FEBRUARY 28, 2018 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated February 28, 2018. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

2/16/18
Date

for Elizabeth Reich
Chief Financial Officer

2/16/18
Date

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2018 FEB 16 PM 5:51
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

Public Notice
180170
POSTED CITY SECRETARY
DALLAS, TX

February 28, 2018
Date

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. ***The Council agenda is available in alternative formats upon request***.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaria del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilties Act*. ***La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita***.

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben de abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*pagers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings 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 pistol 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."

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 28, 2018
ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 58
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 59 - 66
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 67 - 79

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

AGENDA

CITY COUNCIL MEETING

FEBRUARY 28, 2018

CITY OF DALLAS

1500 MARILLA STREET

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A.M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the February 14, 2018 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. Authorize an Interlocal Agreement between the City of Dallas and the Dallas County Public Defender's Office to provide legal representation to participants in the South Dallas Drug Court program - Not to exceed $27,000 - Financing: U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration Grant Funds

3. Authorize settlement of the lawsuit styled Deborah Gallimore v. City of Dallas, Cause No. DC-16-13273 - Not to exceed $55,000 - Financing: Current Funds

Department of Aviation

4. Authorize **(1)** a consultant contract for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) - Ricondo & Associates, Inc., most advantageous proposer of two; and **(2)** an increase in appropriations in an amount not to exceed $3,500,000 in the Aviation Capital Construction Fund - Not to exceed $3,500,000 - Financing: Aviation Capital Construction Funds (subject to annual appropriations)

CONSENT AGENDA (continued)

Department of Aviation (continued)

5. Authorize a contract for the construction of the Runway 31R Glideslope Relocation Project at Dallas Love Field - Munilla Construction Management, LLC dba MCM, lowest responsive bidder of two - Not to exceed $4,719,890 - Financing: Aviation Capital Construction Funds

6. Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway M at Dallas Love Field - Not to exceed $449,665 - Financing: Aviation Capital Construction Funds

7. Authorize Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $475,116, from $654,617 to $1,129,733 - Financing: Aviation Capital Construction Funds

Department of Public Works

8. Authorize **(1)** the third amendment to the Project Supplemental Agreement with Dallas County for additional water main improvement costs on Medical District Drive from Interstate Highway 35E to Southwestern Medical Avenue; and **(2)** payment to Dallas County for the City's share of additional construction costs for water main improvements for the Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $189,663 - Financing: Water Utilities Capital Improvement Funds

Department of Sustainable Development and Construction

9. Authorize acquisition from Tommy Webb, of approximately 8,165 square feet of land located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $18,500 ($16,000, plus closing costs not to exceed $2,500) - Financing: General Obligation Commercial Paper Funds

10. Authorize acquisition from Y & F Properties, LLC, of approximately 19,123 square feet of land improved with a commercial building located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $108,500 ($105,000, plus closing costs not to exceed $3,500) - Financing: General Obligation Commercial Paper Funds

11. Authorize acquisition from London Park Condominiums, an access easement of approximately 7,558 square feet of land located near the intersection of Preston and Arapaho Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $32,994 ($28,994, plus closing costs and title expenses not to exceed $4,000) - Financing: Water Utilities Capital Construction Funds

CONSENT AGENDA (continued)

Department of Sustainable Development and Construction (continued)

12. Authorize acquisition from Price London Park, L.P., of an access easement of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $22,460 ($19,960, plus closing costs and title expenses not to exceed $2,500) - Financing: Water Utilities Capital Construction Funds

13. An ordinance abandoning portions of Iberia Avenue and two corner clip easements to Nicolas Villalba and Bryan Johnson and Adler Property Companies, LLP, the abutting owners, containing a total of approximately 7,737 square feet of land, located near the intersection of Burgess Boulevard and Iberia Avenue; and authorizing the quitclaim - Revenue: $61,790, plus the $20 ordinance publication fee

14. An ordinance abandoning a portion of an alley to Owen Grove and Camille Ricci, the abutting owners, containing approximately 820 square feet of land, located near the intersection of Glencrest Lane and Capps Drive; and authorizing the quitclaim - Revenue: $19,270, plus the $20 ordinance publication fee

15. An ordinance abandoning a utility easement to 1108 Quaker, LLC, the abutting owner, containing approximately 5,330 square feet of land, located near the intersection of Quaker Street and Iberia Avenue - Revenue: $5,400, plus the $20 ordinance publication fee

16. An ordinance amending Ordinance No. 30387, previously approved on March 22, 2017, which abandoned portions of Fielder Court and Log Cabin Avenue, located near the intersection of Maple Avenue and Mockingbird Lane to Board of Regents of The University of Texas System to extend the final replat from one year to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee

Department of Trinity Watershed Management

17. Authorize a contract for the construction of Erosion Control Improvements Package C for 19 erosion control improvement projects (list attached) - ARK Contracting Services, LLC, lowest responsible bidder of three - Not to exceed $5,424,990 - Financing: 2012 Bond Funds ($2,604,748) and Stormwater Drainage Management Capital Construction Funds ($2,820,242)

18. Authorize ratification of emergency storm drainage pipe construction to repair a collapsed storm drain pipe on Ervay Street from Commerce Street to Jackson Street - Flow Line Utilities, Inc., lowest responsive bidder of three - Not to exceed $81,995 - Financing: Stormwater Drainage Management Capital Construction Funds

CONSENT AGENDA (continued)

Housing & Neighborhood Revitalization

19. Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code, with respect to approve the issuance of multifamily housing revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed $15,000,000 to Flora Street Lofts, Ltd. to finance the acquisition and new construction of Flora Lofts, a 52-unit multifamily project at 2121 Flora Street following a public hearing held on February 13, 2018, after reasonable public notice, in order to comply with the Tax Equity and Fiscal Responsibility Act's one year validation period requirement of Section 147(b)(4)(B)(iv) of the Internal Revenue Code - Financing: No cost consideration to the City

20. Authorize an amendment to the program statement for the Dallas Homebuyer Assistance Program previously adopted by Resolution No. 17-1653 on October 25, 2017, to incorporate terms for loan forgiveness - Financing: No cost consideration to the City

Office of Budget

21. Authorize an extension through September 30, 2018 for Community Development Block Grant funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement - Financing: No cost consideration to the City

22. Authorize a public hearing to be held on March 28, 2018 to receive comments on the FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

Office of Community Care

23. Authorize Supplemental Agreement No. 1 to the service contract with Real Time Transportation Corporation to continue to provide transportation services to medical appointments within the city of Dallas for low-to-moderate income seniors for the period March 1, 2018 through September 30, 2018 - Not to exceed $242,592, from $190,000 to $432,592 - Financing: General Funds

Office of Cultural Affairs

24. Authorize the first amendment to the Lease Agreement with DSM Management Group, Inc. for Music Hall at Fair Park to provide for the City's contributions to the operations and utility costs of the facility, previously authorized on an annual basis, in the amount of $290,000 per year for the period October 1, 2017 through June 30, 2029 - Total not to exceed $3,480,000 - Financing: General Funds (subject to annual appropriations)

CONSENT AGENDA (continued)

Office of Cultural Affairs (continued)

25. Authorize the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by $77,000, previously authorized on an annual basis, from $93,000 to $170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions - Not to exceed $2,387,000, from $2,883,000 to $5,270,000 - Financing: General Funds (subject to annual appropriations)

Office of Economic Development

26. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

27. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

28. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

29. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

30. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Office of Economic Development (continued)

31. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

32. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

33. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

34. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

35. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

36. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Office of Economic Development (continued)

37. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

38. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

39. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

40. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

41. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

42. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

CONSENT AGENDA (continued)

Office of Economic Development (continued)

43. A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

44. Authorize amendments to the Workforce Readiness, Placement and Retention Program contracts with Transformance Inc., CitySquare, and Christian Transformation Foundation dba Serve West Dallas, authorized by Resolution No. 17-0766, previously approved on May 10, 2017 to **(1)** remove geographic restrictions which limited where each agency may operate; **(2)** change population requirement to population preference; and **(3)** extend contract deadlines by six months - Financing: No cost consideration to the City

Office of Procurement Services

45. Authorize a three-year service contract for hosting, maintenance, and support of the event and venue management software - Ungerboeck Systems International Inc., sole source - Not to exceed $168,362 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)

46. Authorize **(1)** a three-year service contract for temporary information technology staffing - Sierra Infosys, Inc. in the amount of $2,929,125 and Global Information Systems, Inc. in the amount of $800,391, most advantageous proposers of sixteen; and **(2)** a three-year program to obtain specialized temporary information technology staffing through use of the approved vendor list procured by the Department of Information Resources and to enter into contracts with selected vendors in the amount of $2,285,993 - Total not to exceed $6,015,509 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)

47. Authorize a three-year service contract, with two one-year renewal options, for a talent coordinator for Dallas Love Field Airport - In Depth Events, Inc., most advantageous proposer of three - Not to exceed $220,500 - Financing: Aviation Current Funds (subject to annual appropriations)

48. Authorize a four-year service contract, with two one-year renewal options, to operate and manage employee on-site and off-site medical clinics - CareATC, Inc., most advantageous proposer of fifteen - Not to exceed $6,126,628 - Financing: Employee Benefits Current Funds (subject to annual appropriations)

49. Authorize a five-year service contract for maintenance and repair of the electrical transmission substations at the Southside Wastewater Treatment Plant and the Eastside Water Treatment Plant - Saber Power Services LLC, most advantageous proposer of four - Not to exceed $1,058,627 - Financing: Water Utilities Current Funds (subject to annual appropriations)

CONSENT AGENDA (continued)

Office of Procurement Services (continued)

50. Authorize a six-year subscription contract for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management application - Workday, Inc., most advantageous proposer of eight - Not to exceed $20,296,345 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)

51. Authorize a six-month consultant contract for a market feasibility study and conceptual design services for a sports complex, recreational facilities, and ancillary development in the LBJ/Skillman Corridor - C.H. Johnson Consulting, Inc., most advantageous proposer of six - Not to exceed $55,665 - Financing: 2006 Bond Funds

52. Authorize **(1)** a one-year master agreement for the purchase of **(a)** 549 pieces of fleet vehicles and equipment - Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741, Sam Pack's Five Star Ford in the amount of $7,336,461, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044, Holt Texas, LTD in the amount of $3,836,090, Chastang Ford in the amount of $3,503,450, BTE Body Co., Inc. in the amount of $1,121,466, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680, Grande Truck Center in the amount of $380,778, Bond Equipment in the amount of $273,429, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328, and Landmark Equipment in the amount of $154,388 through the Texas Association of School Boards; **(b)** 56 pieces of fleet vehicles and equipment - Siddons Martin Emergency Group, LLC in the amount of $7,548,946, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597, Sam Pack's Five Star Ford in the amount of $599,212, and Houston Freightliner, Inc. in the amount of $344,746 through the Houston-Galveston Area Council of Governments; **(c)** 89 pieces of fleet vehicles and equipment - Sam Pack's Five Star Ford in the amount of $2,914,138 through Texas SmartBuy; **(d)** 9 pieces of fleet vehicles - Southwest International Trucks, Inc. in the amount of $1,766,519 through the National Joint Power Alliance; and **(e)** 1 piece of equipment - East Texas Mack Sales, LLC in the amount of $264,125 through The Interlocal Purchasing System; **(2)** an increase in appropriations in the amount of $6,795,285, from $15,118,470 to $21,913,755 in the Sanitation Capital Improvement Fund; and **(3)** the establishment of appropriations in an amount not to exceed $6,180,911 in the Fleet Capital Purchase Fund - Total not to exceed $46,689,138 - Financing: General Funds ($3,652,545) Municipal Lease Agreement Funds ($20,214,617), Sanitation Capital Improvement Funds ($6,795,285), Fleet Capital Purchase Funds ($6,180,911), Sanitation Master Lease-Equipment Funds ($5,504,048), Water Utilities Current Funds ($2,047,899), Stormwater Drainage Management Capital Construction Funds ($1,424,332), Aviation Current Funds ($837,211), Convention and Event Services Current Funds ($23,140), and Equipment Services Current Funds ($9,150)

CONSENT AGENDA (continued)

Office of Strategic Partnerships & Government Affairs

53. Authorize **(1)** acceptance of four grants from KaBOOM! Inc., funded by Target Inc. for the KaBOOM! Play Everywhere Challenge Grant to create play spaces through the City of Dallas in the total amount of $69,000 for the following projects: Skyline Terrace-Sidewalk Sport Scape, K.B. Polk Play Scape, West Dallas Multi-Purpose Center Play Scape, and J. Erik Jonsson Library Plaza Playtime for the period March 1, 2018 through August 31, 2018; **(2)** receipt and deposit of grant funds in an amount not to exceed $69,000 into four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; **(3)** establishment of appropriations in an amount not to exceed $69,000 in four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; and **(4)** execution of the grant agreements - Total not to exceed $69,000 - Financing: KaBOOM! Inc. Grant Funds

Park & Recreation Department

54. Authorize a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas Public/Private Partnership Program - Not to exceed $800,000 - Financing: General Funds (subject to annual appropriations)

55. Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District for shared access of campus grounds after school hours and weekends - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)

56. Authorize a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm, located at 100 US Highway 80E, Mesquite, Texas 75149 - Financing: No cost consideration to the City

57. Authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, construction procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park located at 6900 Grady Niblo Road - Not to exceed $103,310, from $229,207 to $332,517 - Financing: 2006 Bond Funds ($4,745) and 2017 Bond Funds ($98,565)

CONSENT AGENDA (continued)

Water Utilities Department

58. Authorize Supplemental Agreement No. 3 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering and construction phase services for the Walcrest Pump Station project - Not to exceed $620,284, from $3,664,947 to $4,285,231 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

59. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

60. A resolution designating absences by Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II as being for "Official City Business" - Financing: No cost consideration to the City

61. An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code to **(1)** delete the disqualification for a person convicted of two or more felony offenses; and **(2)** provide that the city secretary shall inform the city council, based on resources available to the city, if any person nominated for appointment has been convicted of any misdemeanor offense, other than a traffic violation, or felony offense - Financing: No cost consideration to the City

Department of Sustainable Development and Construction

62. A resolution granting a waiver from the standard for naming a street after a living person as required by Section 51A-9.304(c)(2) of the Dallas Development Code for a newly platted street - Financing: No cost consideration to the City

Mayor and City Council

63. A resolution amending Section 6.1 of the City Council Rules of Procedure to **(1)** allow council members to speak no more than three times on any briefing or agenda item; **(2)** limit the first round to five minutes, the second round to three minutes and the third round to one minute; **(3)** allow for the chair to increase time limits upon request of a council member or as the chair deems necessary; and **(4)** provide that staff or citizen responses to a council member's questions do not count against the council member's speaking time - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (continued)

ITEMS FOR FURTHER CONSIDERATION

City Attorney's Office

64. A resolution appointing one full-time and two associate (part-time) judicial hearing officers to preside over the City of Dallas municipal court of record for a period until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City (This item was deferred on February 14, 2018)

Department of Sustainable Development and Construction

65. An ordinance abandoning two portions of Trunk Avenue to Tall Cotton Properties, LTD. and Baylor Health Care System, the abutting owners, containing a total of approximately 9,808 square feet of land, located near its intersection with Elm Street; and authorizing the quitclaim - Revenue: $220,680, plus the $20 ordinance publication fee (This item was deferred on February 14, 2018)

Department of Transportation

66. Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments related to the transfer of ownership of Transportation Investments Generating Economic Recovery funded Modern Streetcar Project assets and streetcar project-related funds; **(2)** receipt and deposit of funds from SLF III - Canyon Developer Funds in the amount of $3,000,000; **(3)** an increase in appropriations in the amount of $1,114,809 from $975,000 to $2,089,809 in General Funds; and **(4)** payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System for Fiscal Year 2018 - Total not to exceed $2,089,809 - Financing: General Funds ($2,089,809) (This item was deferred on January 24, 2018)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development and Construction

ZONING CASES - CONSENT

67. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the west line of Market Center Boulevard, south of Stemmons Freeway (I-35E)
Recommendation of Staff and CPC: Approval
Z167-345(WE)

68. A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road
Recommendation of Staff and CPC: Approval
Z167-385(SM)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Department of Sustainable Development and Construction (continued)

ZONING CASES - CONSENT (continued)

69. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1684 for a private school on property zoned an R-16(A) Single Family District, on the northwest corner of Walnut Hill Lane and Hedgeway Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan, revised site plan and conditions
Z167-393(SM)

70. A public hearing to receive comments regarding an application for and an ordinance granting a CH Clustered Housing District and a Specific Use Permit for a community service center use on property zoned a D(A) Duplex District and a CS Commercial Service District, in an area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south
Recommendation of Staff and CPC: Approval of a CH Clustered Housing District; and approval of a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z178-111(JM)

ZONING CASES - INDIVIDUAL

71. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and an NS(A) Neighborhood Services District, on the east line of Dolphin Road, south of Terrell Street with consideration being given to a CR Community Retail District with an ordinance granting a CR Community Retail District
Recommendation of Staff and CPC: Approval of a CR Community Retail District in lieu of the requested CS Commercial Service District with deed restrictions volunteered by the applicant
Z167-354(SM)
Note: This item was considered by City Council at a public hearing on January 10, 2018, and was approved for a CS Commercial Service District with deed restrictions volunteered by the applicant with the ordinance and deed restrictions to return at a later date, with the public hearing closed. On January 24, 2018, City Council voted to reconsider this item to be heard on February 28, 2018. The application was re-noticed to re-open the public hearing.

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Department of Sustainable Development and Construction (continued)

ZONING CASES - INDIVIDUAL (continued)

72. A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Recommendation of CPC: Denial without prejudice
Z167-405(SM)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

73. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and an ordinance granting a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Youngblood Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval of an IM Industrial Manufacturing District; and approval of a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility for a five-year period, subject to a site plan and conditions
Z167-376(WE)
Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

74. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion on the north corner of South Belt Line Road and Garden Grove Drive
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a CR Community Retail District with retention of the D-1 Liquor Control Overlay on a portion and approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Z167-381(WE)
Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

Department of Sustainable Development and Construction (continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (continued)

75. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the southwest corner of the C.F. Hawn Service Road and Ellenwood Drive
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions
Z167-399(JM)
Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

76. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions
Z178-134(PD)
Note: This item was considered by the City Council at a public hearing on February 14, 2018, and was deferred until February 28, 2018, with the public hearing open

SPECIAL PROVISION SIGN DISTRICT - INDIVIDUAL

77. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Market Center Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District Area in an area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street
Recommendation of Staff and CPC: Approval
SPSD 178-001

BENEFIT ASSESSMENT HEARINGS

Department of Public Works

78. A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Harcourt Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with RKM Utility Services, Inc. lowest responsible bidder of seven - Not to exceed $1,965,704 - Financing: 2006 Bond Funds ($1,441,649), Water Utilities Capital Construction Funds ($12,450), and Water Utilities Capital Improvement Funds ($511,605)

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

THOROUGHFARE PLAN AMENDMENTS

Department of Transportation

79. A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

Erosion Control Improvements Package C
Agenda Item # 17

Erosion Control Groups	Council District	Mapsco	Construction Cost
Group 5			
8444 Spring Valley	11	16L	$ 189,750.00
9750 Royal Lane	10	27F	$ 282,880.00
8201 Fair Oaks Crossing	10	27F	$ 481,450.00
7920 Skillman	10	27K	$ 294,675.00
Group 7			
2507 Beechmont Dr.	9	38U	$ 108,415.00
6909 Lyre Lane/ 6916 Chantilly Court	9	37J	$ 131,420.00
9204,9210,9216 Springwater	9	38S	$ 402,120.00
9726 Twin Creek	9	38P	$ 120,695.00
1511 Kiltartan	9	38Q	$ 137,920.00
Group 9			
7322 Rosemont Rd	5	58P	$ 258,375.00
Group 12			
Glendale Park Site 1 Pavilion/	3	65L	$ 130,050.00
Glendale Park Site 3 S. of footbridge			
Twin Falls Park Trail	3	64P	$ 719,300.00
Turtle Creek Greenbelt Site 1	3	35X	$ 284,565.00
Group 13			
9320 Greenville Ave/ 8915 Vista View	14	26D	$ 256,670.00
Group 14			
Coombs Creek I-30 Outfalls	1	44W	$ 380,440.00
Group 15			
Stephens Park Golf Course-Site 1	1	43Z	$ 75,110.00
Stephens Park Golf Course-Site 2	1	44W	$ 702,680.00
Stephens Park Golf Course-Site 3	1	44W	$ 368,385.00
Stephens Park Golf Course-Site 4	1	44W	$ 100,090.00

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]

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
1			All	V	NA	NA	Approval of Minutes of the February 14, 2018 City Council Meeting
2			N/A	C	ATT	GT	Authorize an Interlocal Agreement between the City of Dallas and the Dallas County Public Defender's Office to provide legal representation to participants in the South Dallas Drug Court program - Not to exceed $27,000 - Financing: U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration Grant Funds
3			N/A	C	ATT, POL	$55,000.00	Authorize settlement of the lawsuit styled Deborah Gallimore v. City of Dallas, Cause No. DC-16-13273 - Not to exceed $55,000 - Financing: Current Funds
4			2	C	AVI	$3,500,000.00	Authorize (1) a consultant contract for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) - Ricondo & Associates, Inc., most advantageous proposer of two; and (2) an increase in appropriations in an amount not to exceed $3,500,000 in the Aviation Capital Construction Fund - Not to exceed $3,500,000 - Financing: Aviation Capital Construction Funds (subject to annual appropriations)
5			2	C	AVI	$4,719,889.16	Authorize a contract for the construction of the Runway 31R Glideslope Relocation Project at Dallas Love Field - Munilla Construction Management, LLC dba MCM, lowest responsive bidder of two - Not to exceed $4,719,890 - Financing: Aviation Capital Construction Funds
6			2	C	AVI	$449,664.97	Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway M at Dallas Love Field - Not to exceed $449,665 - Financing: Aviation Capital Construction Funds
7			2	C	AVI	$475,115.84	Authorize Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $475,116, from $654,617 to $1,129,733 - Financing: Aviation Capital Construction Funds
8			2	C	PBW, WTR	$189,663.00	Authorize (1) the third amendment to the Project Supplemental Agreement with Dallas County for additional water main improvement costs on Medical District Drive from Interstate Highway 35E to Southwestern Medical Avenue; and (2) payment to Dallas County for the City's share of additional construction costs for water main improvements for the Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $189,663 - Financing: Water Utilities Capital Improvement Funds
9			4	C	DEV, EBS	$18,500.00	Authorize acquisition from Tommy Webb, of approximately 8,165 square feet of land located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $18,500 ($16,000, plus closing costs and title expenses not to exceed $2,500) - Financing: General Obligation Commercial Paper Funds
10			4	C	DEV, EBS	$108,500.00	Authorize acquisition from Y & F Properties, LLC, of approximately 19,123 square feet of land improved with a commercial building located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $108,500 ($105,000, plus closing costs and title expenses not to exceed $3,500) - Financing: General Obligation Commercial Paper Funds
11			11	C	DEV, WTR	$32,994.00	Authorize acquisition from London Park Condominiums, of an access easement of approximately 7,558 square feet of land located near the intersection of Preston and Arapaho Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $32,994 ($28,994, plus closing costs and title expenses not to exceed $4,000) - Financing: Water Utilities Capital Construction Funds
12			11	C	DEV, WTR	$22,460.00	Authorize acquisition from Price London Park, L.P., of an access easement of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $22,460 ($19,960, plus closing costs and title expenses not to exceed $2,500) - Financing: Water Utilities Capital Construction Funds
13			6	C	DEV	REV $61,790	An ordinance abandoning portions of Iberia Avenue and two corner clip easements to Nicolas Villalba and Bryan Johnson and Adler Property Companies, LLP, the abutting owners, containing a total of approximately 7,737 square feet of land, located near the intersection of Burgess Boulevard and Iberia Avenue; and authorizing the quitclaim - Revenue: $61,790, plus the $20 ordinance publication fee
14			13	C	DEV	REV $19,270	An ordinance abandoning a portion of an alley to Owen Grove and Camille Ricci, the abutting owners, containing approximately 820 square feet of land, located near the intersection of Glencrest Lane and Capps Drive; and authorizing the quitclaim - Revenue: $19,270, plus the $20 ordinance publication fee

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
15			6	C	DEV	REV $5,400	An ordinance abandoning a utility easement to 1108 Quaker, LLC, the abutting owner, containing approximately 5,330 square feet of land, located near the intersection of Quaker Street and Iberia Avenue - Revenue: $5,400, plus the $20 ordinance publication fee
16			2	C	DEV	REV $5,400	An ordinance amending Ordinance No. 30387, previously approved on March 22, 2017, which abandoned portions of Fielder Court and Log Cabin Avenue, located near the intersection of Maple Avenue and Mockingbird Lane to Board of Regents of The University of Texas System to extend the final replat from one year to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee
17			1, 3, 5, 9, 10, 11, 14	C	TWM	$5,424,990.00	Authorize a contract for the construction of Erosion Control Improvements Package C for 19 erosion control improvement projects - ARK Contracting Services, LLC, lowest responsible bidder of three - Not to exceed $5,424,990 - Financing: 2012 Bond Funds ($2,604,748) and Stormwater Drainage Management Capital Construction Funds ($2,820,242)
18			14	C	TWM	$81,995.00	Authorize ratification of emergency storm drainage pipe construction to repair a collapsed storm drain pipe on Ervay Street from Commerce Street to Jackson Street - Flow Line Utilities, Inc., lowest responsive bidder of three - Not to exceed $81,995 - Financing: Stormwater Drainage Management Capital Construction Funds
19			14	C	HOU	NC	Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code, with respect to approve the issuance of multifamily housing revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed $15,000,000 to Flora Street Lofts, Ltd. to finance the acquisition and new construction of Flora Lofts, a 52-unit multifamily project at 2121 Flora Street following a public hearing held on February 13, 2018, after reasonable public notice, in order to comply with the Tax Equity and Fiscal Responsibility Act's one year validation period requirement of Section 147(b)(4)(B)(iv) of the Internal Revenue Code - Financing: No cost consideration to the City
20			All	C	HOU	NC	Authorize an amendment to the program statement for the Dallas Homebuyer Assistance Program previously adopted by Resolution No. 17-1653 on October 25, 2017, to incorporate terms for loan forgiveness - Financing: No cost consideration to the City
21			N/A	C	OFS	NC	Authorize an extension through September 30, 2018 for Community Development Block Grant funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement - Financing: No cost consideration to the City
22			N/A	C	OFS	NC	Authorize a public hearing to be held on March 28, 2018 to receive comments on the FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
23			All	C	OCC	$242,592.00	Authorize Supplemental Agreement No. 1 to the service contract with Real Time Transportation Corporation to continue to provide transportation services to medical appointments within the city of Dallas for low-to-moderate income seniors for the period March 1, 2018 through September 30, 2018 - Not to exceed $242,592, from $190,000 to $432,592 - Financing: General Funds
24			7	C	OCA, PKR	$3,480,000.00	Authorize the first amendment to the Lease Agreement with DSM Management Group, Inc. for Music Hall at Fair Park to provide for the City's contributions to the operations and utility costs of the facility, previously authorized on an annual basis, in the amount of $290,000 per year for the period October 1, 2017 through June 30, 2029 - Total not to exceed $3,480,000 - Financing: General Funds (subject to annual appropriations)
25			14	C	OCA	$2,387,000.00	Authorize the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by $77,000, previously authorized on an annual basis, from $93,000 to $170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions - Not to exceed $2,387,000, from $2,883,000 to $5,270,000 - Financing: General Funds (subject to annual appropriations)
26			1	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
27			2	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
28			2, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
29			2	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
30			2, 6, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
31			2, 6	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
32			13	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
33			2	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
34			2, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
35			2, 7, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
36			7	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
37			9, 10, 13, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
38			1, 6	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
39			1, 3	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
40			2, 3, 4, 8, 14	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
41			2	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
42			6	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
43			8, 11	C	ECO	NC	A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
44			All	C	ECO	NC	Authorize amendments to the Workforce Readiness, Placement and Retention Program contracts with Transformance Inc., CitySquare, and Christian Transformation Foundation dba Serve West Dallas, authorized by Resolution No. 17-0766, previously approved on May 10, 2017 to (1) remove geographic restrictions which limited where each agency may operate; (2) change population requirement to population preference; and (3) extend contract deadlines by six months - Financing: No cost consideration to the City
45			All	C	PBD, CIS, CES	$168,362.00	Authorize a three-year service contract for hosting, maintenance, and support of the event and venue management software - Ungerboeck Systems International Inc., sole source - Not to exceed $168,362 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
46			All	C	PBD, CIS	$6,015,508.80	Authorize (1) a three-year service contract for temporary information technology staffing - Sierra Infosys, Inc. in the amount of $2,929,125 and Global Information Systems, Inc. in the amount of $800,391, most advantageous proposers of sixteen; and (2) a three-year program to obtain specialized temporary information technology staffing through use of the approved vendor list procured by the Department of Information Resources and to enter into contracts with selected vendors in the amount of $2,285,993 - Total not to exceed $6,015,509 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)

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ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
47			2	C	PBD, AVI	$220,500.00	Authorize a three-year service contract, with two one-year renewal options, for a talent coordinator for Dallas Love Field Airport - In Depth Events, Inc., most advantageous proposer of three - Not to exceed $220,500 - Financing: Aviation Current Funds (subject to annual appropriations)
48			All	C	PBD, HRD	$6,126,628.00	Authorize a four-year service contract, with two one-year renewal options, to operate and manage employee on-site and off-site medical clinics - CareATC, Inc., most advantageous proposer of fifteen - Not to exceed $6,126,628 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
49			8, Outside	C	PBD, WTR	$1,058,626.26	Authorize a five-year service contract for maintenance and repair of the electrical transmission substations at the Southside Wastewater Treatment Plant and the Eastside Water Treatment Plant - Saber Power Services LLC, most advantageous proposer of four - Not to exceed $1,058,627 - Financing: Water Utilities Current Funds (subject to annual appropriations)
50			N/A	C	PBD, CIS	$20,296,345.00	Authorize a six-year subscription contract for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management application - Workday, Inc., most advantageous proposer of eight - Not to exceed $20,296,345 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)
51			10	C	PBD, ECO, PKR	$55,665.00	Authorize a six-month consultant contract for a market feasibility study and conceptual design services for a sports complex, recreational facilities, and ancillary development in the LBJ/Skillman Corridor - C.H. Johnson Consulting, Inc., most advantageous proposer of six - Not to exceed $55,665 - Financing: 2006 Bond Funds
52			All	C	PBD, AVI, CCS, CES, DAS, EBS, PBW, SAN, FIR, HOU, OCA, PKR, POL, WTR	$46,689,137.53	Authorize (1) a one-year master agreement for the purchase of (a) 549 pieces of fleet vehicles and equipment - Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741, Sam Pack's Five Star Ford in the amount of $7,336,461, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044, Holt Texas, LTD in the amount of $3,836,090, Chastang Ford in the amount of $3,503,450, BTE Body Co., Inc. in the amount of $1,121,466, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680, Grande Truck Center in the amount of $380,778, Bond Equipment in the amount of $273,429, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328, and Landmark Equipment in the amount of $154,388 through the Texas Association of School Boards; (b) 56 pieces of fleet vehicles and equipment - Siddons Martin Emergency Group, LLC in the amount of $7,548,946, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597, Sam Pack's Five Star Ford in the amount of $599,212, and Houston Freightliner, Inc. in the amount of $344,746 through the Houston-Galveston Area Council of Governments; (c) 89 pieces of fleet vehicles and equipment - Sam Pack's Five Star Ford in the amount of $2,914,138 through Texas SmartBuy; (d) 9 pieces of fleet vehicles - Southwest International Trucks, Inc. in the amount of $1,766,519 through the National Joint Power Alliance; and (e) 1 piece of equipment - East Texas Mack Sales, LLC in the amount of $264,125 through The Interlocal Purchasing System; (2) an increase in appropriations in the amount of $6,795,285, from $15,118,470 to $21,913,755 in the Sanitation Capital Improvement Fund; and (3) the establishment of appropriations in an amount not to exceed $6,180,911 in the Fleet Capital Purchase Fund - Total not to exceed $46,689,138 - Financing: General Funds ($3,652,545) Municipal Lease Agreement Funds ($20,214,617), Sanitation Capital Improvement Funds ($6,795,285), Fleet Capital Purchase Funds ($6,180,911), Sanitation Master Lease-Equipment Funds ($5,504,048), Water Utilities Current Funds ($2,047,899), Stormwater Drainage Management Capital Construction Funds ($1,424,332), Aviation Current Funds ($837,211), Convention and Event Services Current Funds ($23,140), and Equipment Services Current Funds ($9,150)

