at 2122 Highland Road to increase the senior loan from \$705,000 to \$1.5M and authorize subordination of the City's lien to the first lender, Wells Fargo Bank; and (2) accept the payoff of \$132,500 towards the balance on the repayment loan and authorize release of the lien

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Mark Clayton
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**F. Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project**

\*Authorize (1) an amendment to Resolution No. 12-2359, previously approved on September 26, 2012, to rescind Sections 1, 3, 4, 5, 6, 7, 8, 9, 10, and 11 releasing project encumbrances to Dallas County, and to revise Section 2 funding receipt source to receive funds from the North Central Texas Council of Governments to the Texas Department of Transportation; (2) a Project Specific Agreement with Dallas County for design, right-of-way acquisition and construction of the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project; (3) the receipt and deposit of funds from Dallas County in an amount not to exceed \$346,778; and (4) an increase in appropriations in an amount not to exceed \$346,778 in the Capital Projects Reimbursement Fund – Not to exceed \$346,778 – Financing: Capital Projects Reimbursement Funds

\*Authorize Supplemental Agreement No.1 to the professional services contract with Civil Associates, Inc. to provide final design services for the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project – Not to exceed \$292,054, from \$49,450 to \$341,504 – Financing: Skillman Corridor TIF District Funds (\$34,151), Capital Projects Reimbursement Funds (\$34,150), and Lake Highlands Project Funds (\$223,753)

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Mark Clayton	<b>Motion seconded by:</b> CM Rickey D. Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**G. Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project**

\*Authorize an amendment to Resolution No. 12-2357, previously approved on September 26, 2012, for the Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project to (1) delete project reimbursements to Dallas County; (2) correct the funding source to receive and deposit funds from the Texas Department of Transportation; and correct the name of the project from Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project to Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project; (3) authorize the Skillman Corridor Tax Increment Financing District Board of Directors to dedicate up to \$346,778 in the Skillman Corridor Tax Increment Financing District Funds as the required local matching funds for the North Central Texas Council of Governments Sustainable Development Program associated with the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project in the Skillman Corridor Tax Increment Financing District; and (4) increase appropriations in an amount not to exceed \$346,778 in the Skillman Corridor Tax Increment Financing District Fund - Not to exceed \$346,778 – Financing: Skillman Corridor Tax Increment Financing District Funds

\*Authorize rescinding Resolution No. 12-2358, previously approved on September 26, 2012, for the execution of the Development Agreement with PC LH Land and Partners, LP and associated receipt and deposit of funds for the Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project – Financing: No cost consideration to the City

**Action Taken/Committee Recommendation(s):**

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Casey Thomas, III
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

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- H. Authorize a three-year master agreement for tires, tubes, and flaps – Tire Centers, LLC in the amount of \$3,710,311, Blagg Tire and Service, Inc. in the amount of \$2,738,226, The Goodyear Tire and Rubber Company in the amount of \$803,043, and Southern Tire Mart in the amount of \$288,885, lowest responsible bidders of five – Total not to exceed \$7,540,465 – Financing: General Funds (\$6,545,943), Sanitation Current Funds (\$590,342), Water Utilities Current Funds (\$308,972), Aviation Current Funds (\$25,361), Stormwater Drainage Management Current Funds (\$12,347), and Confiscated Monies Funds (\$57,500)

**Action Taken/Committee Recommendation(s):** Motion made to move forward to full Council

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Casey Thomas, III
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

**Meeting Adjourned:** 10:20 **A.M.**

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