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
53			All	C	IGS, PNV, TRN, LIB, OCC	GT	Authorize (1) acceptance of four grants from KaBOOM! Inc., funded by Target Inc. for the KaBOOM! Play Everywhere Challenge Grant to create play spaces through the City of Dallas in the total amount of $69,000 for the following projects: Skyline Terrace-Sidewalk Sport Scape, K.B. Polk Play Scape, West Dallas Multi-Purpose Center Play Scape, and J. Erik Jonsson Library Plaza Playtime for the period March 1, 2018 through August 31, 2018; (2) receipt and deposit of grant funds in an amount not to exceed $69,000 into four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; (3) establishment of appropriations in an amount not to exceed $69,000 in four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; and (4) execution of the grant agreements - Total not to exceed $69,000 - Financing: KaBOOM! Inc. Grant Funds
54			7	C	PKR, ECO	$800,000.00	Authorize a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas Public/Private Partnership Program - Not to exceed $800,000 - Financing: General Funds (subject to annual appropriations)
55			1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14	C	PKR	NC	Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District for shared access of campus grounds after school hours and weekends - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)
56			Outside	C	PKR	NC	Authorize a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm, located at 100 US Highway 80E, Mesquite, Texas 75149 - Financing: No cost consideration to the City
57			3	C	PKR	$103,310.00	Authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, construction procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park located at 6900 Grady Niblo Road - Not to exceed $103,310, from $229,207 to $332,517 - Financing: 2006 Bond Funds ($4,745) and 2017 Bond Funds ($98,565)
58			11	C	WTR	$620,283.20	Authorize Supplemental Agreement No. 3 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering and construction phase services for the Walcrest Pump Station project - Not to exceed $620,284, from $3,664,947 to $4,285,231 - Financing: Water Utilities Capital Improvement Funds
59			N/A	I	SEC	NC	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
60			All	I	SEC	NC	A resolution designating absences by Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II as being for "Official City Business" - Financing: No cost consideration to the City
61			N/A	I	SEC	NC	An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code to (1) delete the disqualification for a person convicted of two or more felony offenses; and (2) provide that the city secretary shall inform the city council, based on resources available to the city, if any person nominated for appointment has been convicted of any misdemeanor offense, other than a traffic violation, or felony offense - Financing: No cost consideration to the City
62			12	I	DEV	NC	A resolution granting a waiver from the standard for naming a street after a living person as required by Section 51A-9.304(c)(2) of the Dallas Development Code for a newly platted street - Financing: No cost consideration to the City

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
63			N/A	I	MCC	NC	A resolution amending Section 6.1 of the City Council Rules of Procedure to (1) allow council members to speak no more than three times on any briefing or agenda item; (2) limit the first round to five minutes, the second round to three minutes and the third round to one minute; (3) allow for the chair to increase time limits upon request of a council member or as the chair deems necessary; and (4) provide that staff or citizen responses to a council member's questions do not count against the council member's speaking time - Financing: No cost consideration to the City
64			N/A	I	ATT, JUD	NC	A resolution appointing one full-time and two associate (part-time) judicial hearing officers to preside over the City of Dallas municipal court of record for a period until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City (This item was deferred on February 14, 2018)
65			2	I	DEV	REV $220,680	An ordinance abandoning two portions of Trunk Avenue to Tall Cotton Properties, LTD. and Baylor Health Care System, the abutting owners, containing a total of approximately 9,808 square feet of land, located near its intersection with Elm Street; and authorizing the quitclaim - Revenue: $220,680, plus the $20 ordinance publication fee (This item was deferred on February 14, 2018)
66			1, 2	I	TRN	$2,089,809.00	Authorize (1) an Interlocal Agreement with the North Central Texas Council of Governments related to the transfer of ownership of Transportation Investments Generating Economic Recovery funded Modern Streetcar Project assets and streetcar project-related funds; (2) receipt and deposit of funds from SLF III - Canyon Developer Funds in the amount of $3,000,000; (3) an increase in appropriations in the amount of $1,114,809 from $975,000 to $2,089,809 in General Funds; and (4) payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System for Fiscal Year 2018 - Total not to exceed $2,089,809 - Financing: General Funds ($2,089,809) (This item was deferred on January 24, 2018)
67			6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the west line of Market Center Boulevard, south of Stemmons Freeway (I-35E)
68			8	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road
69			13	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1684 for a private school on property zoned an R-16(A) Single Family District, on the northwest corner of Walnut Hill Lane and Hedgeway Drive
70			7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a CH Clustered Housing District and a Specific Use Permit for a community service center use on property zoned a D(A) Duplex District and a CS Commercial Service District, in an area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south
71			7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and an NS(A) Neighborhood Services District, on the east line of Dolphin Road, south of Terrell Street with consideration being given to a CR Community Retail District with an ordinance granting a CR Community Retail District
72			13	PH	DEV	NC	A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive
73			8	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and an ordinance granting a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Youngblood Road
74			8	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion on the north corner of South Belt Line Road and Garden Grove Drive

AGENDA DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
75			8	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the southwest corner of the C.F. Hawn Service Road and Ellenwood Drive
76			1	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue
77			2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Market Center Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District Area in an area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street
78			6	PH	PBW, WTR	$1,965,704.00	A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Harcourt Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with RKM Utility Services, Inc. lowest responsible bidder of seven - Not to exceed $1,965,704 - Financing: 2006 Bond Funds ($1,441,649), Water Utilities Capital Construction Funds ($12,450), and Water Utilities Capital Improvement Funds ($511,605)
79			11	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

TOTAL $107,398,242.76

AGENDA ITEM # 2

STRATEGIC PRIORITY:	Human and Social Needs
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	City Attorney's Office
CMO:	Larry Casto, 670-3491
MAPSCO:	N/A

SUBJECT

Authorize an Interlocal Agreement between the City of Dallas and the Dallas County Public Defender's Office to provide legal representation to participants in the South Dallas Drug Court program - Not to exceed $27,000 - Financing: U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration Grant Funds

BACKGROUND

The City of Dallas received a grant in the amount of $305,074 from the United States Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA). The South Dallas Drug Court program is intended to stabilize and rehabilitate adults with mental health issues and/or substance abuse addictions who have been referred to the South Dallas Community Court for adjudication and processing, and to offer those individuals alcohol/drug treatment, recovery support services, screening, assessment, case management and related services in lieu of jail time. The reason that the public defender's office is a part of the drug court program is because this program uses a non-adversarial approach which promotes public safety and protects the participants' due process rights. Furthermore, the federal grant that the City received for the drug court program requires the participation of a public defender.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 14, 2015, City Council authorized the application and acceptance of the 2014-15 SAMHSA grant from the U.S. Department of Health and Human Services for the expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Expansion project for the period September 30, 2014 through September 29, 2015; and execution of the grant agreement by Resolution No. 15-0142.

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

On January 27, 2016, City Council authorized the acceptance of the 2015-16 SAMHSA grant from the U.S. Department of Health and Human Services for the expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project for the period September 30, 2015 through September 29, 2016, a three-year grant with the project period from September 30, 2014 to September 29, 2017; and execution of the grant agreement by Resolution No. 16-0164.

On September 14, 2016, City Council authorized the acceptance of the 2016-17 SAMHSA grant from the U.S. Department of Health and Human Services for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project for the period September 30, 2016 through September 29, 2017; approval to create one new full-time position to execute the proposed project; and execution of the grant agreement by Resolution No. 16-143.

On September 27, 2017, City Council authorized a twelve-month extension to the grant period of the Substance Abuse and Mental Health Services Administration Grant from the U.S. Department of Health and Human Services (HHS) for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project from September 29, 2017 to September 29, 2018; a carry-over of unobligated funds from previous budget years to the current budget year as approved by HHS through the transfer of unobligated appropriations from the SAMHSA-Adult Treatment Drug Court Expansion Project 14-16 Fund to the SAMHSA-Adult Treatment Drug Court Expansion Project 16-17 Fund; and execution of the revised grant agreement by Resolution No. 17-1534.

FISCAL INFORMATION

U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration Grant Funds - $27,000

Funding for this item was included in the FY 2017-18 budget.

February 28, 2018

WHEREAS, the City of Dallas received a grant in the amount of $305,074 from the United States Department of Health and Human Services, Substance Abuse and Mental Health Services Administration (SAMHSA); and

WHEREAS, the initiative is intended to stabilize and rehabilitate adults with mental health issues and/or substance abuse addictions who have been referred to the South Dallas Community Court for adjudication and processing, and to offer those individuals alcohol/drug treatment, recovery support services, screening, assessment, case management and related services in lieu of jail time; and

WHEREAS, on January 14, 2015, City Council authorized the application and acceptance of the 2014-15 SAMHSA grant from the U.S. Department of Health and Human Services for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Expansion project for the period September 30, 2014 through September 29, 2015; and execution of the grant agreement by Resolution No. 15-0142; and

WHEREAS, on January 27, 2016, City Council authorized the acceptance of the 2015-16 SAMHSA grant from the U.S. Department of Health and Human Services for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project for the period September 30, 2015 through September 29, 2016, a three-year grant with the project period from September 30, 2014 through September 29, 2017; and execution of the grant agreement by Resolution No. 16-0164; and

WHEREAS, on September 14, 2016, City Council authorized the acceptance of the 2016-17 SAMHSA grant from the U.S. Department of Health and Human Services for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project for the period September 30, 2016 through September 29, 2017; approval to create one new full-time position to execute the proposed project; and execution of the grant agreement by Resolution No. 16-1434; and

WHEREAS, on September 27, 2017, City Council authorized a twelve-month extension to the grant period of the SAMHSA from the U.S. Department of Health and Human Services (HHS) for expansion of the South Dallas Community Court to include the South Dallas Treatment Drug Court for the Adult Treatment Drug Court Expansion project from September 29, 2017 to September 29, 2018; a carry-over of unobligated funds from previous budget years to the current budget year as approved by HHS through the transfer of unobligated appropriations from the SAMHSA-Adult Treatment Drug Court Expansion Project 14-16 Fund to the SAMHSA-Adult Treatment Drug Court Expansion Project 16-17 Fund; and execution of the revised grant agreement by Resolution No. 17-1534; and

WHEREAS, under this Interlocal Agreement, the Dallas County Public Defender's Office will provide legal representation for participants in the SAMHSA Adult Drug Court Program at South Dallas Drug Court, in an amount not to exceed $27,000.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Agreement with the Dallas County Public Defender's Office, approved as to form by the City Attorney, to provide legal representation to participants in the South Dallas Drug Court program, in an amount not to exceed $27,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds over the term of the Interlocal Agreement in an amount not to exceed $27,000 to the Dallas County Public Defender's Office from the SAMHSA Adult Treatment Drug Court Expansion Project 16-17 Fund, Fund F503, Department ATT, Unit 2051, Object 3070, Encumbrance/Contract No. ATT-2018-00005208, Vendor 014003.

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

AGENDA ITEM # 3

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Police Department

CMO: Larry Casto, 670-3491
Jon Fortune, 670-1204

MAPSCO: N/A

SUBJECT

Authorize settlement of the lawsuit styled Deborah Gallimore v. City of Dallas, Cause No. DC-16-13273 - Not to exceed $55,000 - Financing: Current Funds

BACKGROUND

Plaintiff filed a lawsuit against the City of Dallas seeking compensation for bodily injuries and other damages sustained in an automobile collision on April 3, 2015, involving a Dallas Police Department vehicle. The City and Ms. Gallimore have reached a proposed settlement subject to City Council approval. Plaintiff is represented by Eberstein and Witherite, LLP.

FISCAL INFORMATION

Funding for this item is budgeted in the current fiscal year.

Current Funds - $55,000

February 28, 2018

WHEREAS, a lawsuit styled Deborah Gallimore v. City of Dallas, Cause No. DC-16-13273, was filed by the plaintiff, Deborah Gallimore, seeking compensation from the City of Dallas for bodily injuries and other damages sustained in an automobile collision on April 3, 2015, involving a Dallas Police Department vehicle; and

WHEREAS, the plaintiff has agreed to a settlement of the case whereby the City will pay Deborah Gallimore, Eberstein and Witherite, LLP, and all other persons having an interest in the settlement proceeds, the total amount of $55,000; and

WHEREAS, it is in the best interest of the City to settle this lawsuit.

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit, styled Deborah Gallimore v. City of Dallas, Cause No. DC-16-13273, in an amount not to exceed $55,000 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Deborah Gallimore, Eberstein & Witherite, LLP, and all other persons having an interest in the settlement proceeds, the amount of $55,000, from Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor CTORM001.

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

AGENDA ITEM # 4

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

CMO: Jody Puckett, 670-3390

MAPSCO: 33D H; 34A E F J K

SUBJECT

Authorize **(1)** a consultant contract for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) - Ricondo & Associates, Inc., most advantageous proposer of two; and **(2)** an increase in appropriations in an amount not to exceed $3,500,000 in the Aviation Capital Construction Fund - Not to exceed $3,500,000 - Financing: Aviation Capital Construction Funds (subject to annual appropriations)

BACKGROUND

The City of Dallas (City) Department of Aviation sought expressions of interest from professional architecture/engineering/planning firms to provide on-call airport planning and programming studies for the Dallas Airport System (DAS). Services will cover a range of planning processes and technical subjects using a task order format. Many of the anticipated tasks will be themed toward the phasing and implementation of projects in the Capital Construction Program (CCP). Although the City is not contemplating a formal Master Plan process for either Dallas Love Field or Dallas Executive Airport under this contract, the selected on-call consultant team will be tasked to understand, assess, and advise from a Master Plan perspective and airport business perspective.

The selected on-call consultant will be the principal external source of airport planning expertise and assistance to the City's Director of the Department of Aviation. The assignments will range from broad, conceptual comprehensive studies to detailed pre-design analysis (project definition) for the implementation of individual projects. The City also expects to task the consultant to provide occasional on-site support with department graphics and illustrations.

BACKGROUND (continued)

This action will authorize a consultant contract with Ricondo and Associates, Inc. to be the principal external source of airport planning expertise and to provide analytical assistance to DAS leadership. The task-based assignments will range from broad, conceptual comprehensive studies to detailed project definition and programming for the implementation of specific projects. The Department of Aviation also expects to task the consultant with occasional on-site support for strategic reports on data, site geometries, graphics, and illustrations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - $3,500,000 (subject to annual appropriations)

Phase I - (2018 - 2019)	$1,500,000
Phase II - (2019 - 2020)	$1,000,000
Phase III - (2020 - 2021)	$1,000,000
Total Project Cost	$3,500,000

DBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	DBE Goal	DBE %	DBE $
$1,500,000	DBE Consulting	24.36%	85.60%	$1,284,000

- This contract exceeds the DBE goal of 24.36%.

PROPOSAL INFORMATION

The following proposals were received on January 5, 2018 from solicitation number CIZ1685. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

PROPOSAL INFORMATION (continued)

Proposers	Address	Score
*Ricondo & Associates, Inc.	909 Lake Carolyn Parkway, Suite 850 Irving, TX 75039	494
Landrum Brown, Inc.	1452 Hughes Road, Suite 200 Grapevine, TX 76051	448

Ricondo & Associates, Inc. was selected as the most qualified firm following a qualification based selection in accordance with established City Procurement guidelines.

OWNER

Ricondo & Associates, Inc.

Ramon Ricondo, President

February 28, 2018

WHEREAS, on November 7, 2017, two firms were shortlisted and interviewed for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport); and

WHEREAS, Ricondo & Associates, Inc. was determined to be the most qualified of the two firms; and

WHEREAS, the goals and purposes of the on-call airport planning and advisory services are consistent with and complementary to the economic development programs previously established by the City to support expanded economic development opportunities by using Dallas Executive Airport, Dallas Love Field and the Dallas Vertiport as both drivers and support for those City programs; and

WHEREAS, it is now desirable to authorize a consultant contract for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) with Ricondo & Associates, Inc., most advantageous proposer of two, in an amount not to exceed $3,500,000 (subject to annual appropriations).

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a consultant contract with Ricondo & Associates, Inc., approved as to form by the City Attorney, for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport), in an amount not to exceed $3,500,000 (subject to annual appropriations).

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $3,500,000 in the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit P928, Object 4599.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,500,000 (subject to annual appropriations) to Ricondo & Associates, Inc. in accordance with the terms and conditions of the contract from the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit P928, Activity AAIP, Object 4599, Program AVIP928, Encumbrance/Contract No. CX-AVI-2018-00005207, Commodity 91800, Vendor VS0000066926.

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

AGENDA ITEM # 5

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Department of Aviation
CMO:	Jody Puckett, 670-3390
MAPSCO:	33D H; 34A E F J K

SUBJECT

Authorize a contract for the construction of the Runway 31R Glideslope Relocation Project at Dallas Love Field - Munilla Construction Management, LLC dba MCM, lowest responsive bidder of two - Not to exceed $4,719,890 - Financing: Aviation Capital Construction Funds

BACKGROUND

A Glideslope is an antenna that aircraft uses to land on a runway. It provides critical information regarding the slope that planes cannot go below while landing. The existing Runway 31R Glideslope was installed in 1983 on Taxiway M, necessitating the closure of a portion of that taxiway. Field investigations and the pavement evaluations performed on this pavement indicate it has over a ten-year remaining life span, therefore no significant reconstruction is anticipated. Taxiway M requires minor pavement rehabilitation and modifications to its lights, signage and markings in order to bring the taxiway up to current Federal Aviation Administration (FAA) standards.

This action will authorize a construction contract with Munilla Construction Management, LLC dba MCM to move the Runway 31R Glideslope and associated equipment to a new location that will allow Taxiway M to be placed back in service. With this portion of the taxiway re-opening, Dallas Love Field will have expanded capacity for FAA Air Traffic Control Tower Operations.

On Wednesday, November 8, 2017, the Runway 31R Glideslope Relocation Project at Dallas Love Field was publicly advertised for construction bids. On December 8, 2017, two bids were received. Munilla Construction Management, LLC dba MCM was the apparent low bidder of the two and it is recommended that the City of Dallas enter into a construction contract with Munilla Construction Management, LLC dba MCM for the scope of work detailed in the project manual and construction documents.

BACKGROUND (continued)

The following chart illustrates Munilla Construction Management, LLC dba MCM's contractual activities for the past three years:

	AVI
Projects Completed	0
Change Orders	1
Projects Requiring Liquidated Damages	0
Projects Completed by Bonding Company	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2016
Completed Design	November 2017
Begin Construction	March 2018
Complete Construction	October 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2016, City Council authorized a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field by Resolution No. 16-1197.

On December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the Relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field by Resolution No. 16-1904.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Aviation Capital Funds - $4,719,889.16

Design	$ 632,602.00
Supplemental Agreement No. 1	$ 22,015.00
Supplemental Agreement No. 2 (concurrent action)	$ 475,115.84
FAA OTA - Design	$ 112,563.84
Materials Testing	$ 49,000.00 (est.)
Construction (this action)	$4,719,889.16
FAA OTA - Construction (concurrent action)	$ 449,664.97
Total Project Cost	$6,460,850.81 (est.)

DBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	DBE Goal	DBE %	DBE $
$4,719,889.16 $2,815,262,72	DBE	Construction	24.36%	59.65%

- This contract exceeds the DBE goal of 24.36%.

BID INFORMATION

The following bids were received and opened on December 8, 2017:

*Denotes successful bidder

Bidders	Bid Amount
*Munilla Construction Management, LLC dba MCM 1431 Greenway Drive, Suite 950 Irving, TX 75038	$4,719,889.16
EAS Corporation 6013 CR 437 Princeton, TX 75407	$5,190,287.00

OWNER

Munilla Construction Management, LLC dba MCM

Luis F. Munilla, Director of Texas Operations

MAP

Attached


RUNWAY 31R GLIDESLOPE
RWY 13L-31R
New location
Google earth

WHEREAS, the existing glideslope for Runway 31R at Dallas Love Field is physically located on a close portion of Taxiway M; and

WHEREAS, the Department of Aviation is looking to maximize operational efficiency at Dallas Love Field; and

WHEREAS, relocating the existing Glideslope will open Taxiway M to its full length and maximize the operational capacity of the taxiway; and

WHEREAS, on August 10, 2016, City Council authorized a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $632,602.00, by Resolution No. 16-1197; and

WHEREAS, on December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the Relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field, in an amount not to exceed $112,563.84, by Resolution No. 16-1904; and

WHEREAS, on October 17, 2017, Administrative Action No. 17-1027 authorized Supplemental Agreement No. 1 to the professional services contract with HNTB Corporation for updates and addition to the scope of the design of the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $22,015.00, from $632,602.00 to $654,617.00; and

WHEREAS, the Department of Aviation employed the Request for Bids process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for construction services; and

WHEREAS, bids were publicly advertised, received and opened on December 8, 2017 for the Runway 31R Glideslope Relocation Project at Dallas Love Field as follows:

Bidders	**Bid Amount**
Munilla Construction Management, LLC dba MCM	$4,719,889.16
EAS Corporation	$5,190,287.00

WHEREAS, it is necessary to authorize a construction contract with Munilla Construction Management, LLC dba MCM, lowest responsive bidder of two, for the construction of the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed, $4,719,889.16.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Munilla Construction Management, LLC dba MCM, approved as to form by the City Attorney, for the construction of the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $4,719,889.16.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $4,719,889.16 in the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Object 4599.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $4,719,889.16 to Munilla Construction Management, LLC dba MCM, in accordance with the terms and conditions of the contract from the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Object 4599, Activity AAIP, Program AVIW022, Encumbrance/Contract No. CX-AVI-2018-00005115, Commodity 91200, Vendor VC14772.

SECTION 4. That the City will apply for Passenger Facility Charge (PFC) funding for the eligible Relocation of the Runway 31R Glideslope Project at Dallas Love Field, in an amount not to exceed $4,719,889.16. Upon the approval of the PFC by the Federal Aviation Administration for this Project, the Chief Financial Officer is hereby authorized to transfer funds from the Aviation Passenger Facility Charge Fund, Fund 0477, Department AVI, Unit 0781, Object 3099, in an amount not to exceed $4,719,889.16 from the PFC Fund to the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Activity AAIP, Object 4599, Program AVIW022, Commodity 91200, Encumbrance/Contract No. CX-AVI-2018-00005115, Vendor VC14772.

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

AGENDA ITEM # 6

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

CMO: Jody Puckett, 670-3390

MAPSCO: 33D H; 34A E F J K

SUBJECT

Authorize an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway M at Dallas Love Field - Not to exceed $449,665 - Financing: Aviation Capital Construction Funds

BACKGROUND

The Runway 31R Glideslope is currently located in the middle of Taxiway M and provides critical information regarding the slope that planes cannot go below while landing. Construction is scheduled to move the 31R Glideslope and allow Taxiway M to be placed back into service for air traffic. With this portion of the taxiway re-opening, Dallas Love Field will have expanded capacity for Federal Aviation Administration (FAA) Air Traffic Control Tower Operations. The Department of Aviation initiated the request to move the glideslope so therefore, bears the cost of the move. Because this is a federal navigational aid, the FAA is the only authorized organization to validate the move.

This agreement will pay for the FAA's services during the navigational aid equipment move. The FAA has indicated it will provide services limited to labor, travel and expenses required to perform limited technical and/or engineering support for the project.

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2016
Completed Design	November 2017
Begin Construction	March 2018
Complete Construction	October 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2016, City Council authorized a professional services contract with HNTB Corporation for design services necessary for the Runway 31R Glideslope Relocation Project at Dallas Love Field by Resolution No. 16-1197.

On December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field by Resolution No. 16-1904.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - $449,664.97

MAP

Attached


RUNWAY 31R GLIDESLOPE
RWY 13L-31R
New location
Google earth

February 28, 2018

WHEREAS, the existing glideslope for Runway 31R at Dallas Love Field is physically located on a closed portion of Taxiway M; and

WHEREAS, the Department of Aviation is looking to maximize operational efficiency at Dallas Love Field; and

WHEREAS, relocating the existing Glideslope will open Taxiway M to its full length and maximize the operational capacity of the taxiway; and

WHEREAS, on August 10, 2016, City Council authorized a professional services contract with HNTB Corporation for design services necessary for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $632,602, by Resolution No. 16-1197; and

WHEREAS, on December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway M at Dallas Love Field, in an amount not to exceed $112,564, by Resolution No. 16-1904; and

WHEREAS, on October 17, 2017, City Council authorized Supplemental Agreement No. 1 with HNTB Corporation for additional design services necessary for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $22,015, by Administrative Action No. 17-1027; and

WHEREAS, it is now desirable to authorize an Other Transaction Agreement with the Federal Aviation Administration to provide construction and engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the construction for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $449,664.97.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Other Transaction Agreement with the Federal Aviation Administration, approved as to form by the City Attorney, to provide construction and engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the construction for Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $449,664.97.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in the Aviation Capital Construction Fund 0131, Department AVI, Unit W022, Object 4599, in an amount not to exceed $449,664.97 for the Runway 31R Glideslope Relocation Project.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds to the Federal Aviation Administration, in an amount not to exceed $449,664.97 from Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Activity AAIP, Object 4599, Program AVIW022, Encumbrance/Contract No. CX-AVI-2017-00003083, Commodity 91200, Vendor 174291, in accordance with the terms and conditions of the Other Transaction Agreement.

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

AGENDA ITEM # 7

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

CMO: Jody Puckett, 670-3390

MAPSCO: 33D H; 34A E F J K

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field - Not to exceed $475,116, from $654,617 to $1,129,733 - Financing: Aviation Capital Construction Funds

BACKGROUND

On August 10, 2016, City Council authorized a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field by Resolution No. 16-1197. Now that the construction bids have been received and reviewed, it is now necessary to provide construction administration and management services as required by the City's Engineering and by the Federal Aviation Administration Advisory Circular 5370-12B, Quality Management for Federally Funded Airport Construction Projects.

On Wednesday, November 8, 2017, the Runway 31R Glideslope Relocation Project at Dallas Love Field was publicly advertised for construction bids. On December 8, 2017, two bids were received and Munilla Construction Management, LLC dba MCM was the apparent low bidder of the two. It was recommended that the City of Dallas enter into a construction contract with Munilla Construction Management, LLC dba MCM for the scope of work detailed in the project Manual and Construction Documents.

The Runway 31R Glideslope Relocation project consists of moving the Glideslope and associated equipment to a new location that will allow Taxiway M to be placed back in service. With this portion of the taxiway re-opening, Dallas Love Field will have expanded capacity for Federal Aviation Administration (FAA) Air Traffic Control Tower Operations.

BACKGROUND (continued)

This action will authorize Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $475,115.84, increasing the contract amount from $654,617.00 to $1,129,732.84.

The construction administration and management services needed to manage this relocation are being awarded with this action and City Council is considering the construction contract associated with this supplemental agreement as a concurrent item.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2016, City Council authorized a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field by Resolution No. 16-1197.

On December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway Mike at Dallas Love Field by Resolution No. 16-1904.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - $475,115.84

Design	$ 632,602.00
Supplemental Agreement No. 1	$ 22,015.00
Supplemental Agreement No. 2 (this action)	$ 475,115.84
FAA Other Transaction Agreement - Design	$ 112,563.84
Materials Testing	$ 49,000.00 (est.)
Construction (concurrent action)	$4,719,889.16
FAA Other Transaction Agreement - Construction (concurrent action)	$ 449,664.97
Total Project Cost	$6,460,850.81 (est.)

DBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	DBE Goal	DBE %	DBE $
$475,115.84	DBE Construction	24.36%	64.05%	$304,318.84

- This contract exceeds the DBE goal of 24.36%.

OWNER

HNTB Corporation

Wayne Feuerborn, Vice President

MAP

Attached


RUNWAY 31R GLIDESLOPE
RWY 13L-31R
New location
Google earth

WHEREAS, the existing glideslope for Runway 31R at Dallas Love Field is physically located on a close portion of Taxiway M; and

WHEREAS, the Department of Aviation is looking to maximize operational efficiency at Dallas Love Field; and

WHEREAS, relocating the existing Glideslope will open Taxiway M to its full length and maximize the operational capacity of the taxiway; and

WHEREAS, on August 10, 2016, City Council authorized a professional services contract with HNTB Corporation to provide engineering services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $632,602.00, by Resolution No. 16-1197; and

WHEREAS, on December 14, 2016, City Council authorized an Other Transaction Agreement with the Federal Aviation Administration to provide engineering support for the relocation of the Runway 31R Glideslope and associated equipment due to the redesign of Taxiway M at Dallas Love Field, in an amount not to exceed $112,563.84, by Resolution No. 16-1904; and

WHEREAS, on October 17, 2017, Administrative Action No. 17-1027 authorized Supplemental Agreement No. 1 to the professional services contract with HNTB Corporation for updates and addition to the scope of the design of the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $22,015.00, from $632,602.00 to $654,617.00; and

WHEREAS, the Department of Aviation employed the Request for Bids process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for construction services for the Runway 31R Glideslope Relocation Project at Dallas Love Field; and

WHEREAS, two bids were publicly advertised, received and opened on December 8, 2017 for the Runway 31R Glideslope Relocation Project at Dallas Love Field; and

WHEREAS, Munilla Construction Management, LLC was determined to be the lowest responsive bidder for the Runway 31R Glideslope Relocation Project at Dallas Love Field; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $475,115.84, increasing the contract amount from $654,617.00 to $1,129,732.84.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation, approved as to form by the City Attorney, to provide full-time, on-site construction administration and construction observation services for the Runway 31R Glideslope Relocation Project at Dallas Love Field, in an amount not to exceed $475,115.84, increasing the contract amount from $654,617.00 to $1,129,732.84.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $475,115.84 in the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Object 4599.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $475,115.84 to HNTB Corporation in accordance with the terms and conditions of the contract from the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Object 4599, Activity AAIP, Program AVIW022, Commodity 91200, Encumbrance CT-AVI-AVIW022HNTBFY16, Vendor 352433.

SECTION 4. That the City will apply for Passenger Facility Charge (PFC) funding for the eligible Relocation of the Runway 31R Glideslope Project at Dallas Love Field, in an amount not to exceed $475,115.84. Upon the approval of the PFC by the Federal Aviation Administration for this project, the Chief Financial Officer is hereby authorized to transfer funds from the Aviation Passenger Facility Charge Fund, Fund 0477, Department AVI, Unit 0781, Object 3099, in an amount not to exceed $475,115.84 from the PFC Fund to the Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W022, Activity AAIP, Object 4599, Program AVIW022, Commodity 91200, Encumbrance CT-AVIW022HNTBFY16, Vendor 352433.

SECTION 5. That this contract is designated as Contract No. PBW-2016-00000709.

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

AGENDA ITEM # 8

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Department of Public Works Water Utilities Department
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	34 X

SUBJECT

Authorize **(1)** the third amendment to the Project Supplemental Agreement with Dallas County for additional water main improvement costs on Medical District Drive from Interstate Highway 35E to Southwestern Medical Avenue; and **(2)** payment to Dallas County for the City's share of additional construction costs for water main improvements for the Medical District Drive from IH 35E to Southwestern Medical Avenue Project – Not to exceed $189,663 – Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Medical District Drive from IH 35E to Southwestern Medical Avenue Project is a partnership project between the City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT). Dallas County is the lead agency and is responsible for administering design and construction of this project. The design for this project is complete and Dallas County recently received construction bids with the lowest bid being approximately $189,663.00 higher than the original estimate for the water main improvements. This action will authorize the third amendment to the Project Supplemental Agreement with Dallas County for the Medical District Drive from IH 35E to Southwestern Medical Avenue Project improvements for the City of Dallas' share of additional construction costs for water main improvements.

The scope of this project is to reconstruct and widen the existing four-lane roadway to a six-lane divided roadway with buffered bike lanes, and landscaping, and to reconstruct and raise the existing Trinity Railway Express (TRE) bridge. The project includes paving, curbs and gutters, sidewalks, and drainage improvements. It also includes water main and wastewater main improvements, entailing 2,012 linear feet of 12-inch water main and 66 linear feet of 8-inch wastewater main.

BACKGROUND (continued)

The total project cost is estimated at $27,314,913. The funding breakdown per agency is as follows: City of Dallas (Department of Public Works) - $1,456,576; Dallas Water Utilities - $498,193; Dallas County - $4,662,170; TxDOT - $1,321,484; and Federal - $19,376,490.

ESTIMATED SCHEDULE OF PROJECT

Began Design	September 2011
Began Right-of-Way Acquisition	September 2014
Began Utility Relocations	September 2014
Completed Right-of-Way Acquisition	September 2016
Completed Utility Relocations	September 2016
Completed Design	November 2016
Begin Construction	March 2018
Complete Construction	March 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 9, 2002, City Council authorized an amendment to the Thoroughfare Plan to change the dimensional classification of Motor Street from IH 35E Stemmons Freeway to Harry Hines Boulevard from a four-lane undivided (M-4-U) to a six-lane divided (M-6-D(A)) and an ordinance implementing the change by Resolution No. 02-2971; Ordinance No. 25057.

On August 27, 2003, City Council authorized submission of the list of candidate projects to Dallas County for Dallas County's Major Capital Improvement Fund Thoroughfare Program's 2003 Call for Projects, and authorized acceptance and implementation of the projects selected by Dallas County for this program; as amended by Resolution No. 03-2345.

On October 26, 2005, City Council authorized submission of the list of candidate projects to the North Central Texas Council of Governments for the Regional Transportation Council Partnership Program Third Call for Projects; and authorized acceptance and implementation of the projects selected by the North Central Texas Council of Governments' Regional Transportation Council for the Partnership Program by Resolution No. 05-3032.

On April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing major transportation capital improvement projects by Resolution No. 11-0927.

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

On August 24, 2011, City Council authorized a Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue; and payment of the City's and federal share of preliminary design costs by Resolution No. 11-2193.

On August 24, 2011, City Council authorized a Local Project Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard, and payment for the City's share of TxDOT engineering review and construction oversight costs by Resolution No. 11-2194.

On June 25, 2014, City Council authorized an ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District by Resolution No. 14-1070; Ordinance No. 29392.

On August 13, 2014, City Council authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard previously approved on August 24, 2011 by Resolution No. 14-1241.

On August 13, 2014, City Council authorized the First Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue and payment to Dallas County for the City's share of design, right-of-way acquisition, and construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue by Resolution No. 14-1242.

On August 13, 2014, City Council authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way by Resolution No. 14-1243.

On September 26, 2016, the Transportation and Trinity River Project Committee was briefed by memorandum regarding this matter.

On September 28, 2016, City Council authorized a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project by Resolution No. 16-1576.

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

On September 28, 2016, City Council authorized a maintenance agreement with the Southwestern Medical District for maintenance of the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the Southwestern Medical District by Resolution No. 16-1577.

On June 23, 2017, the Transportation and Trinity River Project Committee was briefed by memorandum regarding this matter.

On June 28, 2017, City Council authorized the Second Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue; and payment to Dallas County for the City's share of additional drainage construction costs for Medical District Drive from IH 35E to Southwestern Medical Avenue by Resolution No. 17-1057.

On June 28, 2017, City Council authorized an amendment to the license agreement with Dallas Area Rapid Transit to allow for installation of an additional 12-inch water main within the Trinity Railway Express right-of-way and to clarify the maintenance responsibilities during and after construction by Resolution No. 17-1058.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $189,663

Estimated Project Cost

Design (Paving, Drainage, RR Bridges, Environmental)	$ 3,488,000
Design of box culverts behind City Hall (PBW)	$ 92,784
Right-of-Way (PBW, Dallas County, TxDOT)	$ 1,520,113
Utilities (Franchise) Relocation	$ 500,000
Construction (Paving, Drainage, DART/TRE RR Work)	$ 19,567,493
Direct State Costs (TxDOT)	$ 326,846
Indirect State Costs (TxDOT)	$ 1,321,484
Design (DWU)	$ 26,320
Construction (DWU)	$ 471,873
Estimated Total Project Cost	$ 27,314,913

FISCAL INFORMATION (continued)

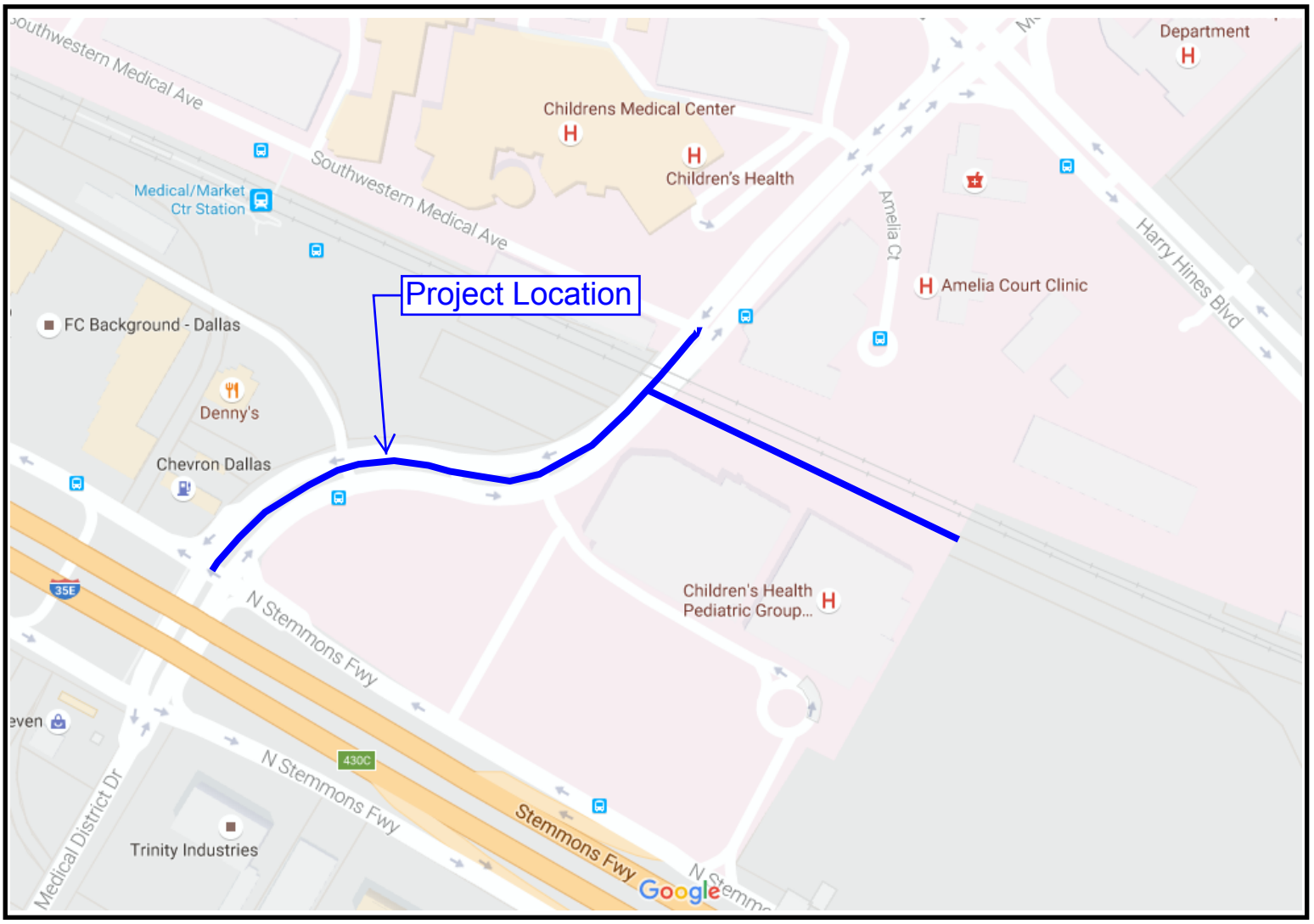
Funding Sources

City of Dallas (PBW) share (2006 Bond Funds)	$ 1,456,576
Dallas County's share	$ 4,662,170
Federal (STP-MM) share	$ 14,970,000
Federal Congressional Demo share	$ 4,406,490
TxDOT (Indirect State Costs)	$ 1,321,484
City of Dallas (DWU) share	$ 498,193
Estimated Total Project Cost	$ 27,314,913

MAP

Attached

Medical District Drive
(IH-35E to Southwestern Medical Avenue)



Mapsco 34X

WHEREAS, on October 9, 2002, City Council authorized an amendment to the Thoroughfare Plan to change the dimensional classification of Motor Street from IH 35E Stemmons Freeway to Harry Hines Boulevard from a four-lane undivided (M-4-U) to a six-lane divided (M-6-D(A)) and an ordinance implementing the change, by Resolution No. 02-2971; Ordinance 25057; and

WHEREAS, on August 27, 2003, City Council authorized submission of the list of candidate projects to Dallas County's Major Capital Improvement Fund Thoroughfare Program's 2003 Call for Projects, and authorized acceptance and implementation of the projects selected by Dallas County for this program; as amended, by Resolution No. 03-2345; and

WHEREAS, on October 26, 2005, City Council authorized submission of the list of candidate projects to the North Central Texas Council of Governments for the Regional Transportation Council Partnership Program Third Call for Projects; and authorized acceptance and implementation of the projects selected by the North Central Texas Council of Governments' Regional Transportation Council for the Partnership Program, by Resolution No. 05-3032; and

WHEREAS, Medical District Drive from IH 35E (Stemmons Freeway) to Harry Hines Boulevard was submitted and subsequently selected for Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) funding; and

WHEREAS, in 2005, Congresswoman Eddie Bernice Johnson secured additional congressional earmark funds to cover estimated project funding shortfalls; and

WHEREAS, the Texas Department of Transportation (TxDOT) is responsible for engineering review and construction oversight to ensure federal guidelines are followed; and

WHEREAS, on April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing major transportation capital improvement projects, by Resolution No. 11-0927; and

WHEREAS, on August 24, 2011, City Council authorized a Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue, and payment of the City's and federal share of preliminary design costs, by Resolution No. 11-2193; and

WHEREAS, on August 24, 2011, City Council authorized a Local Project Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard, and payment for the City's share of TxDOT engineering review and construction oversight costs, in an amount not to exceed $235,484, by Resolution No. 11-2194; and

WHEREAS, on June 25, 2014, City Council authorized an ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District, by Resolution No. 14-1070; Ordinance 29392; and

WHEREAS, on August 13, 2014, City Council authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard previously approved on August 24, 2011, by Resolution No. 14-1241; and

WHEREAS, on August 13, 2014, City Council authorized the First Amendment to the Project Supplemental Agreement with Dallas County, for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue and payment to Dallas County for the City's share of design, right-of-way acquisition and construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue, in an amount not to exceed $1,292,322, by Resolution No. 14-1242; and

WHEREAS, on August 13, 2014, City Council authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way by Resolution No. 14-1243; and

WHEREAS, on September 28, 2016, City Council authorized a professional services contract with Urban Engineers Group, Inc. for the design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project, in an amount not to exceed $92,784, by Resolution No. 16-1576; and

WHEREAS, on September 28, 2016, City Council authorized a maintenance agreement with the Southwestern Medical District for maintenance of the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge façade and landscape within the Southwestern Medical District, by Resolution No. 16-1577; and

WHEREAS, on June 28, 2017, City Council authorized the second amendment to the Project Supplemental Agreement with Dallas County, for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue; and payment to Dallas County for the City's share of additional drainage construction costs for Medical District Drive from IH 35E to Southwestern Medical Avenue, in an amount not to exceed $300,000, by Resolution No. 17-1057; and

February 28, 2018

WHEREAS, on June 28, 2017, City Council authorized an amendment to the license agreement with Dallas Area Rapid Transit to allow for the installation of an additional 12-inch water main within the Trinity Railway Express right-of-way and to clarify the maintenance responsibilities during and after construction by Resolution No. 17-1058; and

WHEREAS, Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocations, and construction; and

WHEREAS, on November 16, 2017, Dallas County received construction bids for the Medical District Drive from IH 35E to Southwestern Medical Avenue Project, which the lowest bid was $14,368,982.20 that will require an additional $189,663 from Dallas Water Utilities for the water main improvements; and

WHEREAS, it is now necessary to authorize the third amendment to the Project Supplemental Agreement with Dallas County for the Medical District Drive from IH 35E to Southwestern Medical Avenue to provide the City's share of additional construction costs for water main improvements, in an amount not to exceed $189,663.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the third amendment to the Project Supplemental Agreement with Dallas County for the Medical District Drive from IH 35E to Southwestern Medical Avenue project, approved as to form by the City Attorney, and provide the City's share of additional construction costs for water main improvements, in an amount not to exceed $189,663.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $189,663 to Dallas County in accordance with the terms and conditions of the agreement from Water Capital Improvement Fund, Fund 2115, Department DWU, Unit PW42, Object 4550, Program 715009, Encumbrance CT-DWU715009CP, Vendor 014003.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit any unused Water Construction Funds advanced to Dallas County pertaining to this project in Fund 0102, Department DWU, Unit CW42, Revenue Code 8488.

SECTION 4. That this contract is designated as Contract No. STS-2017-00001986.

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

AGENDA ITEM # 9

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	4
DEPARTMENT:	Department of Sustainable Development and Construction Department of Equipment and Building Services
CMO:	Majed Al-Ghafry, 670-3302 Jody Puckett, 670-3390
MAPSCO:	55H

SUBJECT

Authorize acquisition from Tommy Webb, of approximately 8,165 square feet of land located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $18,500 ($16,000, plus closing costs and title expenses not to exceed $2,500) - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This item authorizes the acquisition from Tommy Webb, of approximately 8,165 square feet of land located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project. This property will be used for future location of City service and maintenance facilities. The consideration is based on an independent appraisal. There are no relocation benefits associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

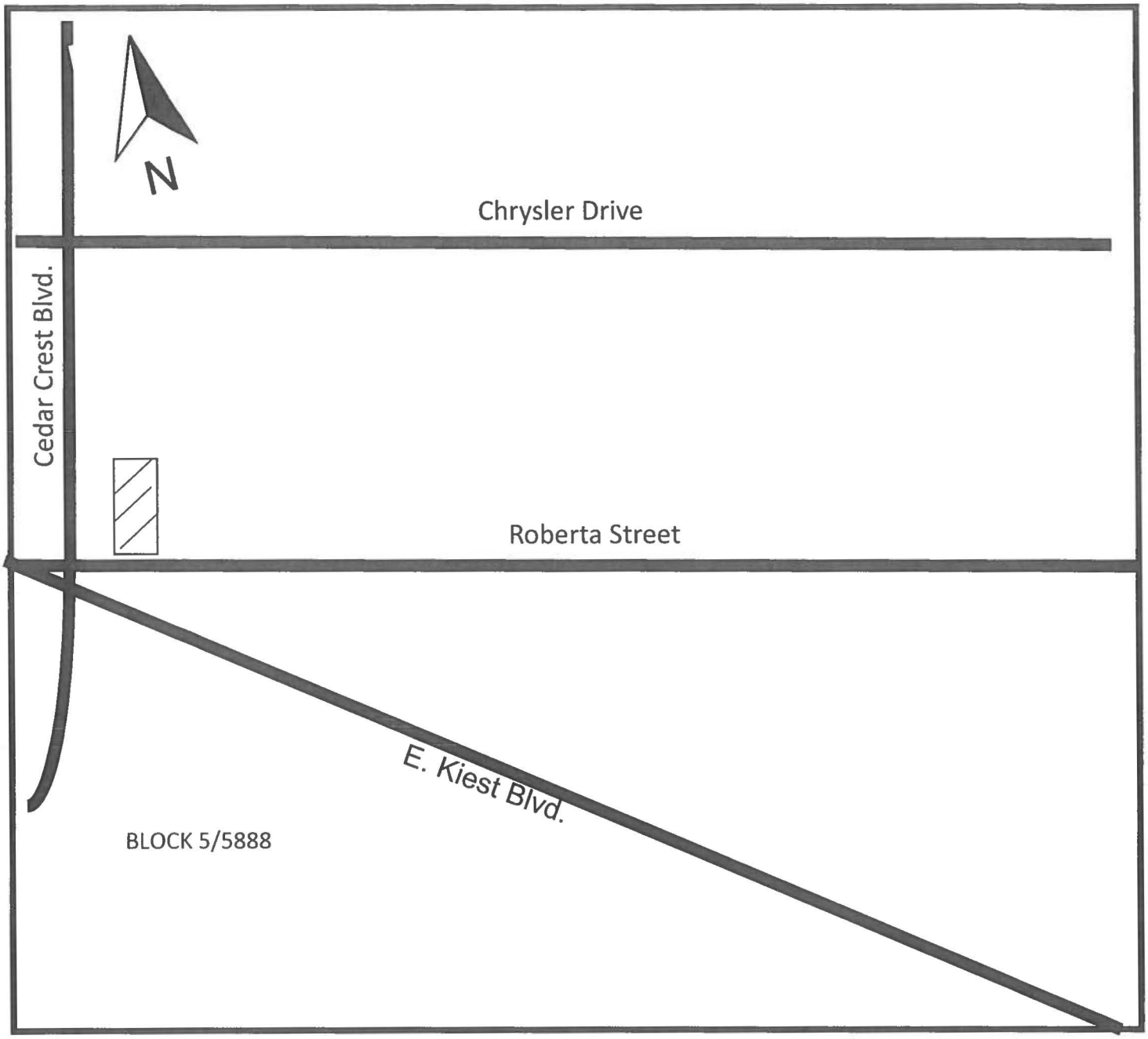
2006 Bond Program (General Obligation Commercial Paper Funds) - $18,500 ($16,000, plus closing costs and title expenses not to exceed $2,500)

OWNER

Tommy Webb

MAP

Attached


N
Chrysler Drive
Cedar Crest Blvd.
Roberta Street
E. Kiest Blvd.
BLOCK 5/5888

SUBJECT:

February 28, 2018

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

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 8,165 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Cadillac Heights Phase I

"USE": City service and maintenance facilities provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Fee Simple Title subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": Tommy Webb, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $16,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,500

"AUTHORIZED AMOUNT": Not to exceed $18,500

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

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

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

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

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS, Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-EBS-2018-00005307. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

EXHIBIT A

Being a portion of Lot 2, in Block 1/5888, of S.E. Green, an Addition to the City of Dallas, Dallas County, Texas, according to the Deed thereof recorded in Volume 2003089, Page 9618, Deed Records of Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXHIBIT B

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Tommy Webb, a married person, not joined herein by spouse, as the property hereby conveyed constitutes no part of the business or residence homestead and is in his sole management and control (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of SIXTEEN THOUSAND AND NO/100 DOLLARS ($16,000.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____
Tommy Webb

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____by Tommy Webb.

.

_____
Notary Public, State of TEXAS

After recording return to:
City of Dallas, Department of Development Services
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: VLeal

Warranty Deed Log No. 45121

EXHIBIT A

Being a portion of Lot 2, in Block 1/5888, of S.E. Green, an Addition to the City of Dallas, Dallas County, Texas, according to the Deed thereof recorded in Volume 2003089, Page 9618, Deed Records of Dallas County, Texas.

AGENDA ITEM # 10

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	4
DEPARTMENT:	Department of Sustainable Development and Construction Department of Equipment and Building Services
CMO:	Majed Al-Ghafry, 670-3302 Jody Puckett, 670-3390
MAPSCO:	55H

SUBJECT

Authorize acquisition from Y & F Properties, LLC, of approximately 19,123 square feet of land improved with a commercial building located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project - Not to exceed $108,500 ($105,000, plus closing costs and title expenses not to exceed $3,500) - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This item authorizes the acquisition from Y & F Properties, LLC, of approximately 19,123 square feet of land improved with a commercial building located near the intersection of Roberta Street and Cedar Crest Boulevard for the Cadillac Heights Phase I Project. This property will be used for future location of City service and maintenance facilities. The consideration is based on an independent appraisal. There are no relocation benefits associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $108,500 ($105,000, plus closing costs and title expenses not to exceed $3,500)

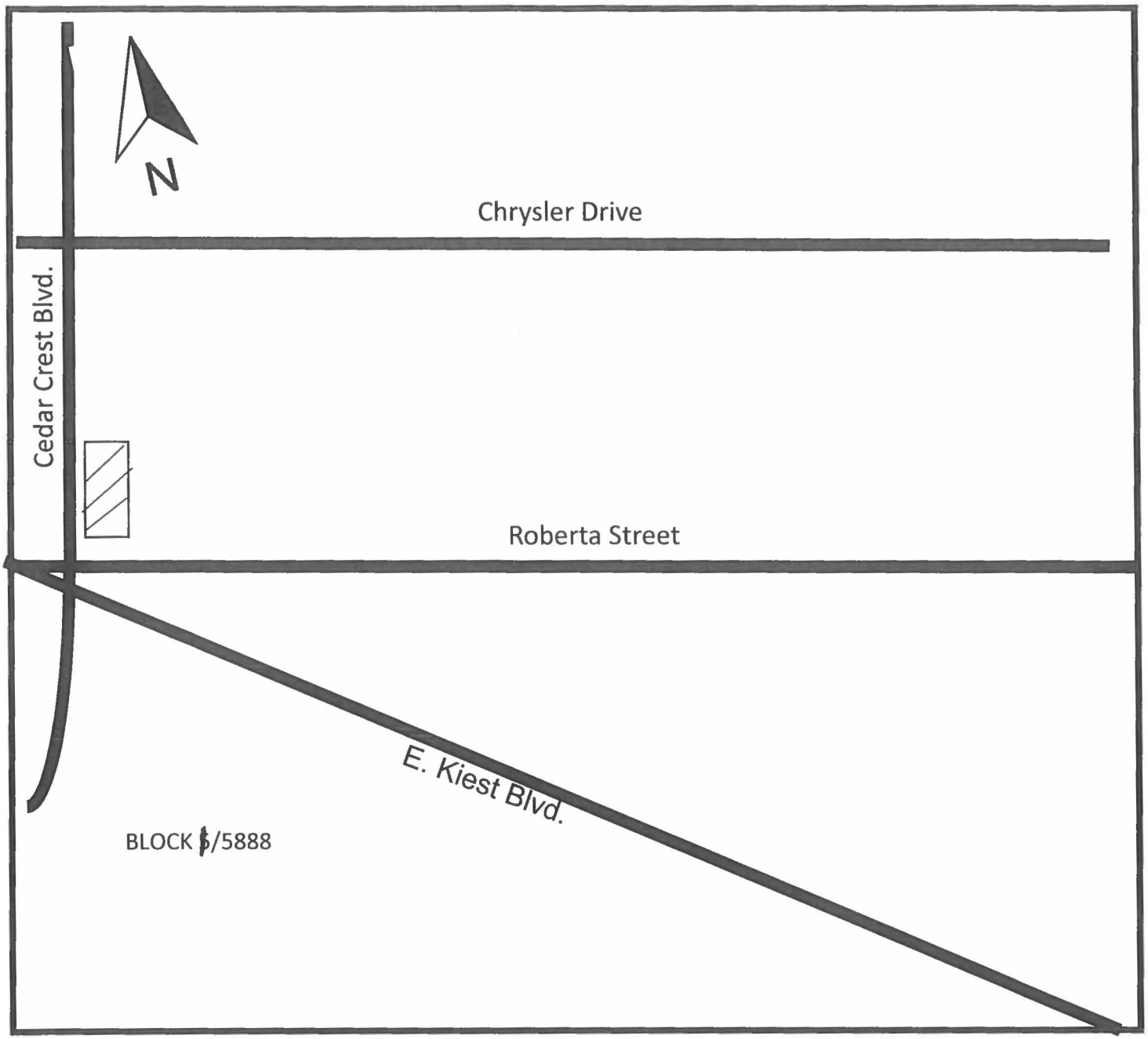
OWNER

Y & F Properties, LLC

Mazen Mahmoud, Manager

MAP

Attached


N
Chrysler Drive
Cedar Crest Blvd.
Roberta Street
E. Kiest Blvd.
BLOCK 5/5888

SUBJECT:

February 28, 2018

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

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 19,123 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Cadillac Heights Phase I

"USE": City service and maintenance facilities provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Fee Simple Title, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": Y & F Properties, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $105,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,500

"AUTHORIZED AMOUNT": Not to exceed $108,500

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

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

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

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

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Land Acquisition in Cadillac Heights Fund, Fund 4T11, Department EBS , Unit T825, Activity LAAQ, Program PB06T825, Object 4210, Encumbrance/Contract No. CX-EBS-2018-00005306. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

EXHIBIT A

Being a portion of Lots 1 and 2, in Block 1/5888, of S.E. Green, an Addition to the City of Dallas, Dallas County, Texas, according to the Deed thereof recorded in Volume 2003089, Page 9616, Deed Records of Dallas County, Texas.

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXHIBIT B

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Y & F Properties, LLC, a Texas limited liability company (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($105,000.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto City, its successors and assigns, the following (all said property and interests being collectively referred to herein as the "Property"):

(a) that certain tract or parcel of land (the "Land") in Dallas County, Texas, described more fully on Exhibit "A", attached hereto and incorporated herein for all purposes;

(b) all right, title and interest of Grantor, as owner of the Land, in (i) strips or gores, if any, between the Land and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Land;

(c) all improvements, buildings, structures, fixtures, and open parking areas which may be located on the Land (the "Improvements"), including, without limitation, all mechanical, electrical, heating, ventilation, air conditioning and plumbing fixtures, systems and equipment as well as compressors, engines, elevators and escalators, if any;

(d) all right, title and interest of Grantor, as owner of the Land, in and to any easements, rights-of-way, rights of ingress and egress or other interests in, on, or to any land, highway, street, road or avenue, opened or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Land; and

(e) all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators, or successors to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2018.

Y & F Properties, LLC,
a Texas limited liability company

By: _____
Name:
Title:

ACKNOWLEDGEMENT

****

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by _____, of Y & F Properties, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of TEXAS

****

After recording return to:
City of Dallas, Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: V. Leal

Warranty Deed Log No. 45134/ Block1/5888

EXHIBIT A

Being a portion of Lots 1 and 2, in Block 1/5888, of S.E. Green, an Addition to the City of Dallas, Dallas County, Texas, according to the Deed thereof recorded in Volume 2003089, Page 9616, Deed Records of Dallas County, Texas.

AGENDA ITEM # 11

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	11
DEPARTMENT:	Department of Sustainable Development and Construction Water Utilities Department
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	5X

SUBJECT

Authorize acquisition from London Park Condominiums, of an access easement of approximately 7,558 square feet of land located near the intersection of Preston and Arapaho Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $32,994 ($28,994, plus closing costs and title expenses not to exceed $4,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of an access easement of approximately 7,558 square feet of land located near the intersection of Preston and Arapaho Roads for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy and Osage Branch wastewater line. The consideration is based on an independent appraisal. There are no relocation benefits associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $32,994 ($28,994, plus closing costs and title expenses not to exceed $4,000)

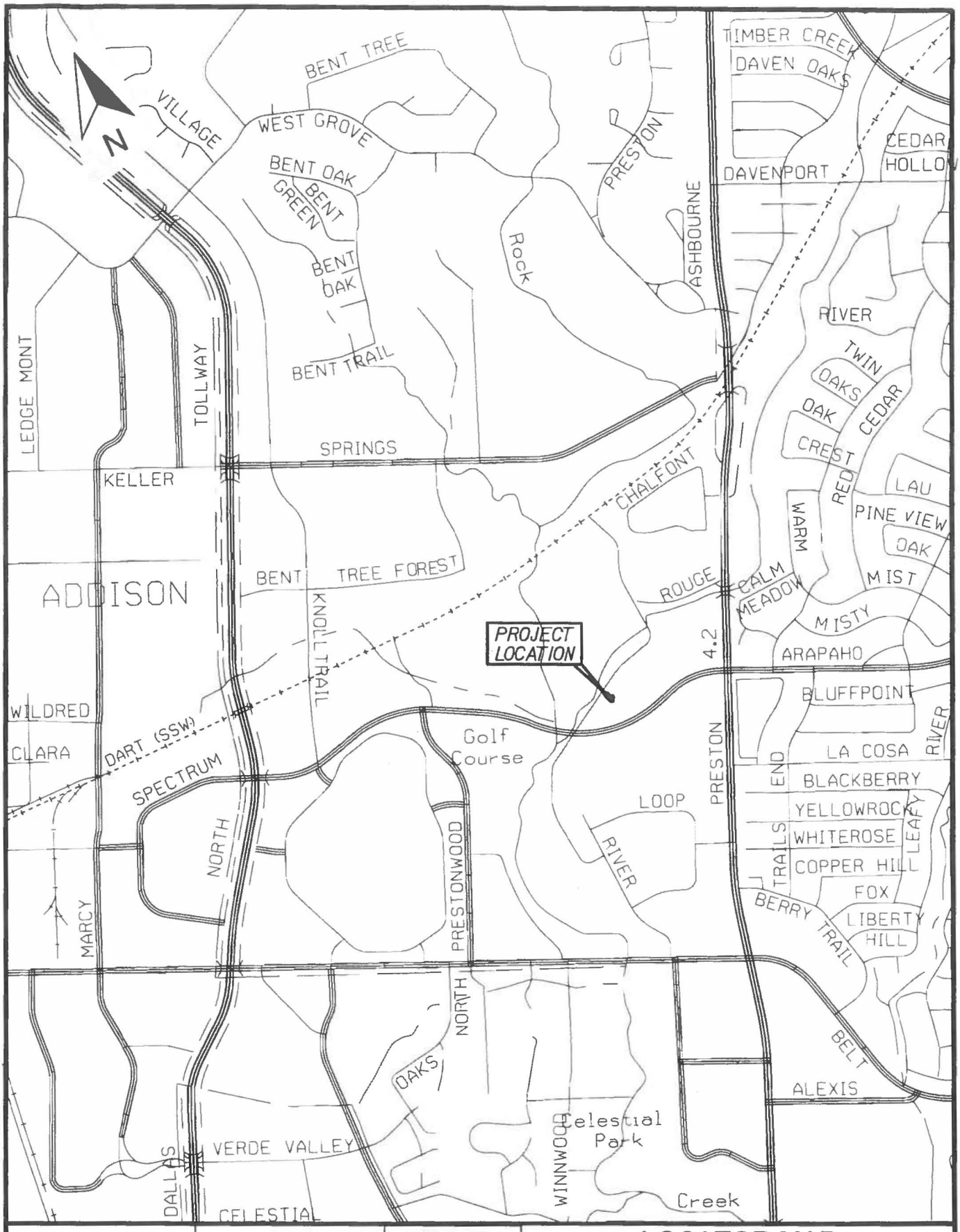
OWNER

London Park Condominiums

Renee Blustein, President

MAP

Attached



COMPUTED _____ CKD _____	AZ&B	LOCATOR MAP	
DRAWN _____ CKD _____	ARREDONDO, ZEPEDA & BRUNZ, INC.	7,558 SQUARE FOOT (0.174 ACRE)	
SUPERVISOR _____ _____	11355 McCREE ROAD DALLAS, TX. 75238 PH. 214-341-9805 FAX 214-341-9825 email - office@azb-engrs.com	ROBERT WILBURN SURVEY ~ ABSTRACT NO. 1580	
DATE _____ _____		DALLAS CITY BLOCK 8220	
SCALE _____ _____		SHEET OF / DWG No. / REV	

February 28, 2018

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

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 7,558 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": McKamy and Osage Branch Wastewater Interceptor Project

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of wastewater together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Easement subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": London Park Condominiums, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $28,994

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $4,000

"AUTHORIZED AMOUNT": Not to exceed $32,994

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

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

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

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

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Fund, Fund 0103, Department DWU, Unit CS40, Activity MPSA, Program 706028, Object 4250, Encumbrance/Contract No. CX-DWU-2018-00004470. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

7,558 SQUARE FOOT (0.174 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
LONDON PARK CONDOMINIUMS

Exhibit A

BEING a 7,558 square foot (0.174 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, in Official City Block No. 8220 in the City of Dallas, Dallas County, Texas, said parcel being part of Lot 2, Block A/8220 of London Park Apartments Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 78090, Page 1388 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) converted to condominiums by declaration recorded in Volume 83013, Page 680 D.R.D.C.T., and amended by document recorded in Volume 83035, Page 1169 D.R.D.C.T., and being more particularly described as follow;

COMMENCING at a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,546.27, E=2,487,746.37) at the end of a curve in the common northerly line of said Lot 2 and southerly line of a called 5.5451 acre tract of land designated "Tract IV" described in a deed to Providence Texas Capital Corporation, Inc. recorded in Volume 97076, Page 4407 D.R.D.C.T.

THENCE South 38 degrees 42 minutes 59 seconds West, along said common line, at a distance of 82.50 feet passing the north corner of a called 0.274 acre tract of land described in a deed to Price London Park, L.P. recorded in Instrument No. 200600419125 of the Official Public Records of Dallas County, Texas, continuing along the common northerly line of said Lot 2, the northerly line of said 0.274 acre tract of land, and the southerly line of said called 5.5451 acre tract of land, a total distance of 122.29 feet to the beginning of a non-tangent curve to the right;

THENCE continuing along said common line and along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 08 degrees 28 minutes 26 seconds, Southwestwardly, an arc length of 73.69 feet with a chord bearing and distance of South 43 degrees 03 minutes 08 seconds West for 73.62 feet to a 5/8-inch steel rod found (controlling monument – Texas State Plane Grid Coordinates – N=7,037,397.08, E=2,487,619.64) for the common west corner of said Lot 2, west corner of said called 0.274 acre tract of land and the north corner of Lot 1, Block A/8220 of Woodhaven Apartment Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 79038, Page 284 D.R.D.C.T.;

FIELD NOTES APPROVED: 4/27/15

THENCE South 35 degrees 10 minutes 46 seconds East, departing said common line and along the common southwesterly line of said Lot 2, southwesterly line of said called 0.274 acre tract of land and the northeasterly line of said Lot 1, a distance of 113.73 feet to the southwest corner of said called 0.274 acre tract of land, from which a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,062.69, E=2,487,855.34) for the common southwest corner of said Lot 2 and northeast corner of said Lot 1, bears South 35 degrees 10 minutes 46 seconds East along the common southwest line of said Lot 2 and northeast line of said Lot 1, a distance of 295.44 feet;

THENCE North 54 degrees 57 minutes 12 seconds East, departing said common line over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land, a distance of 28.63 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the **POINT OF BEGINNING;**

THENCE North 54 degrees 57 minutes 12 seconds East, continuing over and across said Lot 2, continuing along the southeasterly line of said 0.274 acre tract of land, a distance of 3.66 feet to an "X" in concrete set for corner for the beginning of a non tangent curve to the right;

THENCE continuing over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land and along said non-tangent curve to the right with a radius of 132.35 feet, a central angle of 22 degrees 14 minutes 26 seconds, Northwardly, an arc length of 51.37 feet with a chord bearing and distance of North 07 degrees 42 minutes 34 seconds East for 51.05 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for corner;

THENCE departing said southeasterly line of said 0.274 acre tract of land and continuing over and across said Lot 2, the following four (4) courses and distances;

1. South 73 degrees 08 minutes 14 seconds East, a distance of 22.90 feet to an "X" in concrete set for the beginning of a non-tangent curve to the left;

2. Along said non-tangent curve to the left with a radius of 118.81 feet, a central angel of 46 degrees 47 minutes 00 seconds East, Southwardly, an arc length of 97.01 feet with a chord bearing and distance of South 06 degrees 31 minutes 44 seconds East for 94.34 feet to a 1/2-inch steel rebar with a cap marked AZ&B" set for corner;

3. South 29 degrees 55 minutes 14 seconds East, a distance of 106.11 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

4. South 35 degrees 00 minutes 05 seconds East, a distance of 126.55 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in the common southerly line of said Lot 2, and northerly line of Arapaho Road (a variable width right-of-way), being in a non-tangent curve to the left;

THENCE along said common line and said non-tangent curve to the left with a radius of 1,195.92 feet, a central angle of 01 degrees 03 minutes 15 seconds, Southwestwardly, an arc length of 22.00 feet with a chord bearing and distance of South 55 degrees 31 minutes 32 seconds West for 22.00 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE departing said common line over and across said Lot 2, the following four (4) courses and distances;

1. North 35 degrees 00 minutes 05 seconds West, a distance of 127.32 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

2. North 29 degrees 55 minutes 14 seconds West, a distance of 107.09 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for the beginning of a non-tangent curve to the right;

3. Along said non-tangent curve to the right with a radius of 140.81 feet, a central angle of 24 degrees 52 minutes 50 seconds, Northwardly, an arc length of 61.15 feet with a chord bearing and distance of North 17 degrees 28 minutes 49 seconds West for 60.67 feet to an "X" in concrete set for corner;

4. North 81 degrees 22 minutes 27 seconds West, a distance of 5.25 feet to the **POINT OF BEGINNING** and containing 7,558 square feet (0.174 acre) of land, more or less.

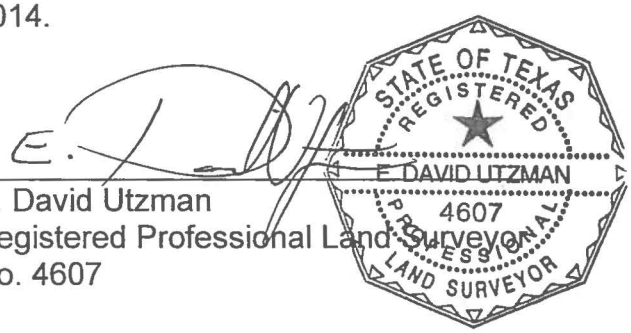
7,558 SQUARE FOOT (0.174 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
LONDON PARK CONDOMINIUMS

Exhibit A

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of September 2014.



E. David Utzman
Registered Professional Land Surveyor
No. 4607

02/25/15
Date

LEGEND

(CM)	CONTROLLING MONUMENT
SRF	STEEL ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
○	MONUMENT FOUND (SIZE/TYPE AS NOTED)
●	1/2" STEEL REBAR SET W/ AZB PLATIC CAP (OR AS NOTED)
▭	LIMITS OF PROPERTY TO BE ACQUIRED

STATE OF TEXAS
REGISTERED
E. DAVID UTZMAN
4607
PROFESSIONAL
LAND SURVEYOR
02/25/15

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS AND SOURCE OF COORDNIANTES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

PROVIDENCE TEXAS CAPITAL CORPORATION, INC. CALLED 5.5451 ACRES TRACT IV VOL.97076, PG.4407 D.R.D.C.T.

10' FLOODWAY EASEMENT (BY PLAT)

24' UTILITY EASEMENT (BY PLAT)

P.O.C.

S38°42'59"W 122.29' (PLAT) 122.39'

N=7037546.27
E=2487746.37

5/8" SRF (CM)

BLOCK A/8222

PROVIDENCE TEXAS CAPITAL CORPORATION, INC. CALLED 64.9254 TRACT II VOL.97076, PG.4407 D.R.D.C.T.

RADIUS = 498.22'
DELTA = 08°28'26"
ARC LENGTH = 73.69'
CHORD BEARING = S43°03'08"W
73.62'

LOT 2

LONDON PARK APARTMENTS VOL.78090, PG.1388 D.R.D.C.T.

PRICE LONDON PARK, L.P. CALLED 0.274 ACRES INST.NO.20060041911 25 O.P.R.D.C.T.

LONDON PARK CONDOMINIUMS VOL.83013, PG.680 D.R.D.C.T. AMENDED VOL.83035, PG.1169 D.R.D.C.T.

ROBERT WILBURN SURVEY ABSTRACT NO.1580

N=7037397.08
E=2487619.64

5/8" SRF (CM)

S35°10'46"E 113.73'

S73°08'14"E 22.90'

"X" IN CONCRETE SET

RADIUS = 118.81'
DELTA = 46°47'00"
ARC LENGTH = 97.01'
CHORD BEARING S06°31'44"E 94.34'

SEE DETAIL A

BLOCK A/8220

7,558 S.F. (0.174 AC.) TO BE ACQUIRED

S29°55'14"E 106.11'

24' UTILITY EASEMENT (BY PLAT)

WOODHAVEN APARTMENTS VOL.79038, PG.284 D.R.D.C.T.

RADIUS = 140.81'
DELTA = 24°52'50"
ARC LENGTH = 61.15'
CHORD BEARING N 17°28'49"W 60.67'

N29°55'14"W 107.09'

409.14' (PLAT) S35°10'46"E 295.44'

LOT 1

EASEMENT (BY PLAT) 24' UTILITY

S35°00'05"E 126.55'

N35°00'05"W 127.32'

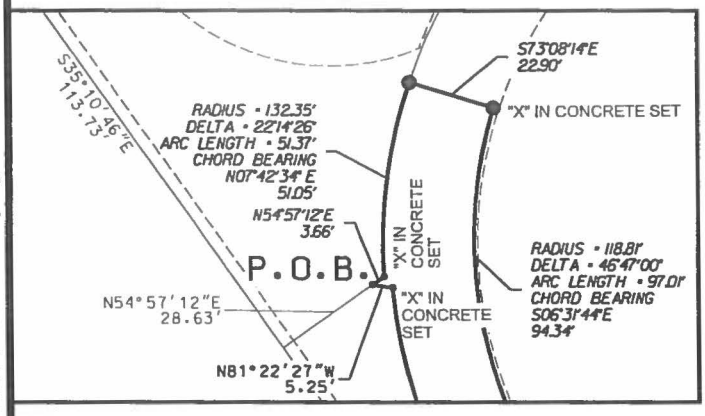
N=7037062.69
E=2487855.34

RADIUS = 1195.92'
DEALTA = 01°03'15"
ARC LENGTH = 22.00'
CHORD BEARING S55°31'32"W 22.00'

5/8" SRF (CM)

ARAPAHO ROAD (VARIABLE WIDTH R.O.W.)

DETAIL A



SCALE (IN FEET)

0 25 50 100

COMPUTED	JDS	CKD	RLD
DRAWN	JDS	CKD	RLD
SUPERVISOR	E.D. UTZMAN		
DATE	2-19-15		
SCALE	1"=50'		

REVISION HISTORY

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 McCREE ROAD
DALLAS, TX. 75238
PH. 214-341-9900
FAX 214-341-9925
email - office@azb-engrs.com

7,558 SQUARE FOOT (0.174 ACRE) DALLAS CITY BLOCK 8220 ACCESS EASEMENT LONDON PARK CONDOMINIUMS

SHEET 5 OF 5 | DWG No. | REV

9:41:27 AM 2/19/2015 S:\DWU\207010.001-Halff-McKamy\Dgn\Easement\LONDON PARK APTS\ESMT-502.dgn

©

ACCESS EASEMENT

EXHIBIT B

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That London Park Condominiums, a Texas limited partnership, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of TWENTY EIGHT THOUSAND NINE HUNDRED NINETY FOUR AND no/100 DOLLARS ($28,994.00) to the undersigned in hand paid by the **City of Dallas,** a Texas municipal corporation, (hereinafter called "City"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has granted, sold and conveyed and does hereby grant, sell and convey unto City and its successors and assigns, an easement on, over, and across all that certain lot, tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes, (the "Easement Property"), for the purpose of providing free and uninterrupted pedestrian and vehicular ingress to and egress from that certain lot, tract or parcel of land described in Exhibit "B", attached hereto and made a part hereof by reference for all purposes, (the "Dominant Estate Property"), to and from Arapaho Road, a public thoroughfare, and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"). The consideration stated above for the Easement herein conveyed shall be considered full compensation for same and for any diminution in value that may result to Grantor's remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

The Easement is appurtenant to and runs with all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominate Estate Property. The Easement is for the benefit of City and City's successors and assigns who at any time own the Dominant Estate Property or any interest in the Dominant Estate Property (as applicable, "Holder"). The duration of the Easement is perpetual unless and until formally abandoned by written action of Holder. The easement is irrevocable by Grantor.

The Easement is nonexclusive. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to continue to use and enjoy the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Holder. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder, as long as such further conveyance is subject to the terms of this agreement and the other users agree to bear the costs and perform the obligations herein provided.

Holder has the right (but not the obligation) to construct, install, maintain, replace, and remove a road with all culverts, bridges, drainage ditches, curbs, sewer facilities, landscaping, irrigation, lighting and similar or related utilities and facilities under, upon or across any portion of the Easement Property (collectively, the "Access Improvements"). All matters concerning the configuration, construction, installation, maintenance, replacement, and removal of the Access Improvements are at Holder's sole discretion and subject to Holder's prior approval. Holder has the right (but not the obligation) to eliminate any encroachment into the Easement Property. Holder has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Access Improvements or for the road to continue onto other lands or easements owned by Holder and adjacent to the Easement Property. On request by Holder, the owner of the Easement Property will execute or join in the execution of easements for sewer, drainage, or utility facilities under or across the Easement Property.

Prior to Grantor's development of Grantor's other land abutting the Easement Property, improvement and maintenance of the Easement Property will be at the sole expense of Holder and Holder must maintain the Easement Property and any improvements made by Holder in a neat, clean, and repaired condition. Upon development by Grantor of Grantor's other land abutting the Easement Property, improvement and maintenance of the Easement Property will be at the sole expense of Grantor and Grantor must maintain the Easement Property and any improvements made thereon in a neat, clean and repaired condition. Any work on the Access Improvements must be approved in writing by Holder before proceeding. For purposes of this paragraph, "development" shall mean issuance after the date of this agreement of a building permit to Grantor or Grantor's heirs, successors and assigns as to their other land abutting the Easement Property.

Should Grantor herein be a natural person and not joined by Grantor's spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor and spouse. Should Grantor herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

Nothing in this Easement shall be construed as a waiver by City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas. The access easement herein granted shall not be construed or deemed to be a public street or alley right-of-way dedication.

This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefitted by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity. It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns. This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and the neuter will include the masculine or feminine gender, and vice versa. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice

delivered as provided herein.

Grantor's Notice Address:

15889 Preston Road

Dallas, Texas 75248

City's Notice Address:

City of Dallas

1500 Marilla Street

Dallas, Texas 75201

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said Easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, .

GRANTOR:
London Park Owners Association,
a

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____ by _____, of London Park Owners Association., a Texas , on behalf of said .

_____
Notary Public, State of Texas

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lois King

Log No. 42654

7,558 SQUARE FOOT (0.174 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
LONDON PARK CONDOMINIUMS

Exhibit A

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COMMENCING at a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,546.27, E=2,487,746.37) at the end of a curve in the common northerly line of said Lot 2 and southerly line of a called 5.5451 acre tract of land designated "Tract IV" described in a deed to Providence Texas Capital Corporation, Inc. recorded in Volume 97076, Page 4407 D.R.D.C.T.

THENCE South 38 degrees 42 minutes 59 seconds West, along said common line, at a distance of 82.50 feet passing the north corner of a called 0.274 acre tract of land described in a deed to Price London Park, L.P. recorded in Instrument No. 200600419125 of the Official Public Records of Dallas County, Texas, continuing along the common northerly line of said Lot 2, the northerly line of said 0.274 acre tract of land, and the southerly line of said called 5.5451 acre tract of land, a total distance of 122.29 feet to the beginning of a non-tangent curve to the right;

THENCE continuing along said common line and along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 08 degrees 28 minutes 26 seconds, Southwestwardly, an arc length of 73.69 feet with a chord bearing and distance of South 43 degrees 03 minutes 08 seconds West for 73.62 feet to a 5/8-inch steel rod found (controlling monument – Texas State Plane Grid Coordinates – N=7,037,397.08, E=2,487,619.64) for the common west corner of said Lot 2, west corner of said called 0.274 acre tract of land and the north corner of Lot 1, Block A/8220 of Woodhaven Apartment Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 79038, Page 284 D.R.D.C.T.;

FIELD NOTES APPROVED: 4/27/15

THENCE South 35 degrees 10 minutes 46 seconds East, departing said common line and along the common southwesterly line of said Lot 2, southwesterly line of said called 0.274 acre tract of land and the northeasterly line of said Lot 1, a distance of 113.73 feet to the southwest corner of said called 0.274 acre tract of land, from which a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,062.69, E=2,487,855.34) for the common southwest corner of said Lot 2 and northeast corner of said Lot 1, bears South 35 degrees 10 minutes 46 seconds East along the common southwest line of said Lot 2 and northeast line of said Lot 1, a distance of 295.44 feet;

THENCE North 54 degrees 57 minutes 12 seconds East, departing said common line over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land, a distance of 28.63 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the **POINT OF BEGINNING;**

THENCE North 54 degrees 57 minutes 12 seconds East, continuing over and across said Lot 2, continuing along the southeasterly line of said 0.274 acre tract of land, a distance of 3.66 feet to an "X" in concrete set for corner for the beginning of a non tangent curve to the right;

THENCE continuing over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land and along said non-tangent curve to the right with a radius of 132.35 feet, a central angle of 22 degrees 14 minutes 26 seconds, Northwardly, an arc length of 51.37 feet with a chord bearing and distance of North 07 degrees 42 minutes 34 seconds East for 51.05 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for corner;

THENCE departing said southeasterly line of said 0.274 acre tract of land and continuing over and across said Lot 2, the following four (4) courses and distances;

1. South 73 degrees 08 minutes 14 seconds East, a distance of 22.90 feet to an "X" in concrete set for the beginning of a non-tangent curve to the left;

2. Along said non-tangent curve to the left with a radius of 118.81 feet, a central angel of 46 degrees 47 minutes 00 seconds East, Southwardly, an arc length of 97.01 feet with a chord bearing and distance of South 06 degrees 31 minutes 44 seconds East for 94.34 feet to a 1/2-inch steel rebar with a cap marked AZ&B" set for corner;

3. South 29 degrees 55 minutes 14 seconds East, a distance of 106.11 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

4. South 35 degrees 00 minutes 05 seconds East, a distance of 126.55 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in the common southerly line of said Lot 2, and northerly line of Arapaho Road (a variable width right-of-way), being in a non-tangent curve to the left;

THENCE along said common line and said non-tangent curve to the left with a radius of 1,195.92 feet, a central angle of 01 degrees 03 minutes 15 seconds, Southwestwardly, an arc length of 22.00 feet with a chord bearing and distance of South 55 degrees 31 minutes 32 seconds West for 22.00 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

THENCE departing said common line over and across said Lot 2, the following four (4) courses and distances;

1. North 35 degrees 00 minutes 05 seconds West, a distance of 127.32 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

2. North 29 degrees 55 minutes 14 seconds West, a distance of 107.09 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for the beginning of a non-tangent curve to the right;

3. Along said non-tangent curve to the right with a radius of 140.81 feet, a central angle of 24 degrees 52 minutes 50 seconds, Northwardly, an arc length of 61.15 feet with a chord bearing and distance of North 17 degrees 28 minutes 49 seconds West for 60.67 feet to an "X" in concrete set for corner;

4. North 81 degrees 22 minutes 27 seconds West, a distance of 5.25 feet to the **POINT OF BEGINNING** and containing 7,558 square feet (0.174 acre) of land, more or less.

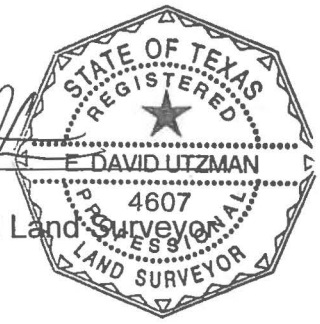
7,558 SQUARE FOOT (0.174 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
LONDON PARK CONDOMINIUMS

Exhibit A

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

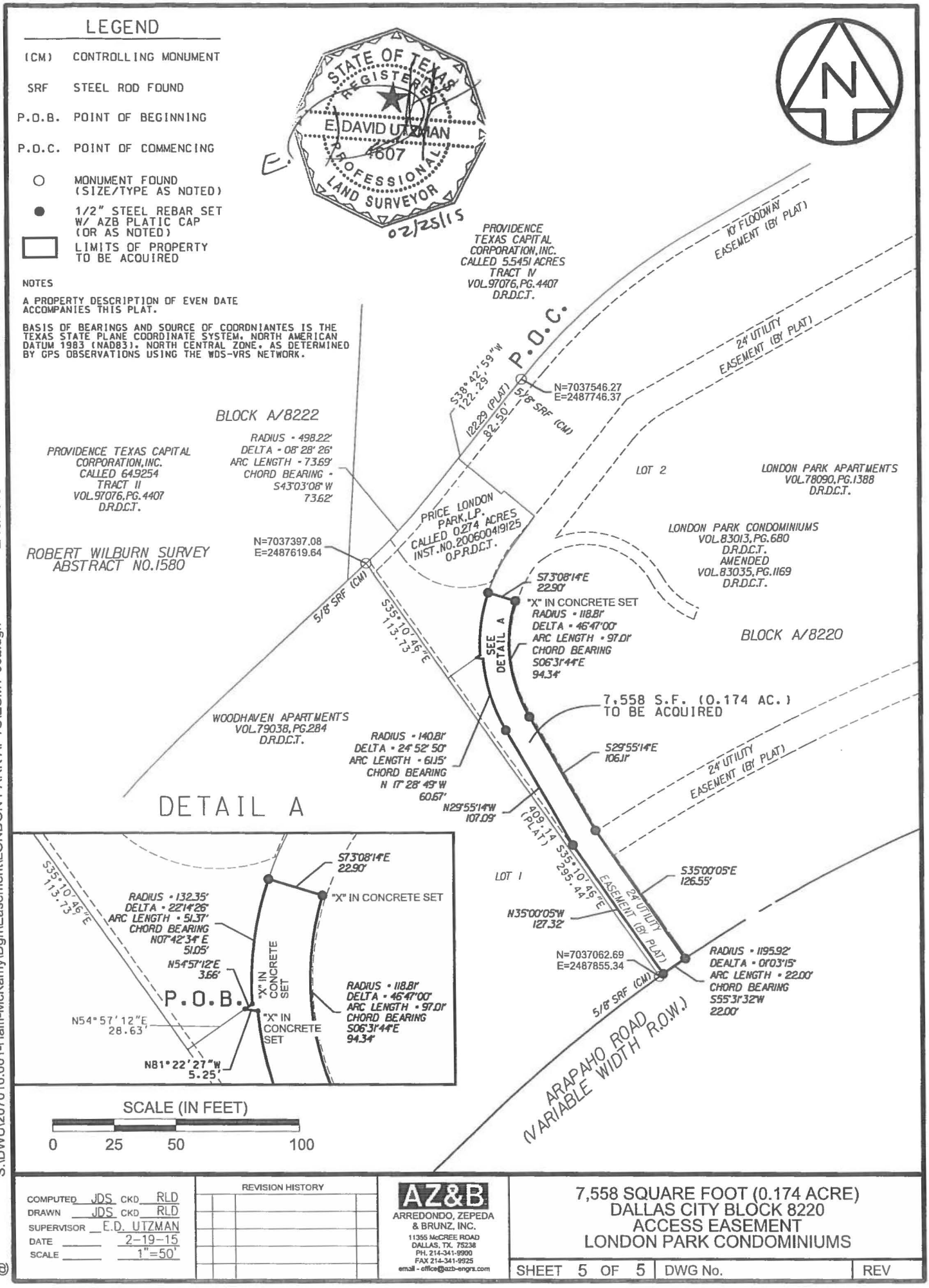
A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of September 2014.



E. David Utzman
Registered Professional Land Surveyor
No. 4607

02/25/15
Date



9:41:27 AM 2/19/2015 S:\DWU\207010.001-Halff-McKamy\Dgn\Easement\LONDON PARK APTS\ESMT-502.dgn

COMPUTED JDS CKD RLD
DRAWN JDS CKD RLD
SUPERVISOR E.D. UTZMAN
DATE 2-19-15
SCALE 1"=50'

REVISION HISTORY

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 McCREE ROAD
DALLAS, TX. 75238
PH. 214-341-9900
FAX 214-341-9925
email - office@azb-engrs.com

7,558 SQUARE FOOT (0.174 ACRE) DALLAS CITY BLOCK 8220 ACCESS EASEMENT LONDON PARK CONDOMINIUMS

SHEET 5 OF 5 | DWG No. | REV

©

AGENDA ITEM # 12

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	11
DEPARTMENT:	Department of Sustainable Development and Construction Water Utilities Department
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	5X

SUBJECT

Authorize acquisition from Price London Park, L.P., of an access easement of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed $22,460 ($19,960, plus closing costs and title expenses not to exceed $2,500) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition from Price London Park, L.P., of an access easement of approximately 3,475 square feet of land located near the northwest side of an interior roadway of London Park Condominiums, north of Arapaho Road for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy and Osage Branch wastewater line. The consideration is based on an independent appraisal. There are no relocation costs associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $22,460 ($19,960, plus closing costs and title expenses not to exceed $2,500)

OWNER

Price London Park, L.P.

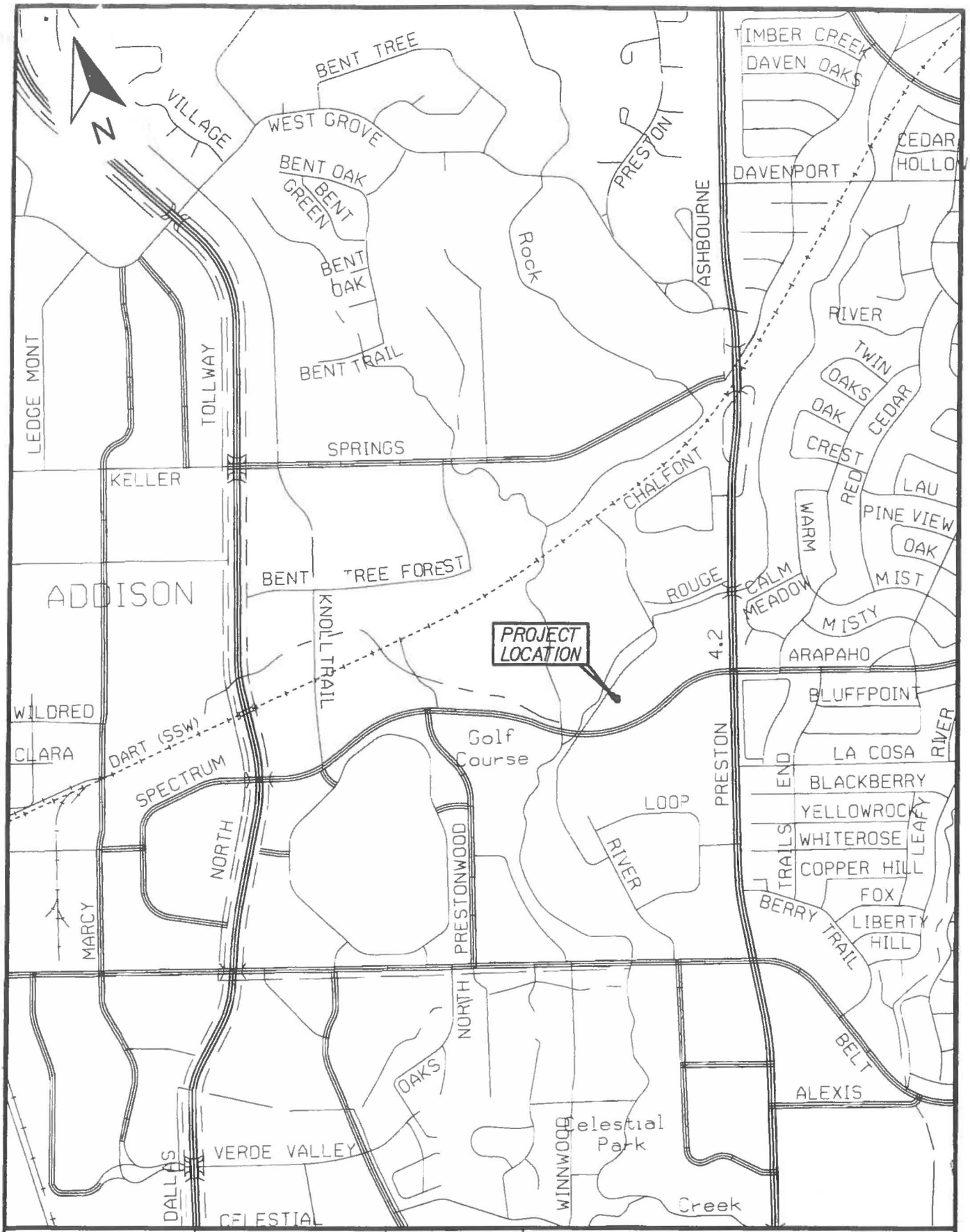
Price Millennium Eight L.P., General Partner

Price London Park GP, Inc.

Michael Ochestein, President

MAP

Attached



COMPUTED _____ CKD _____
DRAWN _____ CKD _____
SUPERVISOR _____ _____
DATE _____ _____
SCALE _____ _____

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 McCREE ROAD
DALLAS, TX. 75238
PH. 214-341-9600
FAX 214-341-9625
email - office@azb-engrs.com

LOCATOR MAP

3,475 SQUARE FOOT (0.080 ACRE)
ROBERT WILBURN SURVEY ~ ABSTRACT NO. 1580
DALLAS CITY BLOCK 8220

SHEET	OF	DWG No.	REV

February 28, 2018

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

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

“PROPERTY": Approximately 3,475 square feet of land located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

“PROJECT”: McKamy and Osage Branch Wastewater Interceptor Project

“USE”: The installation, use, and maintenance of a pipeline or lines for the transmission of wastewater together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Easement subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit “B” attached hereto and made a part hereof for all purposes.

"OWNER": Price London Park, L.P., provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $19,960

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $2,500

"AUTHORIZED AMOUNT": Not to exceed $22,460

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

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

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

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

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Fund, Fund 0103, Department DWU, Unit CS40, Activity MPSA, Program 706028, Object 4250, Encumbrance/Contract No. CX-DWU-2017-00002351. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

Exhibit A

BEING an 3,475 square foot (0.080 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, in Official City Block No. 8220 in the City of Dallas, Dallas County, Texas, said parcel being part of Lot 2, Block A/8220 of London Park Apartments Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 78090, Page 1388 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), also being a part of a called 0.274 acre tract of land described in a deed to Price London Park, L.P. recorded in Instrument Number 200600419125 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follow;

COMMENCING at a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,546.27, E=2,487,746.37) at the end of a curve in the common northerly line of said Lot 2 and southerly line of a called 5.5451 acre tract of land designated "Tract IV" described in a deed to Providence Texas Capital Corporation, Inc. recorded in Volume 97076, Page 4407 D.R.D.C.T.

THENCE South 38 degrees 42 minutes 59 seconds West, along said common line, at a distance of 82.50 feet passing the north corner of said 0.274 acre tract of land, continuing along the common northerly line of said 0.274 acre tract of land the, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, a total distance of 122.29 feet to the beginning of a non-tangent curve to the right;

THENCE continuing along said common line and along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 05 degree 20 minutes 37 seconds, Southwestwardly, an arc length of 46.47 feet with a chord bearing and distance of South 41 degrees 29 minutes 14 seconds West for 46.45 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the **POINT OF BEGINNING;**

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. South 35 degrees 54 minutes 25 seconds East, a distance of 32.92 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the beginning of a non-tangent curve to the left;

FIELD NOTES APPROVED: 4/21/15

2. Along said non-tangent curve to the left with a radius of 62.13 feet, a central angle of 49 degrees 19 minutes 29 seconds, Eastwardly, and arc length of 53.49 feet with a chord bearing and distance of South 75 degrees 17 minutes 10 seconds East for 51.85 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the end of said curve;

3. South 73 degrees 08 minutes 14 seconds East, a distance of 10.30 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in the southeasterly line of said called 0.274 acre tract of land, said corner being in a non-tangent curve to the left;

THENCE continuing over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land and along said non-tangent curve to the left with a radius of 132.35 feet, a central angle of 22 degrees 14 minutes 26 seconds, Southwardly, an arc length of 51.37 feet with a chord bearing and distance of South 07 degrees 42 minutes 34 seconds West for 51.05 feet to an "X" in concrete set for the most southerly southeast corner of said called 0.274 acre tract of land;

THENCE South 54 degrees 57 minutes 12 seconds West, continuing over and across said Lot 2, along the southerly line of said 0.274 acre tract of land, a distance of 3.66 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner, from which 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,062.69, E=2,487,855.34) for the common southwest corner of said Lot 2 and northeast corner of said Lot 1, bears the following two courses and distances, 1) South 54 degrees 57 minutes 12 seconds West, a distance of 28.63 feet, and 2) South 35 degrees 10 minutes 46 seconds East, a distance of 295.44 feet;

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. North 81 degrees 22 minutes 27 seconds West, a distance of 16.75 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

2. North 44 degrees 06 minutes 55 seconds West, a distance of 75.32 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

Exhibit A

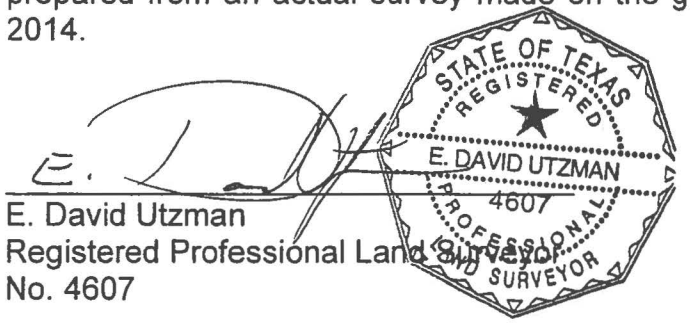
3. North 35 degrees 07minutes 40 seconds West, a distance of 28.47 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in a non-tangent curve in the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, from said point a 5/8-inch steel rod found (controlling monument – Texas State Plane Grid Coordinates – N=7,037,397.08, E=2,487,619.64) for the common west corner of said called 0.274 acre tract of land, west corner of said Lot 2, north corner of said Lot 1 being in the southerly line of said called 5.5451 acre tract of land, bears along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, the southerly line of said called 5.5451 acre tract of land, bears along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 00 degrees 33 minutes 55 seconds, Southwestwardly, an arc length of 4.92 feet with a chord bearing and distance of South 47 degrees 00 minutes 24 seconds West for 4.92 feet;

THENCE along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, and southerly line of said called 5.5451 acre tract of land, and along said non-tangent curve to the left with a radius of 498.22 feet, a central angle of 02 degrees 33 minutes 54 seconds, Northeastwardly , an arc length of 22.30 feet with a chord bearing and distance of North 45 degrees 26 minutes 29 seconds East for 22.30 feet to the **POINT OF BEGINNING** and containing 3,475 square feet (0.080 acre) of land, more or less.

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of September 2014.



E. David Utzman
Registered Professional Land Surveyor
No. 4607

02/25/15
Date

Exhibit A

LEGEND

(CM)	CONTROLLING MONUMENT
SRF	STEEL ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
○	MONUMENT FOUND (SIZE/TYPE AS NOTED)
●	1/2" STEEL REBAR SET W/ AZB PLATIC CAP (OR AS NOTED)
▭	LIMITS OF PROPERTY TO BE ACQUIRED

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

STATE OF TEXAS
REGISTERED TO
E. DAVID UTZMAN
4607
PROFESSIONAL
LAND SURVEYOR
02/25/15

PROVIDENCE TEXAS CAPITAL CORPORATION, INC.
CALLED 5.5451 ACRES
TRACT IV
VOL. 97076, PG. 4407
D.R.D.C.T.

10' FLOODWAY EASEMENT (BY PLAT)

24' UTILITY EASEMENT (BY PLAT)

P.O.C.
N=7037546.27
E=2487746.37
5/8" SRF (CM)

S38°42'59"W
122.29' (PLAT)
122.30'

RADIUS = 498.22'
DELTA = 5°20'37"
ARC LENGTH = 46.47'
CHORD BEARING = S41°29'14"W
46.45'

BLOCK A/8222

PROVIDENCE TEXAS CAPITAL CORPORATION, INC.
CALLED 64.9254
TRACT II
VOL. 97076, PG. 4407
D.R.D.C.T.

ROBERT WILBURN SURVEY
ABSTRACT NO. 1580

PRICE LONDON PARK, L.P.
CALLED 0.274 ACRES
INST. NO. 20060041912 5
O.P.R.D.C.T.

N=7037397.08
E=2487619.64
5/8" SRF (CM)

SEE DETAIL A

3,475 S.F. (0.080 AC.)
TO BE ACQUIRED

LOT 2

LONDON PARK APARTMENTS
VOL. 78090, PG. 1388
D.R.D.C.T.

LONDON PARK CONDOMINIUMS
VOL. 83013, PG. 680
D.R.D.C.T.
AMENDED
VOL. 83035, PG. 1169
D.R.D.C.T.

S54°57'12"W
28.63'

409.14' (PLAT)

BLOCK A/8220

24' UTILITY EASEMENT (BY PLAT)

LOT 1

S35°10'46"E
295.44'

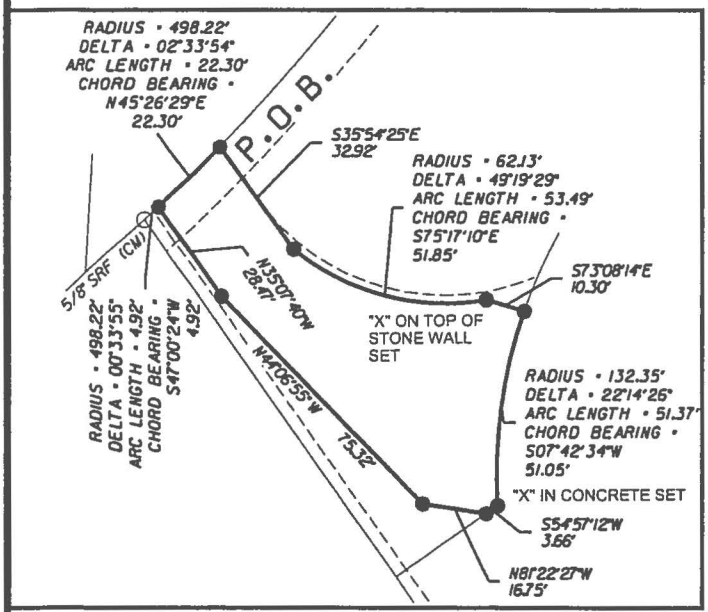
WOODHAVEN APARTMENTS
VOL. 79038, PG. 284
D.R.D.C.T.

24' UTILITY EASEMENT (BY PLAT)

N=7037062.69
E=2487855.34
5/8" SRF (CM)

ARAPAHO ROAD
(VARIABLE WIDTH R.O.W.)

DETAIL A



SCALE (IN FEET)

0 25 50 100

COMPUTED	JDS	CKD	RLD
DRAWN	JDS	CKD	RLD
SUPERVISOR	E.D. UTZMAN		
DATE	2-19-15		
SCALE	1"=50'		

REVISION HISTORY

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 McCREE ROAD
DALLAS, TX. 75238
PH. 214-341-9900
FAX 214-341-9925
email - office@azb-engrs.com

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK 8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

SHEET 4 OF 4	DWG No.	REV

9:39:41 AM 2/19/2015 S:\DWU\207010.001-Halff-McKamy\Dgn\Easement\LONDON PARK APTS\ESMT-601.dgn @

ACCESS EASEMENT

EXHIBIT B

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

That Price London Park, L.P., a Texas limited partnership, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of NINETEEN THOUSAND NINE HUNDRED SIXTY AND no/100 DOLLARS ($19,960.00) to the undersigned in hand paid by the **City of Dallas,** a Texas municipal corporation, (hereinafter called "City"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has granted, sold and conveyed and does hereby grant, sell and convey unto City and its successors and assigns, an easement on, over, and across all that certain lot, tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes, (the "Easement Property"), for the purpose of providing free and uninterrupted pedestrian and vehicular ingress to and egress from that certain lot, tract or parcel of land described in Exhibit "B", attached hereto and made a part hereof by reference for all purposes, (the "Dominant Estate Property"), to and from Arapaho Road, a public thoroughfare, and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"). The consideration stated above for the Easement herein conveyed shall be considered full compensation for same and for any diminution in value that may result to Grantor's remaining property by virtue of project proximity thereto, grade alignment, utility installation, or the alteration of drainage patterns and facilities.

The Easement is appurtenant to and runs with all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominate Estate Property. The Easement is for the benefit of City and City's successors and assigns who at any time own the Dominant Estate Property or any interest in the Dominant Estate Property (as applicable, "Holder"). The duration of the Easement is perpetual unless and until formally abandoned by written action of Holder. The easement is irrevocable by Grantor.

The Easement is nonexclusive. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to continue to use and enjoy the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Holder. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder, as long as such further conveyance is subject to the terms of this agreement and the other users agree to bear the costs and perform the obligations herein provided.

Holder has the right (but not the obligation) to construct, install, maintain, replace, and remove a road with all culverts, bridges, drainage ditches, curbs, sewer facilities, landscaping, irrigation, lighting and similar or related utilities and facilities under, upon or across any portion of the Easement Property (collectively, the "Access Improvements"). All matters concerning the configuration, construction, installation, maintenance, replacement, and removal of the Access Improvements are at Holder's sole discretion and subject to Holder's prior approval. Holder has the right (but not the obligation) to eliminate any encroachment into the Easement Property. Holder has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Access Improvements or for the road to continue onto other lands or easements owned by Holder and adjacent to the Easement Property. On request by Holder, the owner of the Easement Property will execute or join in the execution of easements for sewer, drainage, or utility facilities under or across the Easement Property.

Prior to Grantor's development of Grantor's other land abutting the Easement Property,

improvement and maintenance of the Easement Property will be at the sole expense of Holder and Holder must maintain the Easement Property and any improvements made by Holder in a neat, clean, and repaired condition. Upon development by Grantor of Grantor's other land abutting the Easement Property, improvement and maintenance of the Easement Property will be at the sole expense of Grantor and Grantor must maintain the Easement Property and any improvements made thereon in a neat, clean and repaired condition. Any work on the Access Improvements must be approved in writing by Holder before proceeding. For purposes of this paragraph, "development" shall mean issuance after the date of this agreement of a building permit to Grantor or Grantor's heirs, successors and assigns as to their other land abutting the Easement Property.

Should Grantor herein be a natural person and not joined by Grantor's spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor and spouse. Should Grantor herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

Nothing in this Easement shall be construed as a waiver by City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas. The access easement herein granted shall not be construed or deemed to be a public street or alley right-of-way dedication.

This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefitted by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity. It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns. This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and the neuter will include the masculine or feminine gender, and vice versa. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

Grantor's Notice Address:	City's Notice Address:
	City of Dallas
15889 Preston Road	1500 Marilla Street
Dallas, Texas 75248	Dallas, Texas 75201

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said Easement unto the City of Dallas, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, .

GRANTOR:
Price London Park, L.P.,
a Texas limited partnership

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on _____ by _____, _____ of Price London Park, L.P., a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public, State of Texas

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lois King

Log No. 42652

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

Exhibit A

BEING an 3,475 square foot (0.080 acre) parcel of land situated in the ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, in Official City Block No. 8220 in the City of Dallas, Dallas County, Texas, said parcel being part of Lot 2, Block A/8220 of London Park Apartments Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 78090, Page 1388 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), also being a part of a called 0.274 acre tract of land described in a deed to Price London Park, L.P. recorded in Instrument Number 200600419125 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follow;

COMMENCING at a 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,546.27, E=2,487,746.37) at the end of a curve in the common northerly line of said Lot 2 and southerly line of a called 5.5451 acre tract of land designated "Tract IV" described in a deed to Providence Texas Capital Corporation, Inc. recorded in Volume 97076, Page 4407 D.R.D.C.T.

THENCE South 38 degrees 42 minutes 59 seconds West, along said common line, at a distance of 82.50 feet passing the north corner of said 0.274 acre tract of land, continuing along the common northerly line of said 0.274 acre tract of land the, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, a total distance of 122.29 feet to the beginning of a non-tangent curve to the right;

THENCE continuing along said common line and along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 05 degree 20 minutes 37 seconds, Southwestwardly, an arc length of 46.47 feet with a chord bearing and distance of South 41 degrees 29 minutes 14 seconds West for 46.45 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the **POINT OF BEGINNING;**

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. South 35 degrees 54 minutes 25 seconds East, a distance of 32.92 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the beginning of a non-tangent curve to the left;

FIELD NOTES APPROVED:
4/21/15

2. Along said non-tangent curve to the left with a radius of 62.13 feet, a central angle of 49 degrees 19 minutes 29 seconds, Eastwardly, and arc length of 53.49 feet with a chord bearing and distance of South 75 degrees 17 minutes 10 seconds East for 51.85 feet to a 1/2-inch steel rebar with a cap marked "AZ&B" set for the end of said curve;

3. South 73 degrees 08 minutes 14 seconds East, a distance of 10.30 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in the southeasterly line of said called 0.274 acre tract of land, said corner being in a non-tangent curve to the left;

THENCE continuing over and across said Lot 2, along the southeasterly line of said 0.274 acre tract of land and along said non-tangent curve to the left with a radius of 132.35 feet, a central angle of 22 degrees 14 minutes 26 seconds, Southwardly, an arc length of 51.37 feet with a chord bearing and distance of South 07 degrees 42 minutes 34 seconds West for 51.05 feet to an "X" in concrete set for the most southerly southeast corner of said called 0.274 acre tract of land;

THENCE South 54 degrees 57 minutes 12 seconds West, continuing over and across said Lot 2, along the southerly line of said 0.274 acre tract of land, a distance of 3.66 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner, from which 5/8-inch steel rod found (controlling monument - Texas State Plane Grid Coordinates – N=7,037,062.69, E=2,487,855.34) for the common southwest corner of said Lot 2 and northeast corner of said Lot 1, bears the following two courses and distances, 1) South 54 degrees 57 minutes 12 seconds West, a distance of 28.63 feet, and 2) South 35 degrees 10 minutes 46 seconds East, a distance of 295.44 feet;

THENCE departing said common line over and across said Lot 2 and said called 0.274 acre tract of land, the following three (3) courses and distances;

1. North 81 degrees 22 minutes 27 seconds West, a distance of 16.75 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

2. North 44 degrees 06 minutes 55 seconds West, a distance of 75.32 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK A/8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

Exhibit A

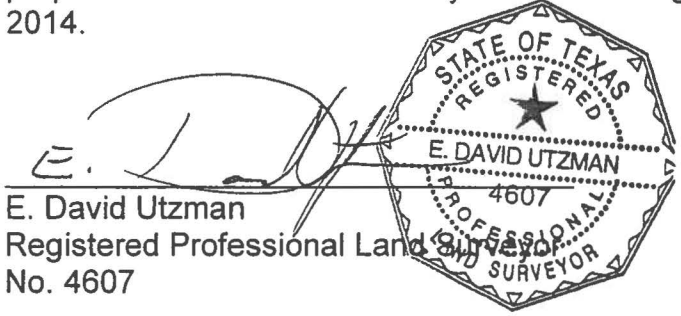
3. North 35 degrees 07minutes 40 seconds West, a distance of 28.47 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner in a non-tangent curve in the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2 and southerly line of said called 5.5451 acre tract of land, from said point a 5/8-inch steel rod found (controlling monument – Texas State Plane Grid Coordinates – N=7,037,397.08, E=2,487,619.64) for the common west corner of said called 0.274 acre tract of land, west corner of said Lot 2, north corner of said Lot 1 being in the southerly line of said called 5.5451 acre tract of land, bears along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, the southerly line of said called 5.5451 acre tract of land, bears along said non-tangent curve to the right with a radius of 498.22 feet, a central angle of 00 degrees 33 minutes 55 seconds, Southwestwardly, an arc length of 4.92 feet with a chord bearing and distance of South 47 degrees 00 minutes 24 seconds West for 4.92 feet;

THENCE along the common northerly line of said called 0.274 acre tract of land, the northerly line of said Lot 2, and southerly line of said called 5.5451 acre tract of land, and along said non-tangent curve to the left with a radius of 498.22 feet, a central angle of 02 degrees 33 minutes 54 seconds, Northeastwardly , an arc length of 22.30 feet with a chord bearing and distance of North 45 degrees 26 minutes 29 seconds East for 22.30 feet to the **POINT OF BEGINNING** and containing 3,475 square feet (0.080 acre) of land, more or less.

Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network.

A survey plat of even date accompanies this property description.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of September 2014.



E. David Utzman
Registered Professional Land Surveyor
No. 4607

02/25/15
Date

Exhibit A

LEGEND

(CM)	CONTROLLING MONUMENT
SRF	STEEL ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
○	MONUMENT FOUND (SIZE/TYPE AS NOTED)
●	1/2" STEEL REBAR SET W/ AZB PLATIC CAP (OR AS NOTED)
▭	LIMITS OF PROPERTY TO BE ACQUIRED

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK.

STATE OF TEXAS
REGISTERED
E. DAVID UTZMAN
4607
PROFESSIONAL
LAND SURVEYOR
02/25/15

PROVIDENCE TEXAS CAPITAL CORPORATION, INC.
CALLED 5.5451 ACRES
TRACT IV
VOL.97076, PG.4407
D.R.D.C.T.

10' FLOODWAY EASEMENT (BY PLAT)

24' UTILITY EASEMENT (BY PLAT)

P.O.C.

N=7037546.27
E=2487746.37

5/8" SRF (CM)

S38°42'59"W
122.29' (PLAT)
122.50'

RADIUS = 498.22'
DELTA = 5°20'37"
ARC LENGTH = 46.47'
CHORD BEARING = S41°29'14"W
46.45'

BLOCK A/8222

PROVIDENCE TEXAS CAPITAL CORPORATION, INC.
CALLED 64.9254
TRACT II
VOL.97076, PG.4407
D.R.D.C.T.

ROBERT WILBURN SURVEY
ABSTRACT NO.1580

PRICE LONDON PARK, L.P.
CALLED 0.274 ACRES
INST.NO.20060041912S
O.P.R.D.C.T.

N=7037397.08
E=2487619.64

5/8" SRF (CM)

SEE DETAIL A

3,475 S.F. (0.080 AC.)
TO BE ACQUIRED

LOT 2

LONDON PARK APARTMENTS
VOL.78090, PG.1388
D.R.D.C.T.

LONDON PARK CONDOMINIUMS
VOL.83013, PG.680
D.R.D.C.T.
AMENDED
VOL.83035, PG.1169
D.R.D.C.T.

S54°57'12"W
288.63'

408.14' (PLAT)

BLOCK A/8220

24' UTILITY EASEMENT (BY PLAT)

LOT 1

S35°10'46"E
295.44'

24' UTILITY EASEMENT (BY PLAT)

WOODHAVEN APARTMENTS
VOL.79038, PG.284
D.R.D.C.T.

N=7037062.69
E=2487855.34

5/8" SRF (CM)

ARAPAHO ROAD
(VARIABLE WIDTH R.O.W.)

DETAIL A

RADIUS = 498.22'
DELTA = 02°33'54"
ARC LENGTH = 22.30'
CHORD BEARING = N45°26'29"E
22.30'

P.O.B.

S35°54'25"E
32.92'

RADIUS = 62.13'
DELTA = 49°19'29"
ARC LENGTH = 53.49'
CHORD BEARING = S75°17'10"E
51.85'

S73°08'14"E
10.30'

"X" ON TOP OF STONE WALL SET

"X" IN CONCRETE SET

S54°57'12"W
3.66'

N80°22'27"W
16.75'

RADIUS = 132.35'
DELTA = 22°14'26"
ARC LENGTH = 51.37'
CHORD BEARING = S07°42'34"W
51.05'

N35°01'40"W
28.47'

N44°06'55"W
75.32'

5/8" SRF (CM)

RADIUS = 498.22'
DELTA = 00°33'55"
ARC LENGTH = 4.92'
CHORD BEARING = S47°00'24"W
4.92'

SCALE (IN FEET)

0 25 50 100

COMPUTED	JDS	CKD	RLD
DRAWN	JDS	CKD	RLD
SUPERVISOR	E.D. UTZMAN		
DATE	2-19-15		
SCALE	1"=50'		

REVISION HISTORY

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC.
11355 McCREE ROAD
DALLAS, TX. 75238
PH. 214-341-9900
FAX 214-341-6925
email - office@azb-engrs.com

3,475 SQUARE FOOT (0.080 ACRE)
DALLAS CITY BLOCK 8220
ACCESS EASEMENT
PRICE LONDON PARK, L.P.

SHEET 4 OF 4	DWG No.	REV

9:39:41 AM 2/19/2015 S:\DWU\207010.001-Halff-McKamy\Dgn\Easement\LONDON PARK APTS\ESMT-601.dgn @

AGENDA ITEM # 13

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44A

SUBJECT

An ordinance abandoning portions of Iberia Avenue and two corner clip easements to Nicolas Villalba and Bryan Johnson and Adler Property Companies, LLP, the abutting owners, containing a total of approximately 7,737 square feet of land, located near the intersection of Burgess Boulevard and Iberia Avenue; and authorizing the quitclaim - Revenue: $61,790, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of Iberia Avenue and two corner clip easements to Nicolas Villalba and Bryan Johnson and Adler Property Companies, LLP, the abutting owners. The area will be included with the property of the abutting owners for the construction of a residential property. The abandonment fee is based on an independent appraisal.

Notices were sent to 17 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Revenue - $61,790, plus the $20 ordinance publication fee

OWNERS

Nicolas Villalba

Bryan Johnson

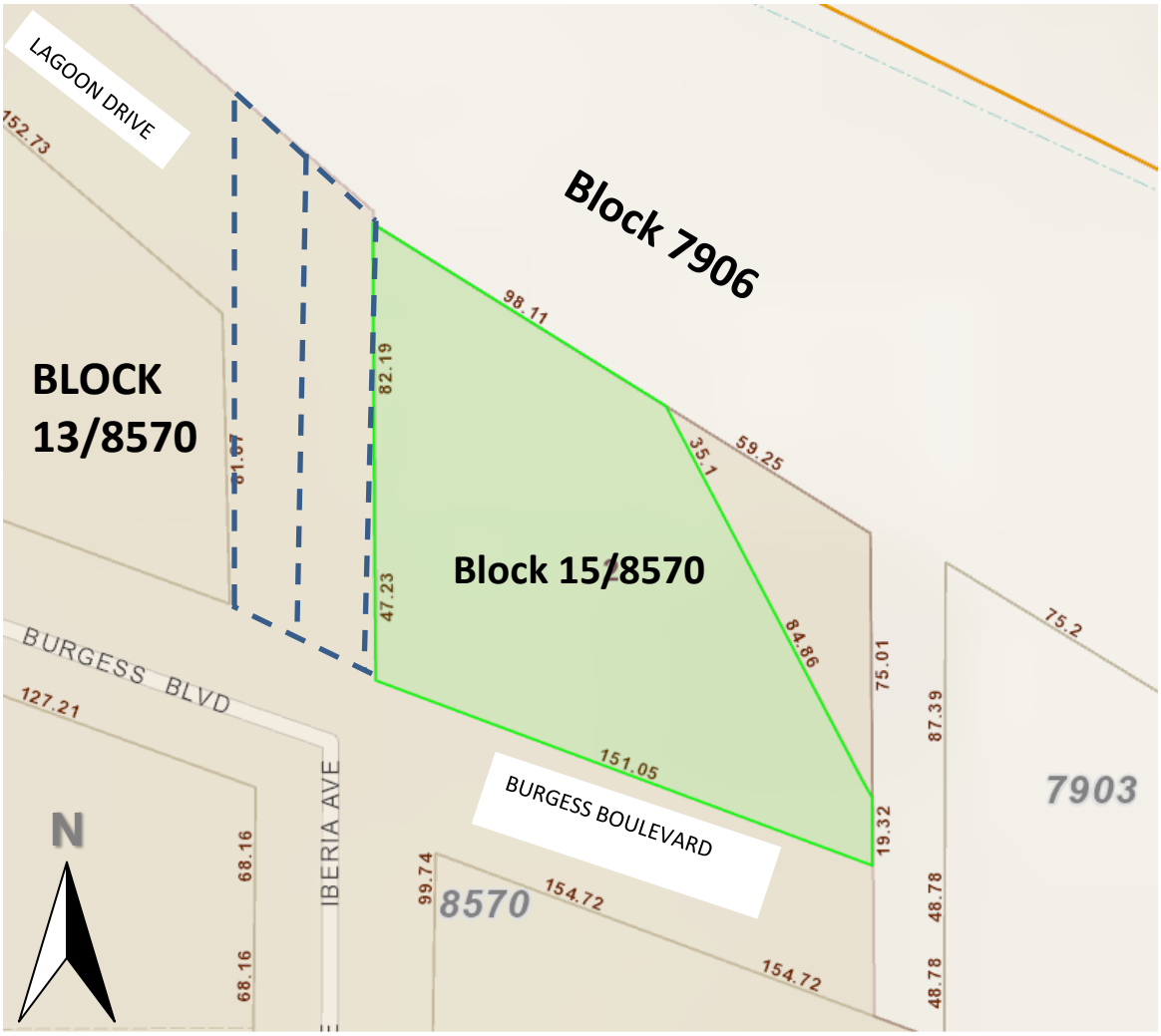
Adler Property Companies, LLP

Jre Aquila II, LLC

John R. Eagle, Managing Member

MAP

Attached



Abandonment Areas:

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of Iberia Avenue and two (2) ten foot by ten foot corner clip easements located adjacent to City Blocks 13/8570, 15/8570 and 7906, in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to Nicolas Villalba and Bryan Johnson, and Adler Property Companies, LLP; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Nicolas Villalba, an individual and Bryan Johnson, an individual, and Adler Property Companies, LLP, a Texas limited liability partnership, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portions of Iberia Avenue are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and

SECTION 1. (continued)

closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **SIXTY ONE THOUSAND SEVEN HUNDRED NINETY AND NO/100 DOLLARS ($61,790.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11 the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A as follows: unto Nicolas Villalba and Bryan Johnson all of its right, title and interest in Tract 1 of Exhibit A; unto Adler Property Companies, LLP, all of its right, title and interest in Tract 2 of Exhibit A; and unto Adler Property Companies, LLP all its right and interest in Tract 3 of Exhibit A. Provided however, that if **GRANTEE**, and **GRANTEE's** heirs, successors and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; **THEN** this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject

SECTION 2. (continued)

aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, and **GRANTEE's** heirs, successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE** and **GRANTEE's** heirs, successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, and **GRANTEE's**

SECTION 8. (continued)

heirs, successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, and **GRANTEE's** heirs, successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, and **GRANTEE's** heirs, successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, " Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by

SECTION 9. (continued)

GRANTEE in the official real property records of the county in which the abandoned areas are located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall acknowledge AT&T and Oncor have existing facilities within Iberia Avenue street right-of-way and each utility provider reserve rights in accordance with Exhibit B.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, **GRANTEE's** heirs, successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. That this contract is designated as Contract Nos. DEV-2017-00001858 and DEV-2018-00005270.

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

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

STREET RIGHT-OF-WAY ABANDONMENT

HAMPTON AND INDUSTRIAL ADDITION & WALDEN ADDITION
A PORTION OF IBERIA AVENUE
ADJACENT TO CITY OF DALLAS BLOCKS 7906 AND 15/8570
GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

Being a 3,760 square foot (0.09 acre) tract of land situated in the George W. Dooley Survey, Abstract No. 390, City of Dallas, Dallas County, Texas, said being a portion of Iberia Avenue (called 50 foot right-of-way), created in Hampton Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, adjacent to City of Dallas Blocks 7906 and 15/8570, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of a tract of land conveyed to Nicolas Villalba and Bryan Johnson by Warranty Deed with Vendor's Lien recorded in Instrument No. 201500285384, Official Public Records, Dallas County, Texas, said point being at the intersection of the East right-of-way line of said Iberia Avenue and the North right-of-way line of Burgess Boulevard (called 50 foot right-of-way), created in said Hampton Industrial Addition;

THENCE leaving said Southwest corner of Villalba/Johnson tract and traversing through said Iberia Avenue as follows:

North 70 degrees 21 minutes 07 seconds West, a distance of 26.55 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

North, a distance of 153.05 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set on the South line of Old Channel of Trinity River;

THENCE South 60 degrees 23 minutes 09 seconds East, along said South line of Old Channel of Trinity River, a distance of 28.76 feet to a 1/2 inch iron rod found at the Northwest corner of aforementioned Villalba/Johnson tract;

THENCE South, along the West line of said Villalba/Johnson tract, a distance of 147.76 feet to the POINT OF BEGINNING and containing 3,760 square feet or 0.09 of an acre of land.

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 10/24/17
SPRG No.: 4251

GENERAL NOTES:

1) BEARINGS ARE BASED ON WEST LINE OF BLOCK 15/8570 OF HAMPTON INDUSTRIAL ADDITION, BEING ASSUMED NORTH, AS RECORDED IN VOL. 8, PG. 185, M.R.D.C.T.

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

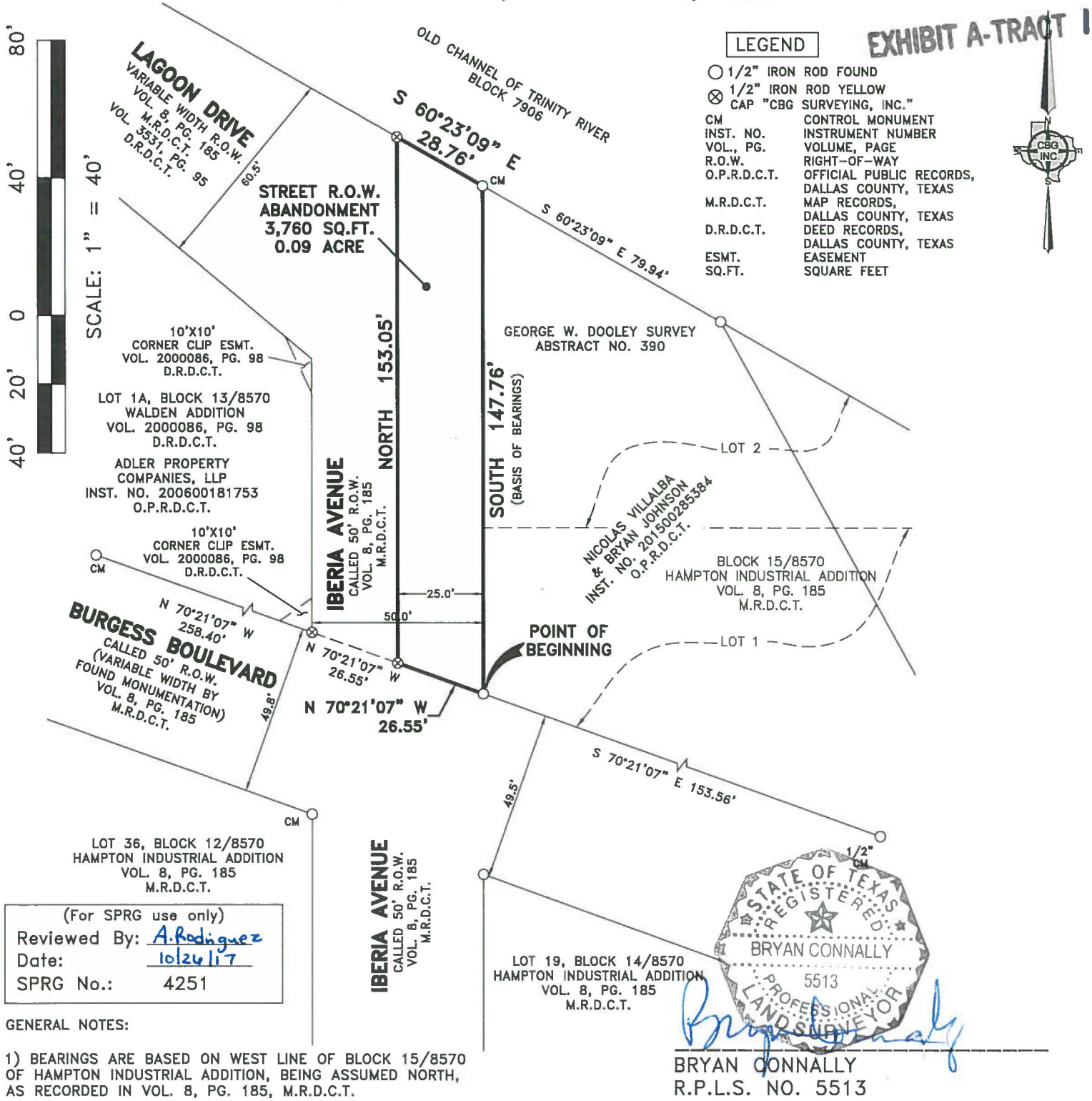
CBG Surveying, Inc.
PLANNING SURVEYING
12025 Shiloh Road · Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SHEET 1 OF 2
JOB NO. 1514973-5
DRAWN BY: MC
DATE: 08/21/17

STREET RIGHT-OF-WAY ABANDONMENT

HAMPTON AND INDUSTRIAL ADDITION & WALDEN ADDITION
A PORTION OF IBERIA AVENUE
ADJACENT TO CITY OF DALLAS BLOCKS 7906 AND 15/8570
GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT I



(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 10/26/17
SPRG No.: 4251

GENERAL NOTES:

1) BEARINGS ARE BASED ON WEST LINE OF BLOCK 15/8570 OF HAMPTON INDUSTRIAL ADDITION, BEING ASSUMED NORTH, AS RECORDED IN VOL. 8, PG. 185, M.R.D.C.T.

BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800
www.cbgnet.com

SHEET 2 OF 2
JOB NO. 1514973-5
DRAWN BY: MC
SCALE: 1"=40'
DATE: 08/21/17

STREET RIGHT-OF-WAY ABANDONMENT

HAMPTON AND INDUSTRIAL ADDITION & WALDEN ADDITION EXHIBIT A-TRACT 2

A PORTION OF IBERIA AVENUE

ADJACENT TO CITY OF DALLAS BLOCKS 7906 AND 13/8570

GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3,892 square foot (0.09 acre) tract of land situated in the George W. Dooley Survey, Abstract No. 390, City of Dallas, Dallas County, Texas, said being a portion of Iberia Avenue (called 50 foot right-of-way), created in Hampton Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, adjacent to City of Dallas Blocks 7906 and 13/8570, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set at the Southeast corner of Lot 1A, Block 13/8570 of Walden Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 2000086, Page 98, Deed Records, Dallas County, Texas, said tract being conveyed to Adler Property Companies, LLP by General Warranty Deed recorded in Instrument No. 200600181753, Official Property Records, Dallas County, Texas, said point being at the intersection of the West right-of-way line of said Iberia Avenue and the North right-of-way line of Burgess Boulevard (called 50 foot right-of-way), created in said Hampton Industrial Addition;

THENCE North, along the East line of said Lot 1A, Block 13/8570, a distance of 158.33 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set on the common North right-of-way line of Lagoon Drive (variable width right-of-way), created by said Hampton Industrial Addition, and Volume 3531, Page 95, Deed Records, Dallas County, Texas, and the South line of Old Channel of Trinity River;

THENCE South 60 degrees 23 minutes 09 seconds East, along said common line, a distance of 28.76 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

THENCE leaving said South line of Old Channel of Trinity River and traversing through said Iberia Avenue as follows:

South, a distance of 153.05 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." set for corner;

North 70 degrees 21 minutes 07 seconds West, a distance of 26.55 feet to the POINT OF BEGINNING and containing 3,892 square feet or 0.09 of an acre of land.

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 10/26/17
SPRG No.: 4119

GENERAL NOTES:

1) BEARINGS ARE BASED ON WEST LINE OF BLOCK 15/8570 OF HAMPTON INDUSTRIAL ADDITION, BEING ASSUMED NORTH, AS RECORDED IN VOL. 8, PG. 185, M.R.D.C.T.

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

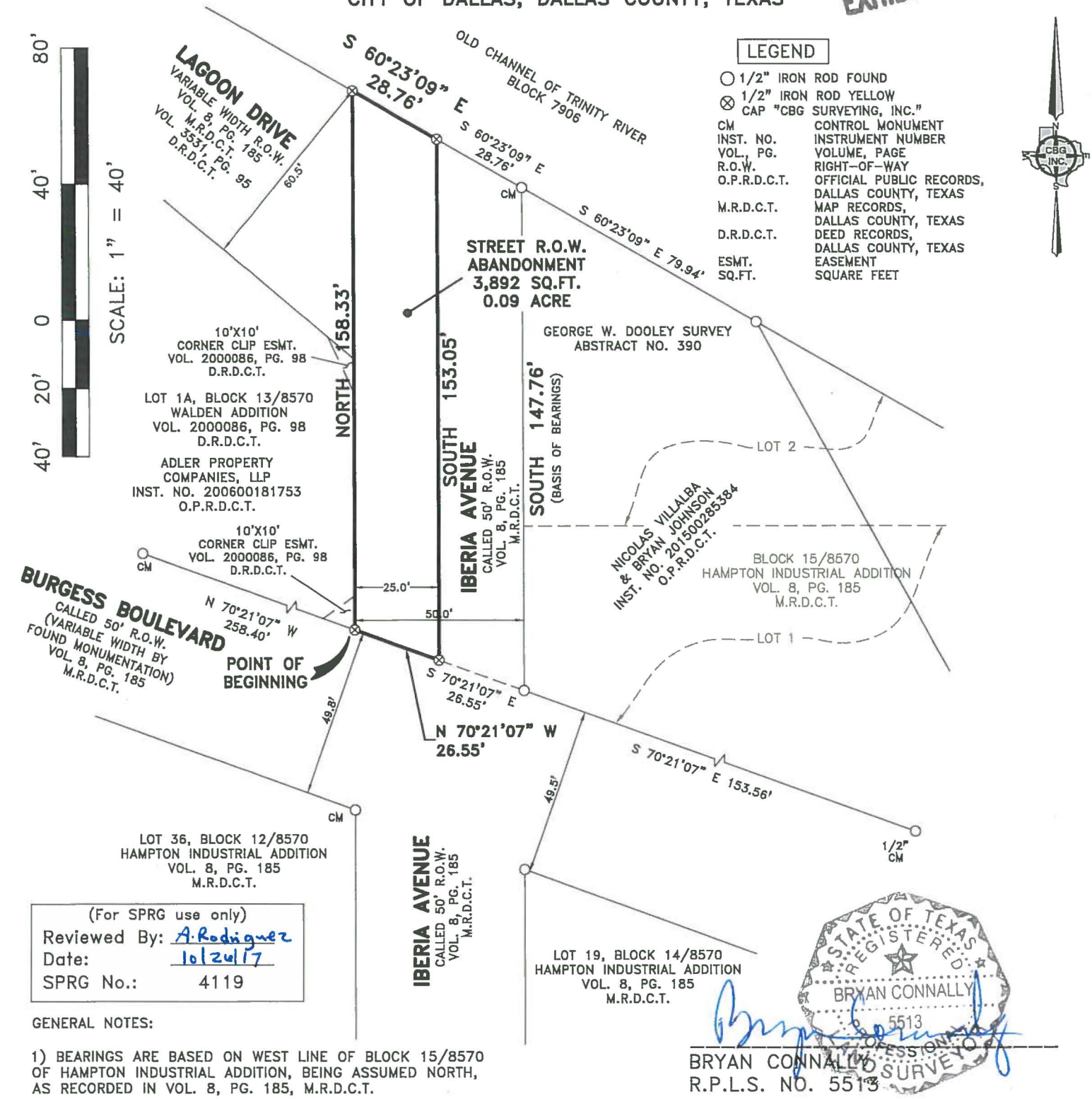
PLANNING SURVEYING
12025 Shiloh Road · Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800

SHEET 1 OF 2
JOB NO. 1514973-5
DRAWN BY: MC
DATE: 10/03/17

STREET RIGHT-OF-WAY ABANDONMENT

HAMPTON AND INDUSTRIAL ADDITION & WALDEN ADDITION
A PORTION OF IBERIA AVENUE
ADJACENT TO CITY OF DALLAS BLOCKS 7906 AND 13/8570
GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2



LEGEND

○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD YELLOW CAP "CBG SURVEYING, INC."
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 10/24/17
SPRG No.: 4119

GENERAL NOTES:

1) BEARINGS ARE BASED ON WEST LINE OF BLOCK 15/8570 OF HAMPTON INDUSTRIAL ADDITION, BEING ASSUMED NORTH, AS RECORDED IN VOL. 8, PG. 185, M.R.D.C.T.

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.

PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800

SHEET 2 OF 2
JOB NO. 1514973-5
DRAWN BY: MC
SCALE: 1"=40'

EXHIBIT A-TRACT 3

Field Notes Describing 10-Foot by 10-Foot Corner-Clip Easement Abandonments in Block 13/8570

Being situated in the G.W. Dooley Survey, Abstract No. 390, Dallas County, Texas, and being all of two Corner-Clip Right-of-Way dedications as conveyed by the Walden Addition, an addition to the City of Dallas as recorded in Volume 2000086, Page 98 of the Deed Records of Dallas County, Texas, and being individually described as follows:

1. All of that Corner Clip Right-of-Way dedication depicted on the above said addition plat, at the Northeast corner of the platted Lot 1A, Block 13/8570, being in the Southwest quadrant of the intersection of Iberia Street and Lagoon Drive, and containing 38 Square Feet, or 0.0009 Acres of land, according to the map or plat thereof.

2. All of that Corner Clip Right-of-Way dedication depicted on the above said plat, at the Southeast corner of the platted Lot 1A, Block 13/8570, being in the Northwest quadrant of the intersection of Iberia Drive and Burgess Boulevard, and containing 47 Square Feet, or 0.0011 Acres of land, according to the map or plat thereof.

This description is approved as to form.

Scott Holt

Scott Holt, RPLS
Assistant Chief City Surveyor
For: Larry T. Billingsley, RPLS
Chief City Surveyor

2/9/2018
Date

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

AGENDA ITEM # 14

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 34A

SUBJECT

An ordinance abandoning a portion of an alley to Owen Grove and Camille Ricci, the abutting owners, containing approximately 820 square feet of land, located near the intersection of Glencrest Lane and Capps Drive; and authorizing the quitclaim - Revenue: $19,270, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of an alley to Owen Grove and Camille Ricci, the abutting owners. The area will be included with the property of the abutting owners for the construction of a new residential home. The abandonment fee is based on an independent appraisal.

Notices were sent to 26 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Revenue - $19,270, plus the $20 ordinance publication fee

OWNERS

Owen Grove

Camille Ricci

MAP

Attached



Abandonment area:

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of an alley located adjacent to City Block D/5056 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to Owen Grove and Camille Ricci; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Owen Grove and Camille Ricci, a married couple, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of alley is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **NINETEEN THOUSAND TWO HUNDRED SEVENTY AND NO/100 DOLLARS ($19,270.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10 the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, their heirs and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; **THEN** this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in the General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their heirs and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their heirs and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, their heirs and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their heirs and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, their heirs and assigns, hereby agree to defend any and all suits,

SECTION 8. (continued)

claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall immediately, upon the passage of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by

SECTION 10. (continued)

GRANTEE, their heirs and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this contract is designated as Contract No. DEV-2018-00004929.

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

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
SOR Assistant Director

Passed _____.

(For SPRG use only)	
Reviewed by:	G.S.
Date:	9-7-17
SPRG No.	4259

ALLEY ABANDONMENT

CRESTHAVEN PLACE ADDITION NO. 3
BLOCK D/5056
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

BEING *all that certain 820 square foot (0.019 Acres) tract of land situated in the Wilson Baker Survey, Abstract Number 54, out of Block D/5056 in the City of Dallas, Dallas County, Texas, and being a portion of a 15 foot wide alley, being in Block D/5056, Cresthaven Place No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 13, Page 277 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:*

BEGINNING *at a 1/2 inch square pipe found for the south corner of Lot 19 of said Block D/5056, also being the south corner of that certain tract of land described by deed to Owen Grove and Camille Ricci, as recorded under Document Number 201600353732 of the Official Public Records of Dallas County, Texas (OPRDCT), and being in the northeasterly right-of-way line of Glencrest Lane, having a 50 foot wide right-of-way, as shown in said Cresthaven Place No. 3, and being in the northwest line of said alley, from which a 3/4 inch iron rod found bears North 45 degrees 14 minutes 12 seconds West, at a distance of 182.30 feet;*

THENCE *North 48 degrees 58 minutes 34 seconds East, with the common line of said Lot 19 and said alley, a distance of 53.26 feet to a 1/2 inch iron rod found for the north corner of the herein described tract, being the east corner of said Lot 19 and being in an inner "ell" corner of said alley;*

THENCE *South 45 degrees 46 minutes 39 seconds East, traversing through said alley and with the northeast line of the herein described tract, a distance of 15.42 feet to a 1/2 inch iron rod with a red cap stamped "B&D Surveying" set for the east corner of the herein described tract and being in the northwesterly line of Lot 18 of the aforementioned Block D/5056, Cresthaven Place No. 3, from which a 1/4 inch iron rod found bears N48°58'34"E, a distance of 7.14 feet;*

THENCE *South 48 degrees 58 minutes 34 seconds West, with the common line of said Lot 18 and said alley, a distance of 53.41 feet to a 1/4 inch iron rod found for the west corner of said Lot 18, being in the southeasterly line of said alley and the northeasterly right-of-way line of the aforementioned Glencrest Lane;*

THENCE *North 45 degrees 14 minutes 12 seconds West, with the northeasterly line of said Glencrest Lane, a distance of 15.41 feet to the* ***POINT OF BEGINNING****, and containing 820 square feet or 0.019 acres of land, plus or minus.*

B & D
SURVEYING, INC.
FIRM NO. 101247-00

P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com

B & D JOB #: 1706141
SHEET: 1 OF 2

THE BASIS OF BEARING FOR THIS EXHIBIT WAS DERIVED FROM STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

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STATE OF TEXAS
REGISTERED
MICHAEL DOYLE
5517
PROFESSIONAL
LAND SURVEYOR

DATE: 08/25/2017

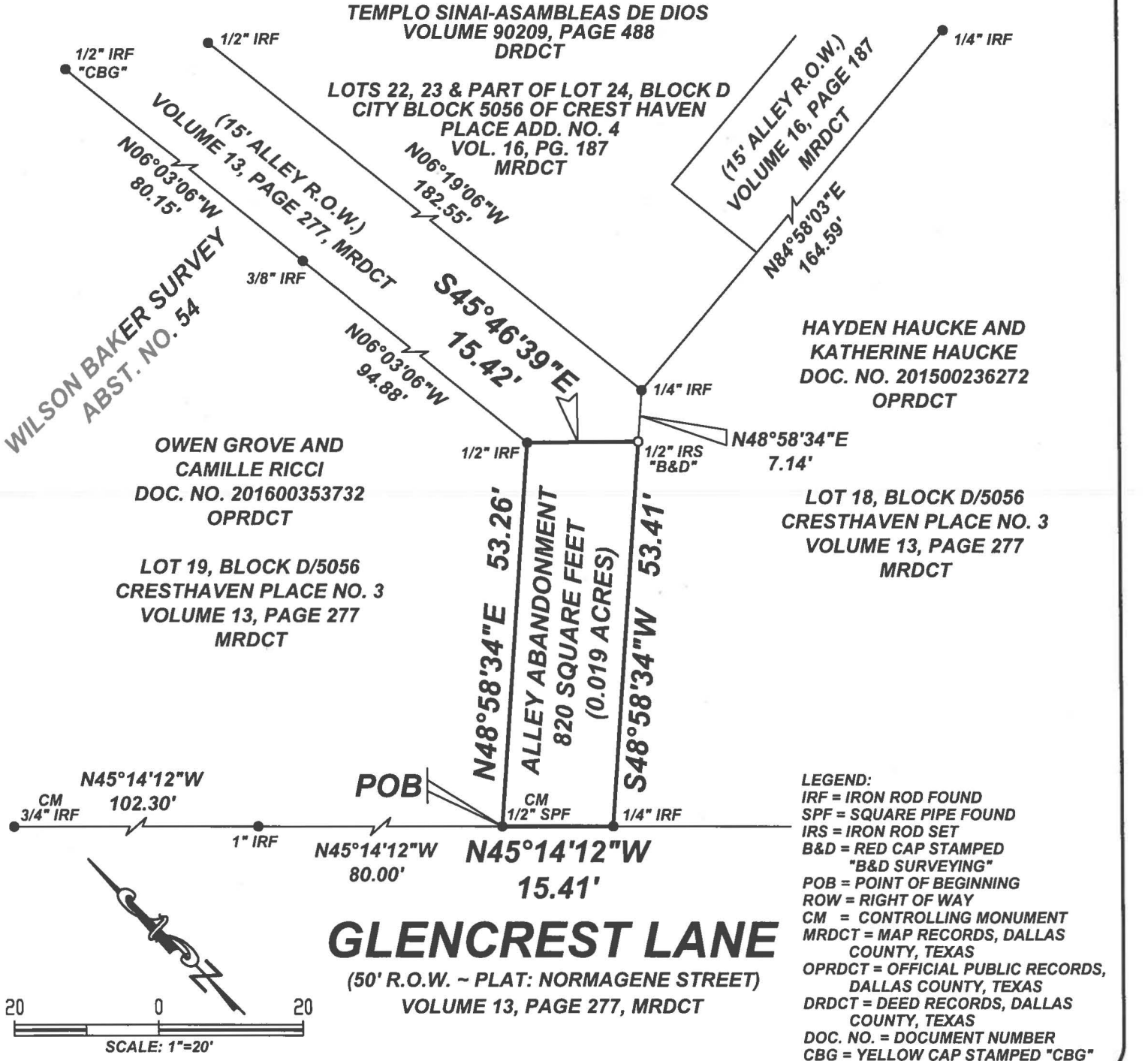
(For SPRG use ony)

Reviewed by: G.S.
Date: 9-7-17
SPRG No. 4259

ALLEY ABANDONMENT

CRESTHAVEN PLACE NO. 3
BLOCK D/5056
WILSON BAKER SURVEY, ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A



LEGEND:
IRF = IRON ROD FOUND
SPF = SQUARE PIPE FOUND
IRS = IRON ROD SET
B&D = RED CAP STAMPED "B&D SURVEYING"
POB = POINT OF BEGINNING
ROW = RIGHT OF WAY
CM = CONTROLLING MONUMENT
MRDCT = MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DRDCT = DEED RECORDS, DALLAS COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
CBG = YELLOW CAP STAMPED "CBG"

B & D SURVEYING, INC.
FIRM NO. 101247-00
P.O. BOX 293264
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PHONE: 972-221-2838
bd@bandsurveying.com

B & D JOB #: 1706141
SHEET: 2 OF 2

THE BASIS OF BEARING FOR THIS EXHIBIT WAS DERIVED FROM STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

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STATE OF TEXAS
REGISTERED
MICHAEL DOYLE
5517
PROFESSIONAL
LAND SURVEYOR

DATE: 08/25/2017

AGENDA ITEM # 15

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44A

SUBJECT

An ordinance abandoning a utility easement to 1108 Quaker, LLC, the abutting owner, containing approximately 5,330 square feet of land, located near the intersection of Quaker Street and Iberia Avenue - Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a utility easement to 1108 Quaker, LLC, the abutting owner. The area will be included with the property of the abutting owner for the renovation of an existing warehouse. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Revenue - $5,400, plus the $20 ordinance publication fee

OWNER

1108 Quaker, LLC

Charles McBride, Manager

MAP

Attached



Abandonment area:

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a utility easement, located in City Block 66/7903 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to 1108 Quaker, LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, if needed, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of 1108 Quaker, LLC, a Texas limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and

SECTION 1. (continued)

made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended.

SECTION 8. (continued)

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said utility easement shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement, if needed to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 10. That at such time as the instrument described in Section 2 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the Deed Records of Dallas County, Texas; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and

SECTION 11. (continued)

Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this contract is designated as Contract No. DEV-2018-00004900.

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

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

UTILITY EASEMENT ABANDONMENT
TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 20
PART OF BLOCK 66/7903
G.W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Being a 5,330 square foot (0.122 of an acre) tract of land situated in the G.W. Dooley Survey, Abstract No. 390, being a part of Dallas, City Block 66/7903, Trinity Industrial District, Installment No. 20, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 50, Page 21, Map Records, Dallas, County, Texas, being all of a 15 foot utility easement created in Volume 50, Page 21, Map Records, Dallas County, Texas and being a part of that tract of land conveyed to 1108 Quaker, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201700128459, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the Southwest corner of said 1108 Quaker tract and City Block 66/7903, said point being along the Northeast right-of-way line of Texas and Pacific-Cotton Belt Railroad (variable width right-of-way), created by Deed recorded in Volume 4517, Page 333, Deed Records, Dallas County, Texas;

THENCE South 58 degrees 40 minutes 20 seconds East, along said Northeast line of Texas and Pacific-Cotton Belt Railroad, a distance of 99.37 feet to a point for corner and the POINT OF BEGINNING;

THENCE leaving said Northeast line of Texas and Pacific-Cotton Belt Railroad and traversing through said 1108 Quaker tract as follows:

North 00 degrees 07 minutes 40 seconds East, a distance of 223.07 feet to a point for corner;

North 89 degrees 52 minutes 20 seconds West, a distance of 85.00 feet to a point for corner on the East line of a tract of land conveyed to Zang Real Estate, LLC, a Texas limited liability company, by Deed recorded in Instrument No. 201600172039, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 07 minutes 40 seconds East, along said East line of Zang Real Estate tract, a distance of 15.00 feet to a point for corner;

THENCE leaving said East line of Zang Real Estate tract and traversing through said 1108 Quaker tract as follows:

South 89 degrees 52 minutes 20 seconds East, a distance of 85.00 feet to a point for corner;

North 00 degrees 07 minutes 40 seconds East, a distance of 27.79 feet to a point for corner along the South right-fo-way line of Quaker Street (80 foot right-of-way), created in Volume 50, Page 21, Map Records, Dallas County, Texas;

THENCE South 89 degrees 24 minutes 30 seconds East, along said South right-of-way line of Quaker Street, a distance of 15.00 feet to a point for corner;

THENCE South 00 degrees 07 minutes 40 seconds West, leaving said South right-of-way line of Quaker Street and traversing through said 1108 Quaker tract, a distance of 274.82 feet to a point for corner on the aforementioned Northeast right-of-way line of Texas and Pacific-Cotton Belt Railroad;

THENCE North 58 degrees 40 minutes 20 seconds West, along said Northeast right-of-way line of Texas and Pacific-Cotton Belt Railroad, a distance of 17.54 feet to the POINT OF BEGINNING and containing 5,330 square feet or 0.122 of an acre of land.

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 12/5/17
SPRG No.: 4343

GENERAL NOTES:
Bearings are based on Southwest line of City Block 66/7903, (S58°40'20"E),of Trinity Industrial District, Installment No. 20, recorded in Volume 50, Page 21, M.R.D.C.T.

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
PROFESSIONAL
SURVEYOR

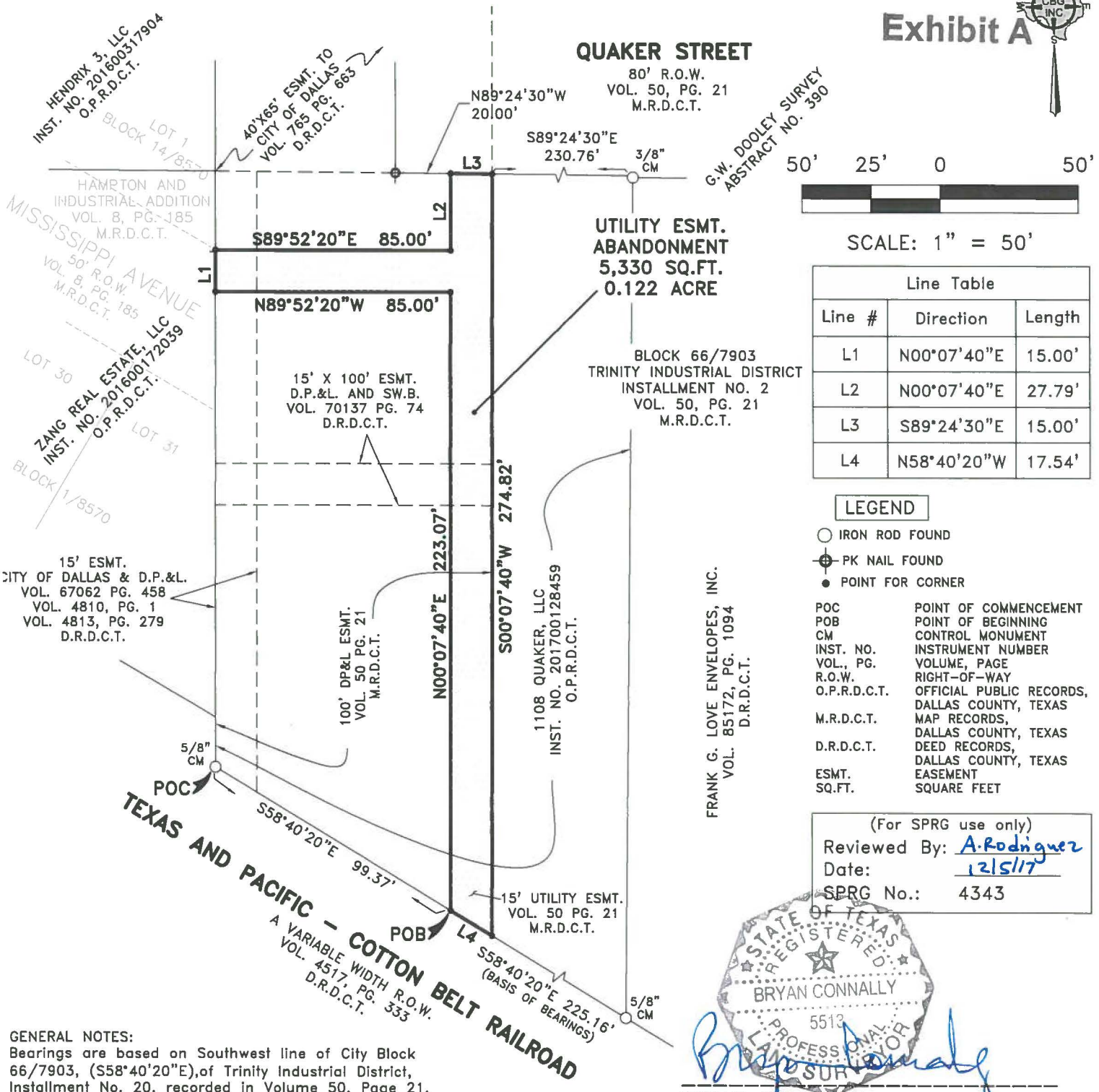
BRYAN CONNALLY
R.P.L.S. NO. 5513

CBG Surveying, Inc.
PLANNING SURVEYING
12025 Shiloh Road · Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SHEET 1 OF 2
JOB NO. 1412368-2A
DRAWN BY: MC
DATE: 10/02/17
REV: 11/14/17

UTILITY EASEMENT ABANDONMENT
TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 20
PART OF BLOCK 66/7903
G.W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A



50' 25' 0 50'

SCALE: 1" = 50'

Line Table		
Line #	Direction	Length
L1	N00°07'40"E	15.00'
L2	N00°07'40"E	27.79'
L3	S89°24'30"E	15.00'
L4	N58°40'20"W	17.54'

LEGEND

- ○ IRON ROD FOUND
- ⊕ PK NAIL FOUND
- • POINT FOR CORNER

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET

(For SPRG use only)
Reviewed By: A.Rodriguez
Date: 12/5/17
SPRG No.: 4343

GENERAL NOTES:
Bearings are based on Southwest line of City Block 66/7903, (S58°40'20"E),of Trinity Industrial District, Installment No. 20, recorded in Volume 50, Page 21, M.R.D.C.T.

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

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SHEET 2 OF 2
JOB NO. 1412368-2A
SCALE: 1"=50'
DRAWN BY: MC
DATE: 10/02/17
REV: 11/14/17

AGENDA ITEM # 16

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 34P

SUBJECT

An ordinance amending Ordinance No. 30387, previously approved on March 22, 2017, which abandoned portions of Fielder Court and Log Cabin Avenue, located near the intersection of Maple Avenue and Mockingbird Lane to Board of Regents of The University of Texas System to extend the final replat from one year to 18 months - Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the amendment of Ordinance No. 30387, previously approved on March 22, 2017, which abandoned portions of Fielder Court and Log Cabin Avenue, located near the intersection of Maple Avenue and Mockingbird Lane to Board of Regents of The University of Texas System.

This amendment will allow for the extension of the final replat from one year to 18 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 22, 2017, City Council authorized the abandonment of portions of Fielder Court and Log Cabin Avenue to the Board of Regents of The University of Texas System, the abutting owner, containing a total of approximately 41,370 square feet of land, located near the intersection of Maple Avenue and Mockingbird Lane; and authorized the quitclaim by Resolution No. 17-0505; Ordinance No. 30387.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Revenue - $5,400, plus the $20 ordinance publication fee

OWNER

Board of Regents of The University of Texas System

Paul L. Foster, Chairman

MAP

Attached



Abandonment areas = ▒▒▒▒▒▒

ORDINANCE NO. _____

An ordinance amending Ordinance No. 30387, by altering Section 9 to extend the one year deadline to record the final replat; providing for consideration to be paid to the City of Dallas; providing for payment of the publication fee; providing a savings clause; and providing an effective date.

oooOooo

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

SECTION 1. That Ordinance No. 30387 adopted by the City Council of the City of Dallas on March 22, 2017, be and the same is hereby amended by altering Section 9 to read as follows:

> **SECTION 9.** That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties within ~~one year~~ eighteen (18) months of the passage of the ordinance. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 2. That, as consideration for amending Ordinance No. 30387, the Board of Regents of The University of Texas System agrees to pay monetary consideration in the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** to the City of Dallas, and, by its tender thereof, accepts the terms and conditions of this ordinance.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction–Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in the General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 4. That the terms and conditions of Ordinance No. 30387 shall remain in full force and effect except as amended hereby.

SECTION 5. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one (1) year after its passage.

SECTION 6. That this contract is designated as Contract No. DEV-2018-00005502.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

AGENDA ITEM # 17

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 1, 3, 5, 9, 10, 11, 14

DEPARTMENT: Department of Trinity Watershed Management

CMO: Jody Puckett, 670-3390

MAPSCO: 16L 26D 27 F K 35X 37J 38P Q S U 43Z 44W 58P 64P 65L

SUBJECT

Authorize a contract for the construction of Erosion Control Improvements Package C for 19 erosion control improvement projects (list attached) - ARK Contracting Services, LLC, lowest responsible bidder of three - Not to exceed $5,424,990 - Financing: 2012 Bond Funds ($2,604,748) and Stormwater Drainage Management Capital Construction Funds ($2,820,242)

BACKGROUND

On September 15, 2017, three bids were received for 19 erosion control improvement projects. The scope of work includes installation of gabion walls, retaining walls, gabion mattresses, slope and channel improvements to protect structures and to minimize creek bank erosion along various creeks throughout the city.

This item authorizes a contract for the construction of 19 erosion control improvement projects with ARK Contracting Services, LLC, for the Base Bid and Alternate No. 1 in a total amount not to exceed $5,424,990.00.

The following chart illustrates ARK Contracting Services, LLC's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	8	8	5	1
Change Orders	2	4	3	1
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	April 2016
Completed Design	August 2017
Begin Construction	March 2018
Complete Construction	April 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 10, 2016, City Council authorized professional services contracts with five consulting firms for the engineering design of twenty-six erosion control improvement projects by Resolution No. 16-0290.

On March 23, 2016, City Council authorized professional services contracts with four consulting firms for the engineering design of eighteen erosion control improvement projects by Resolution No. 16-0450.

On April 27, 2016, City Council authorized professional services contracts with Gaver, LLC for engineering design of five erosion control improvement projects by Resolution No. 16-0657.

On June 22, 2016, City Council authorized professional services contracts with two consulting firms for the engineering design of five erosion control improvement project by Resolution No. 16-1083.

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

2012 Bond Funds - $2,604,747.79
Stormwater Drainage Management Capital Construction Funds - $2,820,242.21

Group 5

Design (TWM)	$ 169,958.50
Construction (this action)	$1,248,755.00
Total Project Cost	$1,418,713.50

Group 7

Design (TWM)	$ 120,048.91
Construction (this action)	$ 900,570.00
Total Project Cost	$1,020,618.91

FISCAL INFORMATION (continued)

Group 9

Design (TWM)	$ 15,763.55
Construction (this action)	$258,375.00
Total Project Cost	$274,138.55

Group 12

Design (TWM)	$ 85,083.90
Construction (this action)	$1,133,915.00
Total Project Cost	$1,218,998.90

Group 13

Design (TWM)	$ 33,032.00
Construction (this action)	$256,670.00
Total Project Cost	$289,702.00

Group 14

Design (TWM)	$101,303.00
Construction (this action)	$380,440.00
Total Project Cost	$481,743.00

Group 15

Design (TWM)	$ 104,172.00
Construction (this action)	$1,246,265.00
Total Project Cost	$1,350,437.00

Council District	**Amount**
1	$1,626,705.00
3	$ 849,350.00
5	$ 258,375.00
9	$ 900,570.00
10	$1,315,675.00
11	$ 189,750.00
14	$ 284,565.00
Total	$5,424,990.00

M/WBE INFORMATION

The awardees have fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$5,424,990.00	Construction	25%	28.57%	$1,550,000.00

- This contract exceeds the M/WBE goal of 25%.

BID INFORMATION

The following three bids were received and opened on September 15, 2017:

*Denotes successful bidder

Bidders	Base Bid	Alternate No. 1**	Total Bid
*ARK Contracting Services, LLC 4205 Dick Price Rd. Kennedale, TX 76060	$4,722,310.00	$ 702,680.00	$5,424,990.00
Austin Filter Systems, Inc.	$5,161,881.00	$1,381,536.00	$6,543,417.00
Exel Trenching	$5,390,650.25	$1,317,130.00	$6,780,943.25

**Alternate No. 1 - provides for the construction of Site 2 of Erosion Control Group 15

OWNER

ARK Contracting Services, LLC

Steven C. Bowman, President

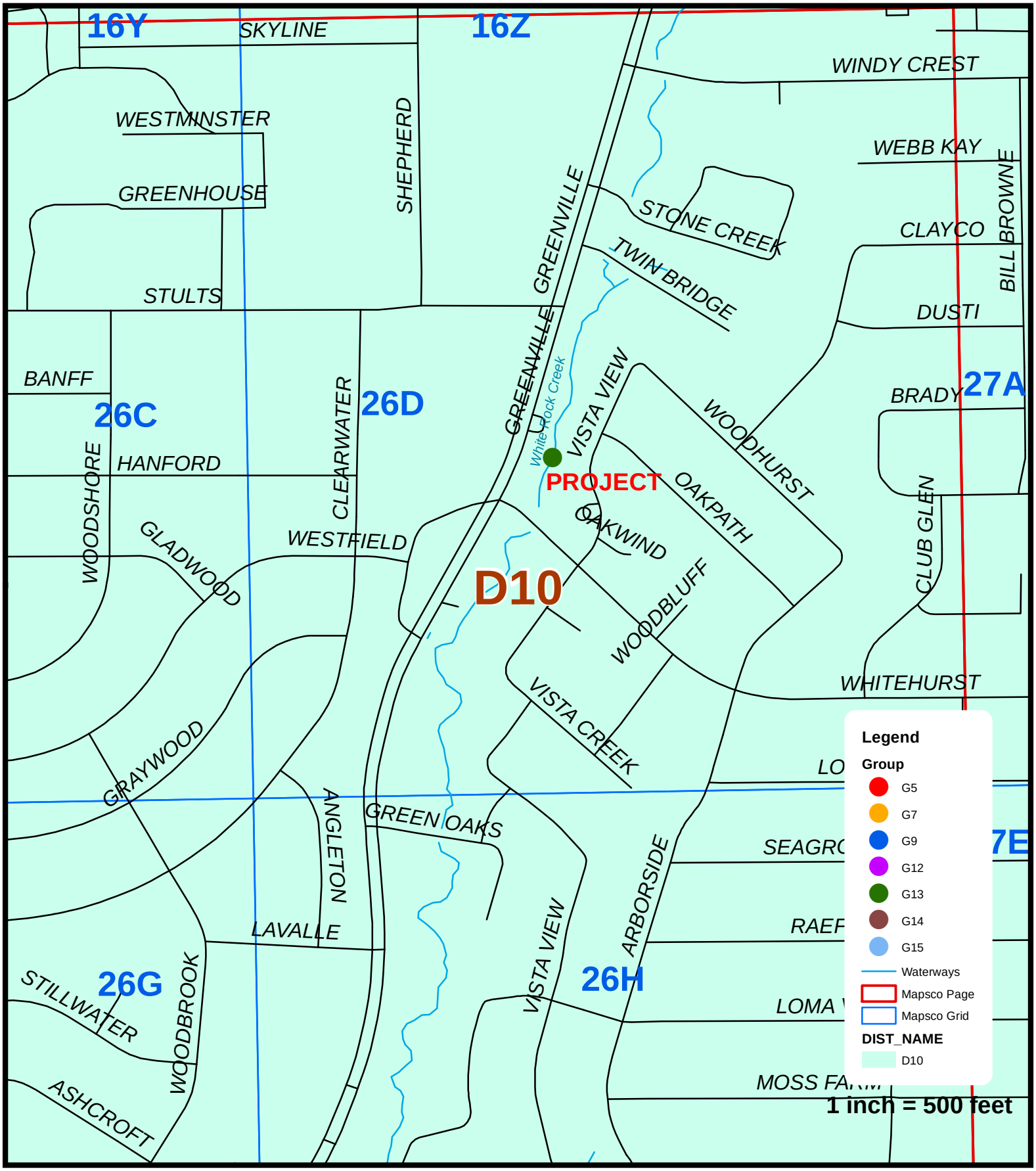
MAPS

Attached

Erosion Control Improvements Package C

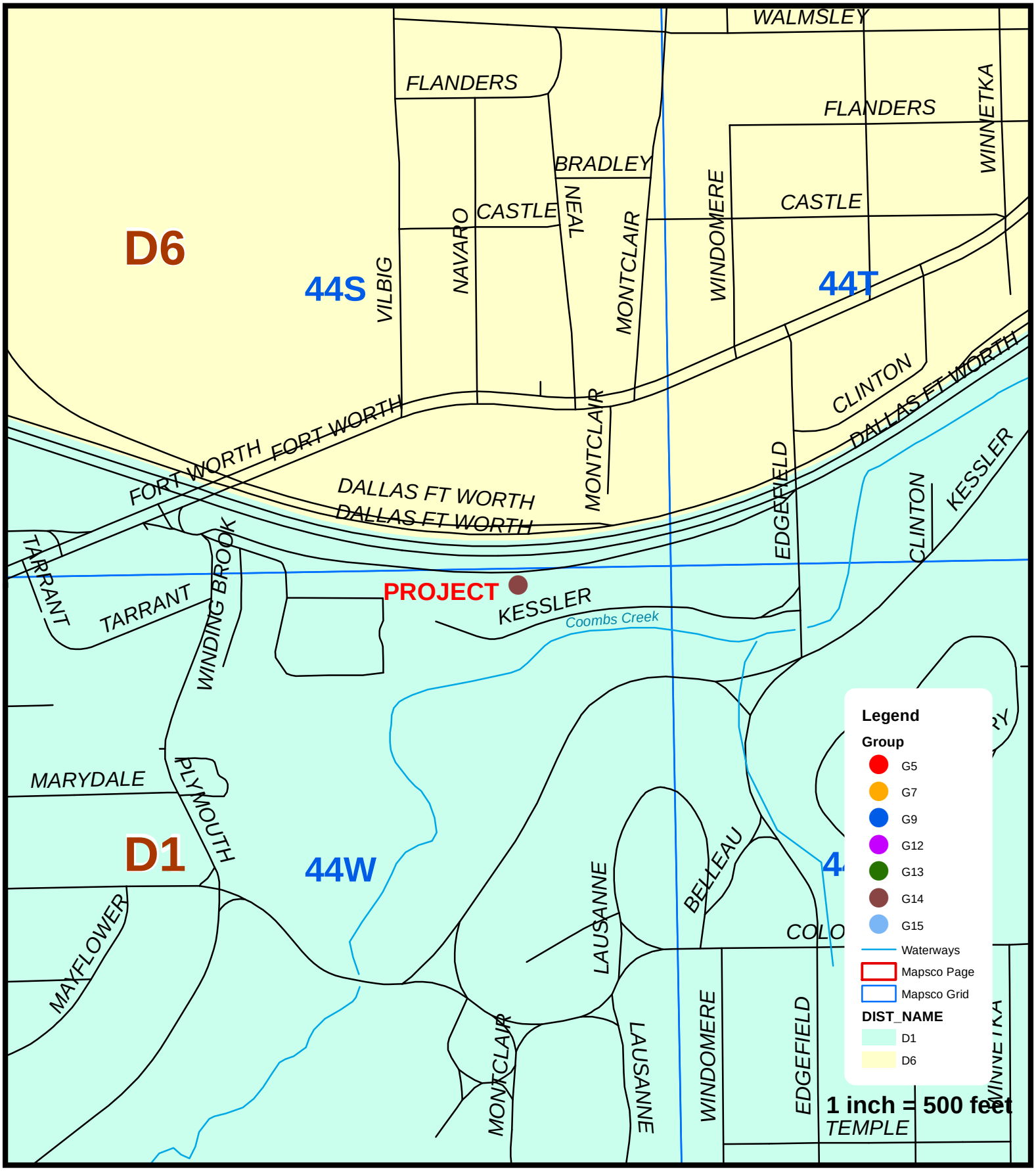
Erosion Control Groups	Council District	Mapsco	Construction Cost
Group 5			
8444 Spring Valley	11	16L	$189,750.00
9750 Royal Lane	10	27F	$282,880.00
8201 Fair Oaks Crossing	10	27F	$481,450.00
7920 Skillman	10	27K	$294,675.00
Group 7			
2507 Beechmont Dr.	9	38U	$108,415.00
6909 Lyre Lane/ 6916 Chantilly Court	9	37J	$131,420.00
9204,9210,9216 Springwater	9	38S	$402,120.00
9726 Twin Creek	9	38P	$120,695.00
1511 Kiltartan	9	38Q	$137,920.00
Group 9			
7322 Rosemont Rd	5	58P	$258,375.00
Group 12			
Glendale Park Site 1 Pavilion/ Glendale Park Site 3 S. of footbridge	3	65L	$130,050.00
Twin Falls Park Trail	3	64P	$719,300.00
Turtle Creek Greenbelt Site 1	3	35X	$284,565.00
Group 13			
9320 Greenville Ave/ 8915 Vista View	14	26D	$256,670.00
Group 14			
Coombs Creek I-30 Outfalls	1	44W	$380,440.00
Group 15			
Stephens Park Golf Course-Site 1	1	43Z	$ 75,110.00
Stephens Park Golf Course-Site 2	1	44W	$702,680.00
Stephens Park Golf Course-Site 3	1	44W	$368,385.00
Stephens Park Golf Course-Site 4	1	44W	$100,090.00

Erosion Control Group 13: Map 1 of 1



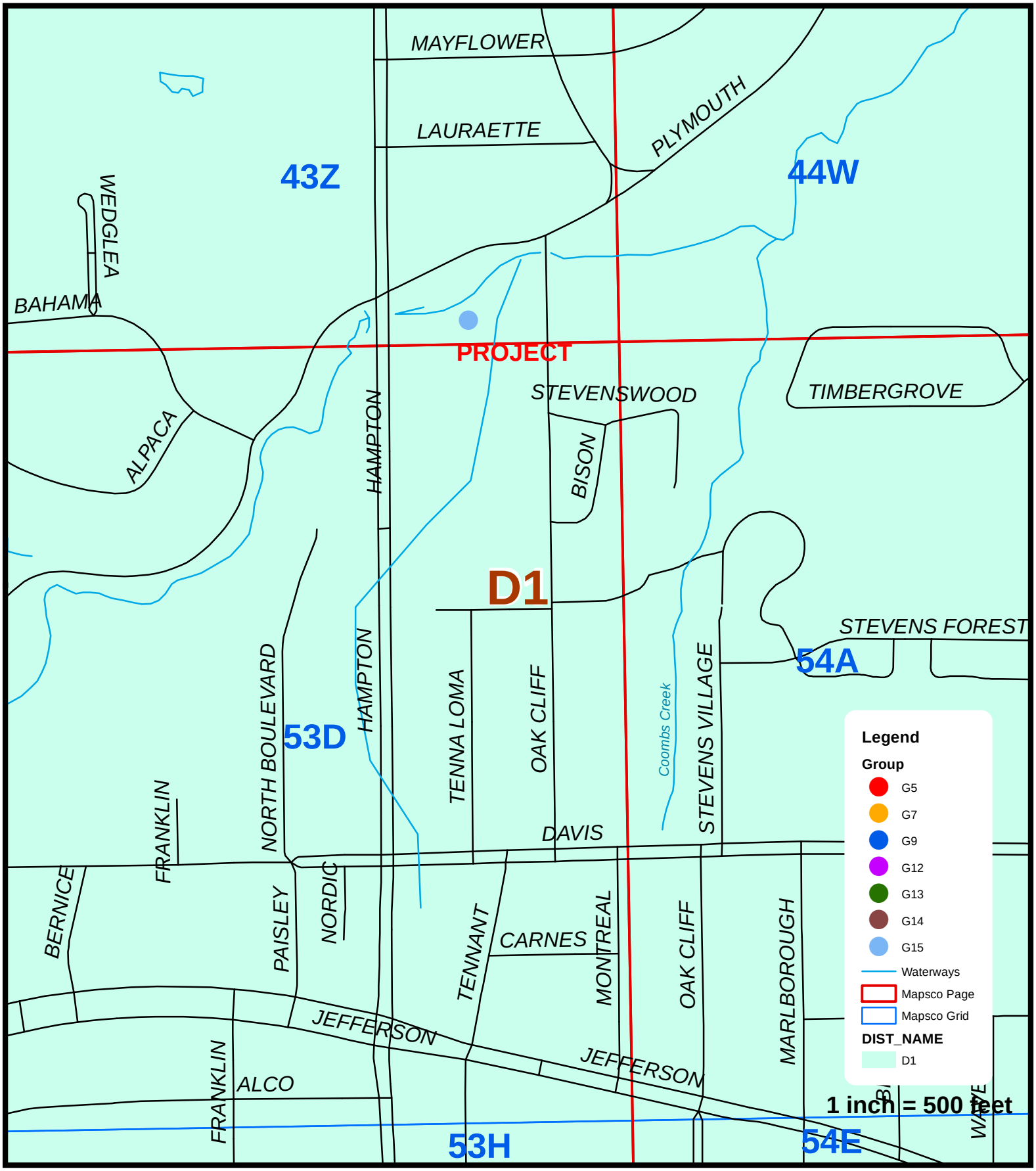
MAPSCO 26-D

Erosion Control Group 14: Map 1 of 1



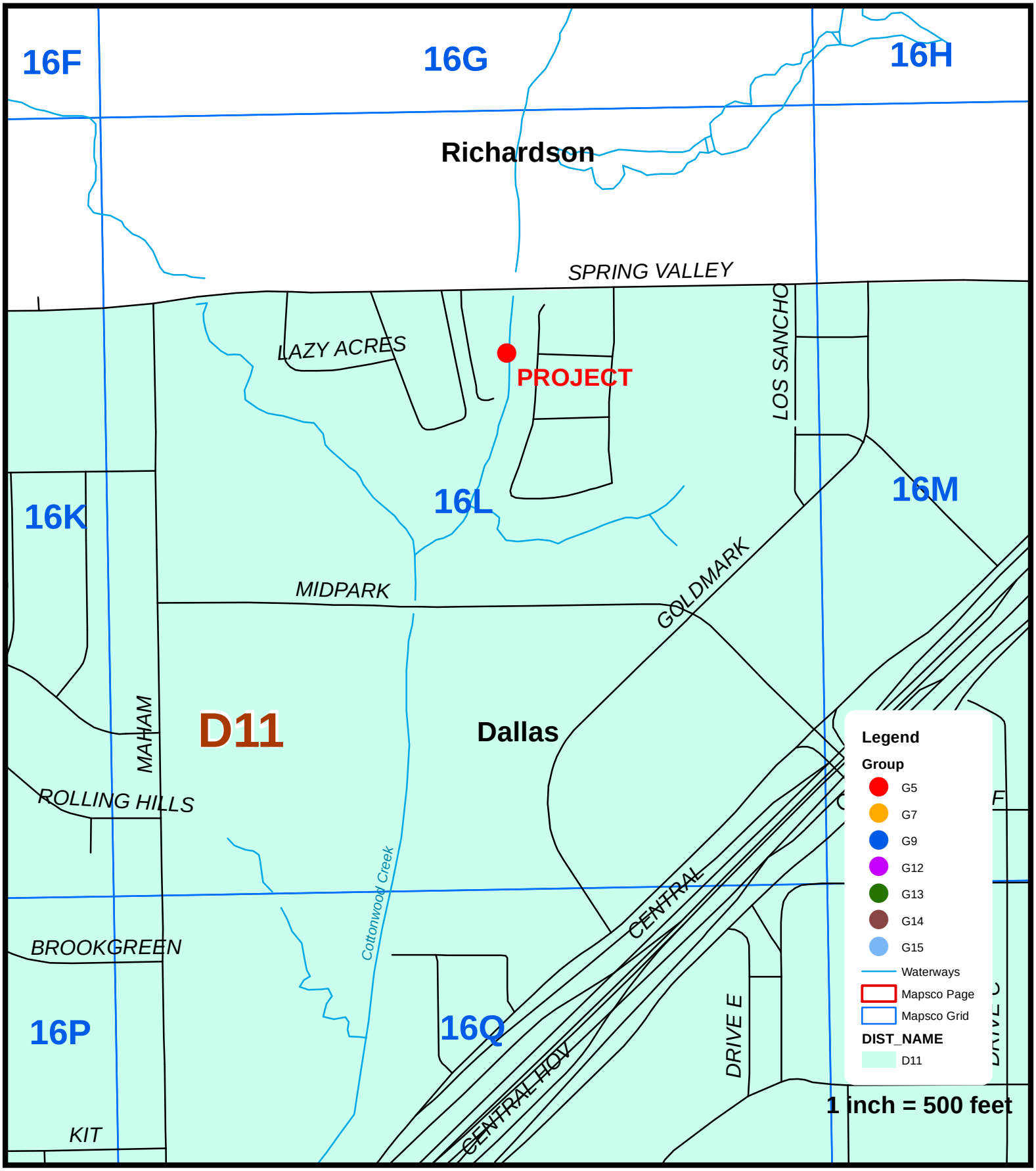
MAPSCO 44-W

Erosion Control Group 15: Map 1 of 1



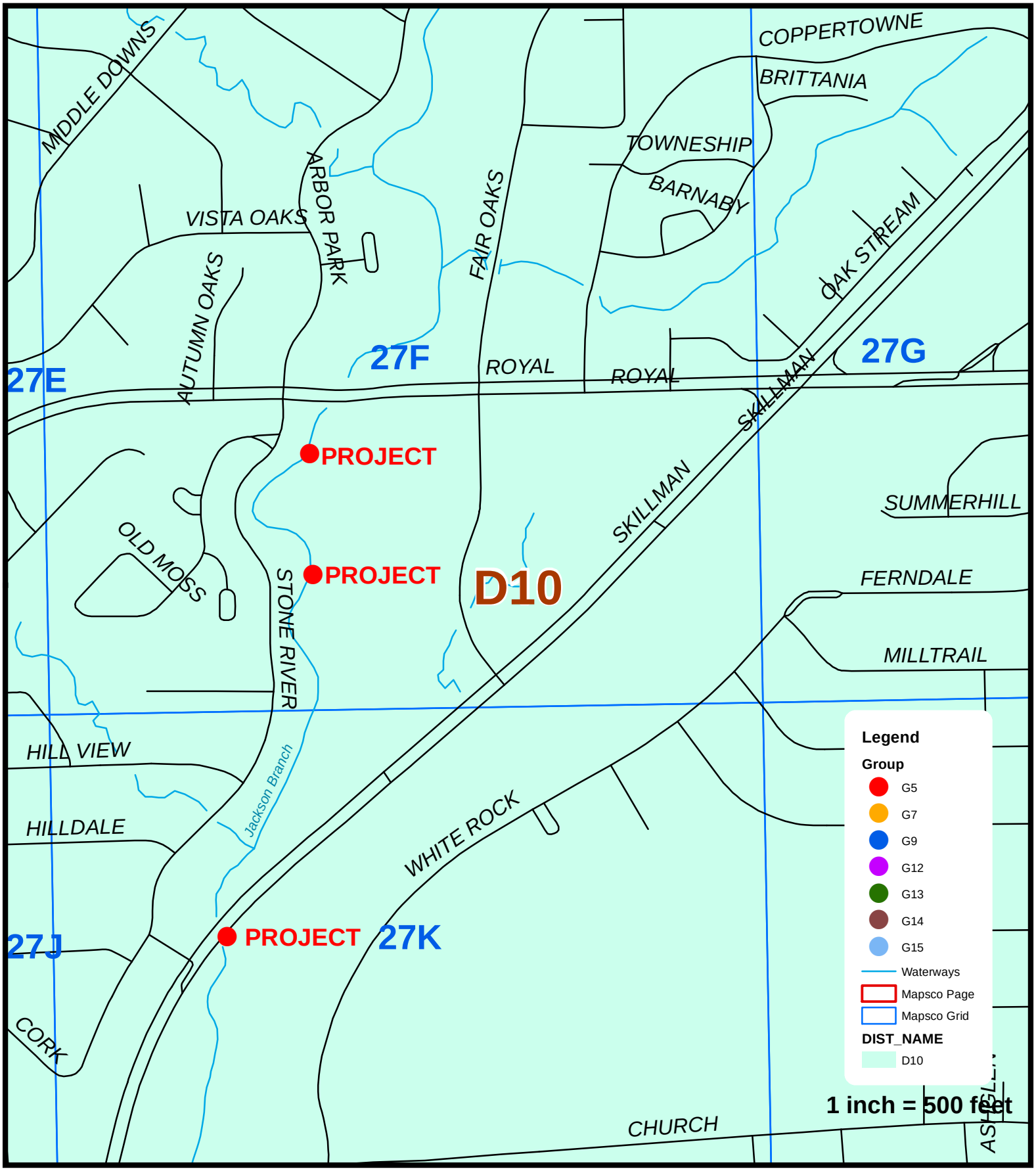
MAPSCO 43-Z

Erosion Control Group 5: Map1 of 2



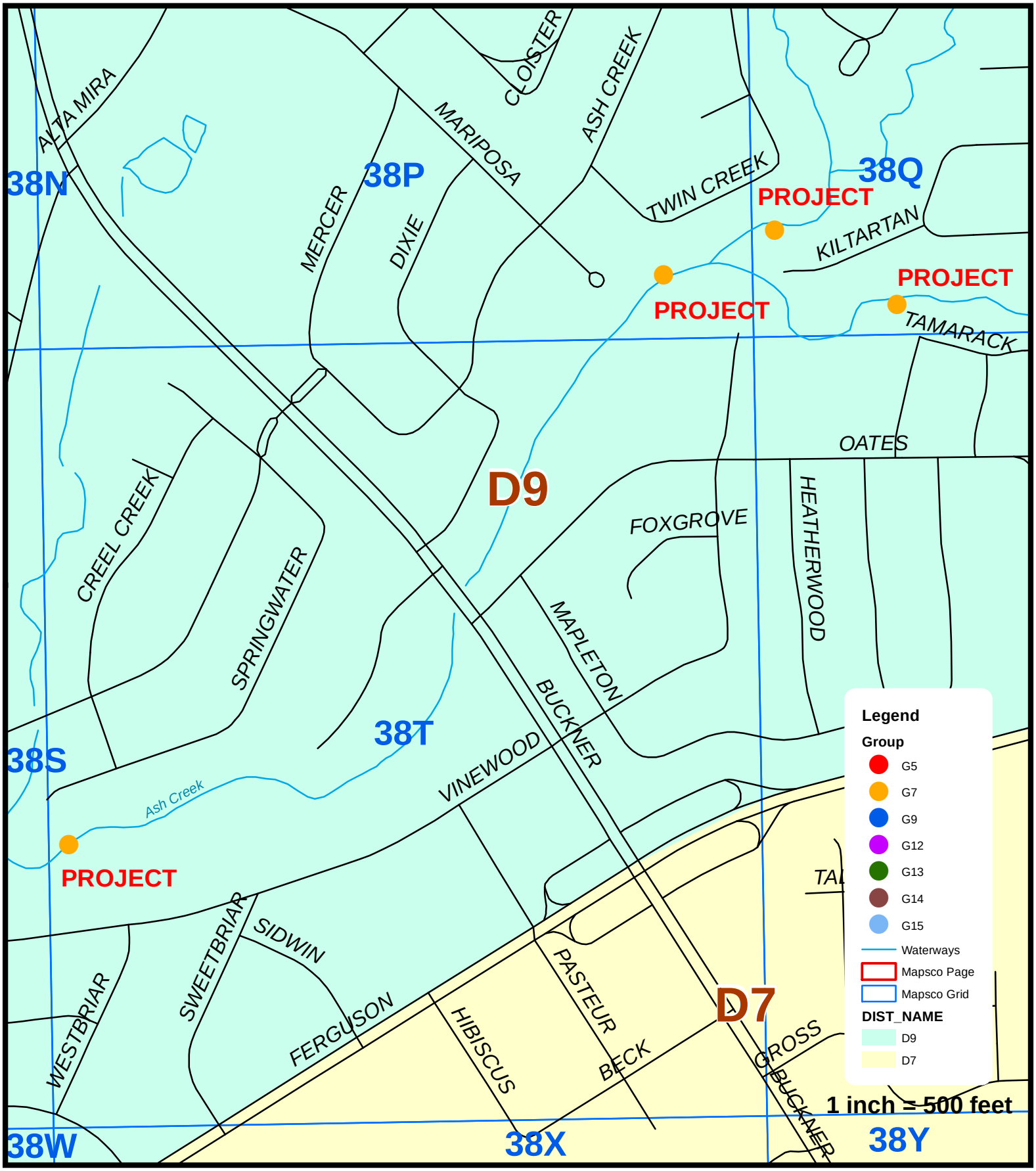
MAPSCO 16-L

Erosion Control Group 5: Map 2 of 2



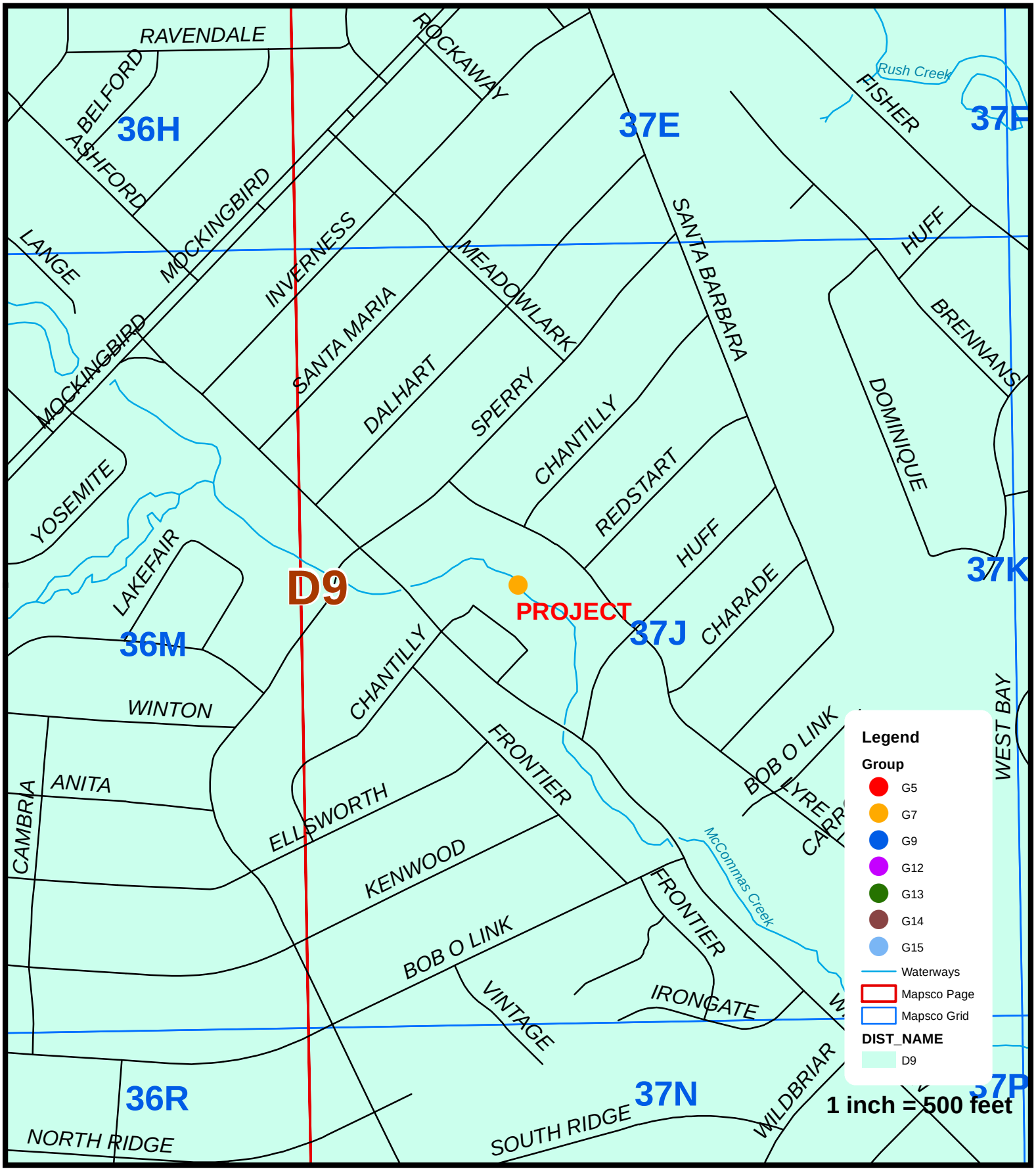
MAPSCO 27-F, K

Erosion Control Group 7: Map 1 of 2



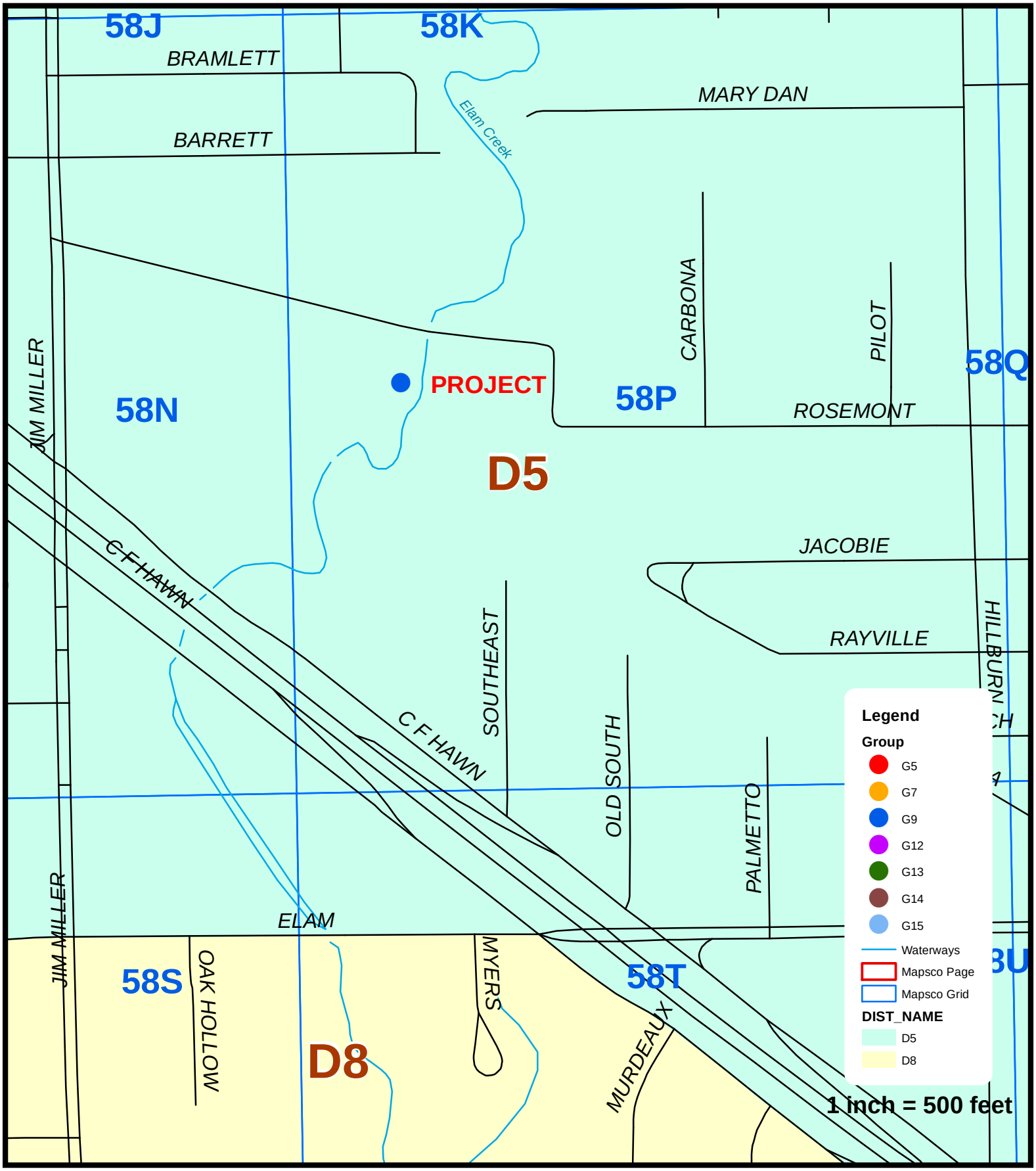
MAPSCO 38-P, Q, T

Erosion Control Group 7: Map 2 of 2



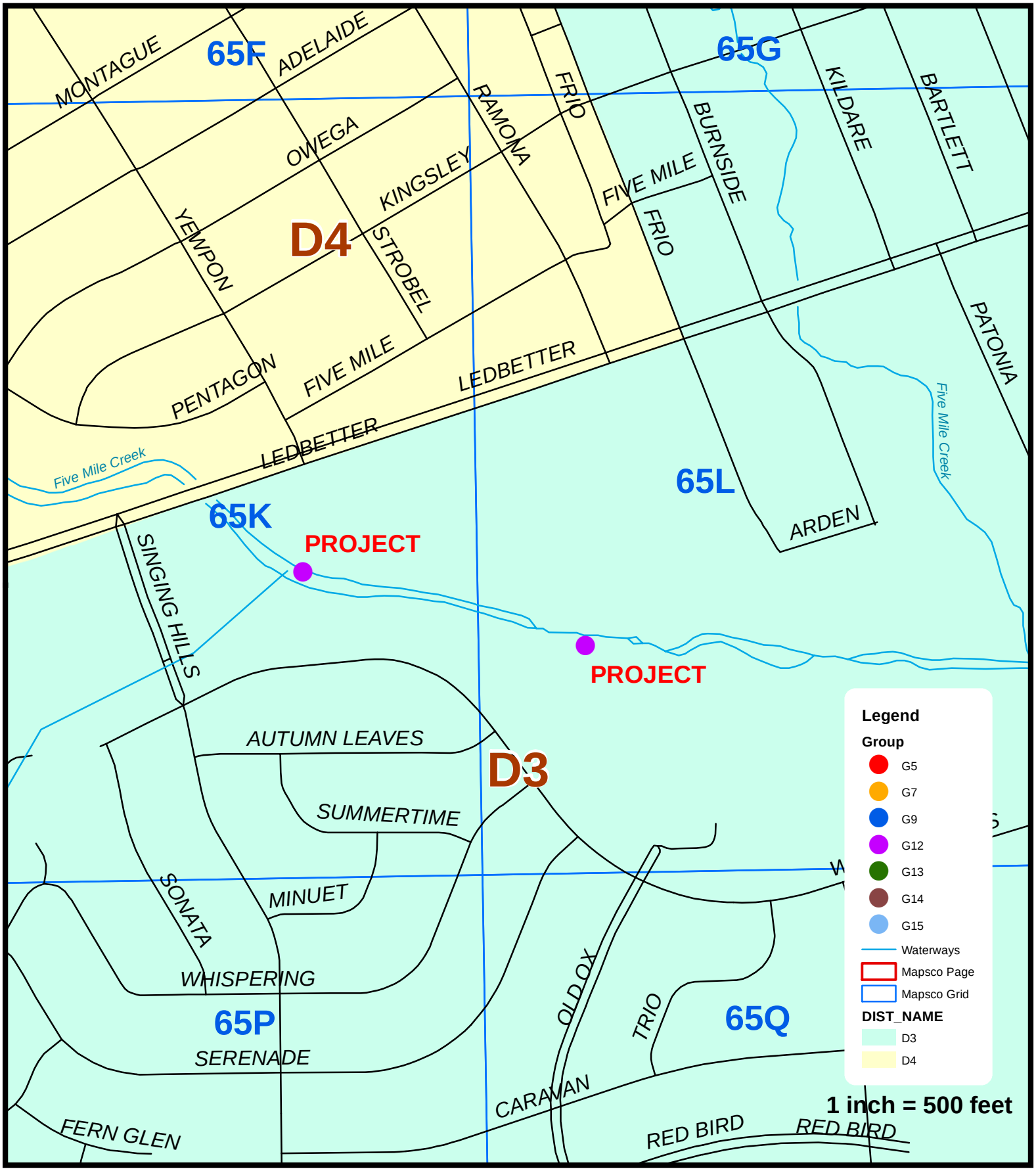
MAPSCO 37-J

Erosion Control Group 9: Map1 of 1



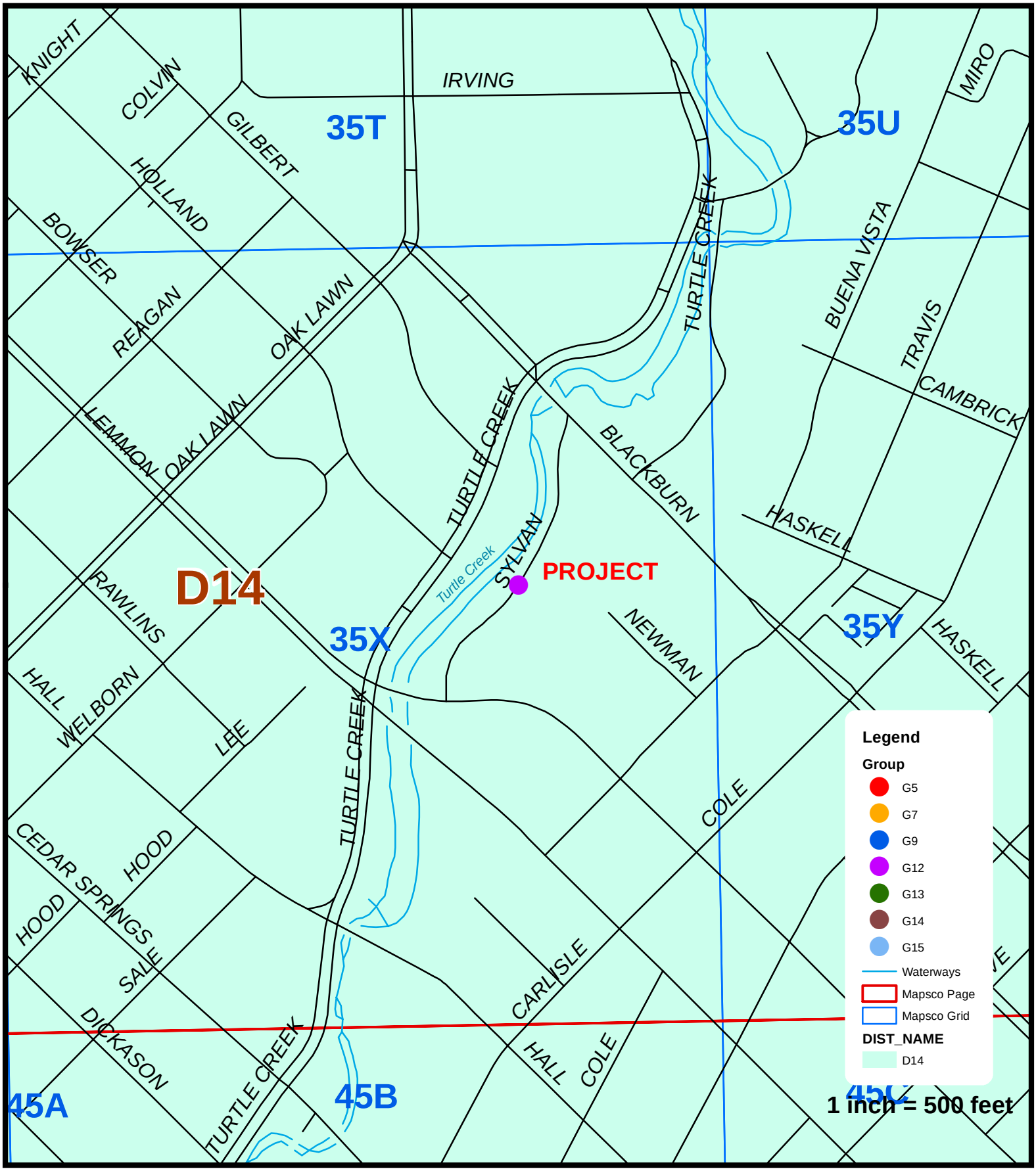
MAPSCO 58-P

Erosion Control Group 12: Map1 of 3



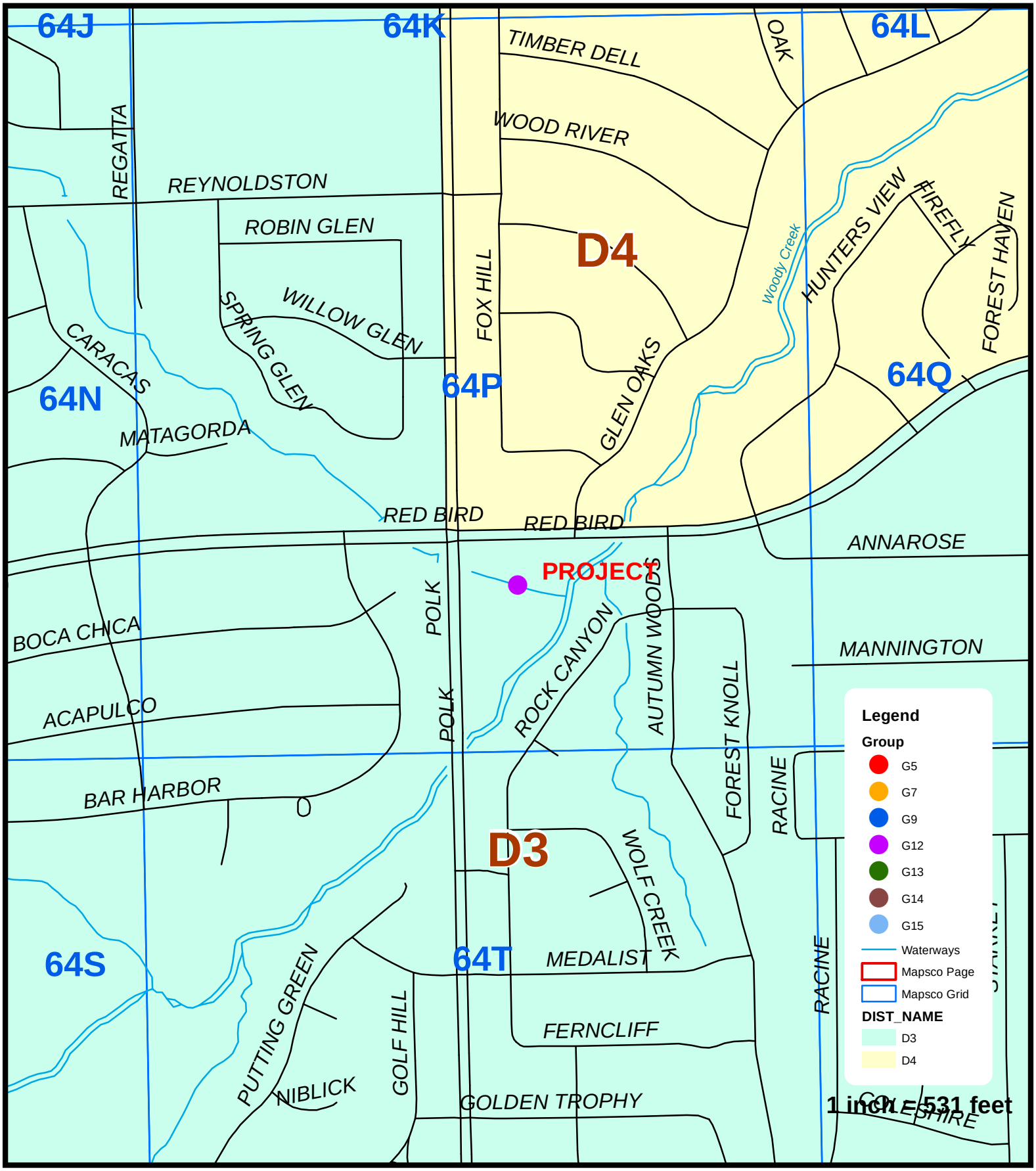
MAPSCO 65-K, L

Erosion Control Group 12: Map 2 of 3



MAPSCO 35-X

Erosion Control Group 12: Map 3 of 3



MAPSCO 64-P

February 28, 2018

WHEREAS, on February 10, 2016, City Council authorized professional services contracts with five consulting firms for the engineering design of twenty-six erosion control improvement projects, in an amount not to exceed $990,042.58, by Resolution No. 16-0290; and

WHEREAS, on March 23, 2016, City Council authorized professional services contracts with four consulting firms for the engineering design of eighteen erosion control improvement projects, in an amount not to exceed $659,569.61, by Resolution No. 16-0450; and

WHEREAS, on April 27, 2016, City Council authorized professional services contracts with Garver, LLC for engineering design of five erosion control improvement projects, in an amount not to exceed $88,684.00, by Resolution No. 16-0657; and

WHEREAS, on September 13, 2016, City Council authorized a professional services contract with Dal-Tech Engineering for engineering design of erosion control improvements, in an amount not to exceed $256,670.00, by Resolution No. 16-166748; and

WHEREAS, on June 22, 2016, City Council authorized professional services contracts with two consulting firms for the engineering design of five erosion control improvement projects and one stormwater drainage project, in an amount not to exceed $261,794.00, by Resolution No. 16-1083; and

WHEREAS, three bids were received on September 15, 2017, for the construction of Erosion Control Improvements Package C for 19 erosion control improvement projects, as follows:

Bidders	**Base Bid**	**Alternate No. 1****	**Total Bid**
*ARK Contracting Services, LLC 4205 Dick Price Rd. Kennedale, TX 76060	$4,722,310.00	$ 702,680.00	$5,424,990.00
Austin Filter Systems, Inc.	$5,161,881.00	$1,381,536.00	$6,543,417.00
Exel Trenching	$5,390,650.25	$1,317,130.00	$6,780,943.25

**Alternate No.1 - provides for the construction of Site 2 of Erosion Control Group 15

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with ARK Construction Services, LLC, approved as to form by the City Attorney, for the construction of Erosion Control Improvements Package C for 19 erosion control improvements projects, in an amount not to exceed $5,424,990.00, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $5,424,990.00 to ARK Construction Services, LLC, as follows:

Flood Protection and Storm Drainage Facilities Fund Fund 3U23, Department TWM, Unit S720, Activity ERCT Object 4599, Program TW12S720 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$	97,155.00
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit 4793, Activity SD01 Object 4599, Program TW12S720 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$	384,295.00
Flood Protection and Storm Drainage Facilities Fund Fund 3U23, Department TWM, Unit S747, Activity ERCT Object 4599, Program TW12S747 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$	282,880.00
Flood Protection and Storm Drainage Facilities Fund Fund 3U23, Department TWM, Unit S748, Activity ERCT Object 4599, Program TW12S748 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$	294,675.00
Flood Protection and Storm Drainage Facilities Fund Fund 3U23, Department TWM, Unit S752, Activity ERCT Object 4599, Program TW12S752 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$	189,750.00

SECTION 2. (continued)

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S704, Activity ERCT
Object 4599, Program TW12S704
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 108,415.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S735, Activity ERCT
Object 4599, Program TW12S735
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 137,920.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S739, Activity ERCT
Object 4599, Program TW12S739
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 131,420.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department SDM Unit S753, Activity ERCT
Object 4599, Program TW12S753
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 252,535.00

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01T
Object 4599, Program TW12S753
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 149,585.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S760, Activity ERCT
Object 4599, Program TW12S760
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 120,361.04

Flood Protection and Storm Drainage Facilities Fund
Fund 4U23, Department TWM, Unit S760, Activity ERCT
Object 4599, Program TW12S760
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 333.96

SECTION 2. (continued)

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S745, Activity ERCT
Object 4599, Program TW12S745
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 97,155.00

Flood Protection and Storm Drainage Facilities Fund
Fund 4U23, Department SDM, Unit S745, Activity SD01
Object 4599, Program TW12S745
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 1,381.45

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01
Object 4599, Program TW12S745
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 159,838.55

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S724, Activity ERCT
Object 4599, Program TW12S724
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 76,772.73

Flood Protection and Storm Drainage Facilities Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01
Object 4599, Program TW12S724
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 53,277.27

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S759, Activity ERCT
Object 4599, Program TW12S759
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 189,380.00

Flood Protection and Storm Drainage Facilities Fund
Fund 4U23, Department TWM, Unit S759, Activity ERCT
Object 4599, Program TW12S759
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 1,322.00

SECTION 2. (continued)

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01
Object 4599, Program TW12S759
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 93,863.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S761, Activity ERCT
Object 4599, Program TW12S761
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 218,535.00

Flood Protection and Storm Drainage Facilities Fund
Fund 4U23, Department TWM, Unit S761, Activity ERCT
Object 4599, Program TW12S761
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 1,582.00

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01
Object 4599, Program TW12S761
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 499,183.00

Flood Protection and Storm Drainage Facilities Fund
Fund 3U23, Department TWM, Unit S728, Activity ERCT
Object 4599, Program TW12S728
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 168,045.00

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Activity SD01
Object 4599, Program TW12S728
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 88,625.00

Flood Protection and Storm Drainage Facilities Fund
Fund 8T23, Department TWM, Unit W091, Activity ERCT
Object 4599, Program TW06W091
Encumbrance/Contract No. CX-TWM-2017-00003948
Vendor VS0000017816 $ 215,437.47

SECTION 2. (continued)

Flood Protection and Storm Drainage Facilities Fund Fund 3T23, Department TWM, Unit W091, Activity ERCT Object 4599, Program TW06W091 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 20,026.10
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit 4793, Activity SD01 Object 4599, Program TW06W091 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 144,976.43
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit W095, Activity SD01 Object 4599, Program TW06W095 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 75,110.00
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit W095, Activity SD01 Object 4599, Program SDMFPW095 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 702,680.00
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit W095, Activity SD01 Object 4599, Program SDMFPW095 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 368,385.00
Stormwater Drainage Management Capital Construction Fund Fund 0063, Department SDM, Unit W095, Activity SD01 Object 4599, Program SDMFPW095 Encumbrance/Contract No. CX-TWM-2017-00003948 Vendor VS0000017816	$ 100,090.00
Total amount not to exceed	$5,424,990.00

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

AGENDA ITEM # 18

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Trinity Watershed Management

CMO: Jody Puckett, 670-3390

MAPSCO: 45Q

SUBJECT

Authorize ratification of emergency storm drainage pipe construction to repair a collapsed storm drain pipe on Ervay Street from Commerce Street to Jackson Street - Flow Line Utilities, Inc., lowest responsive bidder of three - Not to exceed $81,995 - Financing: Stormwater Drainage Management Capital Construction Funds

BACKGROUND

This action will ratify the emergency repairs for a collapsed clay storm drainage pipe located in Downtown Dallas on Ervay Street from Commerce Street and Jackson Street. Drainage intended for this collapsed storm drain floods an Oncor substation that serves most of the central business district every time it rains. Emergency action is required to repair the storm drain to prevent flooding to the Oncor substation and potential damage and loss of electric power to the adjacent properties.

The storm drainage improvements include replacing the existing storm sewer and other miscellaneous items necessary to complete the project.

This action seeks to authorize a contract with Flow Line Utilities, Inc., lowest responsive bidder of three to construct storm drain improvements on Ervay Street from Commerce Street to Jackson Street.

The following chart illustrates Flow Line Utilities, Inc. contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	0	0	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2017
Complete Construction	March 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be briefed to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Stormwater Drainage Management Capital Construction Funds - $81,995

OWNER

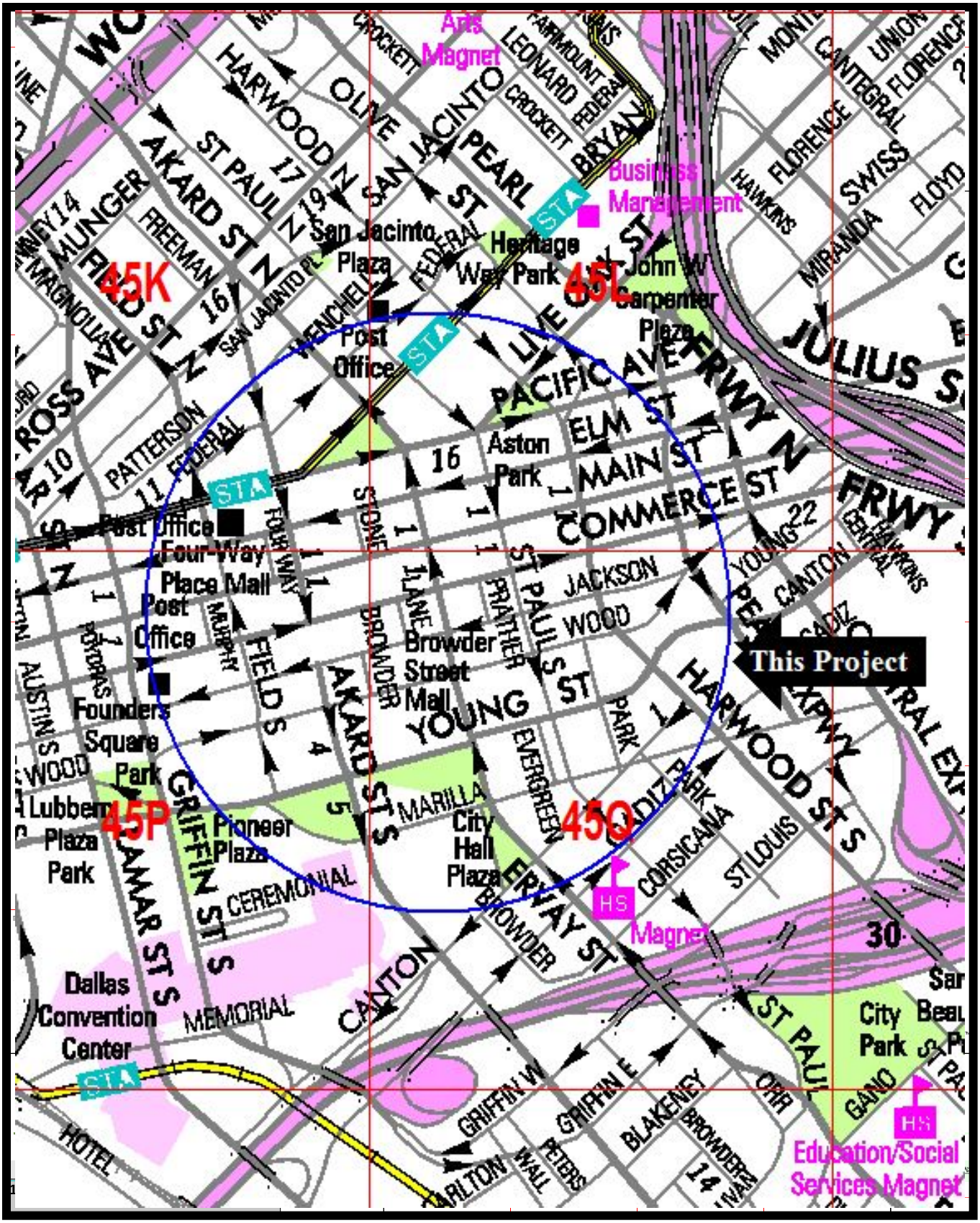
Flow Line Utilities, Inc.

Edgar Romero, President

MAP

Attached

ERVAY @ COMMERCE
STORM DRAINAGE RESTORATION



Mapsco 45-Q

February 28, 2018

WHEREAS, Flowline Utilities, Inc. was selected to provide the construction of storm drain pipe repair on Ervay Street from Commerce Street to Jackson Street.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute ratification of payment to Flow Line Utilities, Inc., lowest responsive bidder of three, approved as to form by the City Attorney, for the construction of a storm drain repair on Ervay Street from Commerce Street to Jackson Street, in an amount not to exceed $81,995.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $81,995 to Flow Line Utilities, Inc., from Stormwater Drainage Management Capital Construction Fund, Fund 0063, Department SDM, Unit W206, Activity SD01, Program TW17W206, Object 3210, Encumbrance/Contract No. CX-TWM-2017-000003186, Vendor VS87431.

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

AGENDA ITEM # 19

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Housing & Neighborhood Revitalization
CMO:	Raquel Favela, 670-3309
MAPSCO:	45K

SUBJECT

Authorize approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code, with respect to approve the issuance of multifamily housing revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed $15,000,000 to Flora Street Lofts, Ltd. to finance the acquisition and new construction of Flora Lofts, a 52-unit multifamily project at 2121 Flora Street following a public hearing held on February 13, 2018, after reasonable public notice, in order to comply with the Tax Equity and Fiscal Responsibility Act's one year validation period requirement of Section 147(b)(4)(B)(iv) of the Internal Revenue Code - Financing: No cost consideration to the City

BACKGROUND

Flora Lofts will include 52 multifamily units composed of 31 one-bedroom, 19 two-bedroom, and 2 three-bedroom units (the "Project") for mixed-income families. The original public hearing for the Project was held on March 22, 2017 with a validity date through March 21, 2018. Given that the Project will close on the tax-exempt bonds after March 21, 2018, a new Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing had to be held to satisfy the public hearing requirement of Section 147(b)(4)(B)(iv) of the Internal Revenue Code. The approval being requested is only for complying with the validity period requirement of Section 147(f) of the Internal Revenue Code which requires that the City Council or the applicable elected representative, as defined in Section 147(f)(2)(E) of the Internal Revenue Code, of the City of Dallas, approve the issuance of the bonds by the Dallas Housing Finance Corporation after a public hearing.

BACKGROUND (continued)

The Project bond closing was delayed awaiting the Texas Department of Housing and Community Affairs (TDHCA) approval of the 4% tax credits. Unfortunately, during that time the validity period for the public hearing is fast approaching and near its expiration. Under applicable federal income tax law, the TEFRA approval is only valid for a one-year term. The Project bonds are anticipating a closing date after March 21, 2018, and as a result, a new TEFRA approval had to be conducted. The new TEFRA hearing was published in the Dallas Morning News on January 29, 2018. On February 13, 2018, the public hearing was held with no outside participants in attendance, and thus, no comments made.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council approved DHFC Flora Lofts application for the issuance of tax exempt bonds by Resolution No. 17-0377.

On March 22, 2017, City Council approved DHFC Flora Lofts application for the issuance of tax exempt bonds by Resolution No. 17-0533.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

OWNERS

Flora Street Lofts, Ltd.

Enterprise Community Investments, Inc.	99.99% Limited Partner
2121 Flora, LLC	01% General Partner

2121 Flora, LLC

Green Arc Corporation	39% interest

La Reunion TX

Graham Green, President	10% interest

Artspace Projects, Inc.

Kelley Lindquist, President	51% interest

DEVELOPERS

Green Arc Corp and La Reunion TX
Graham Green, President

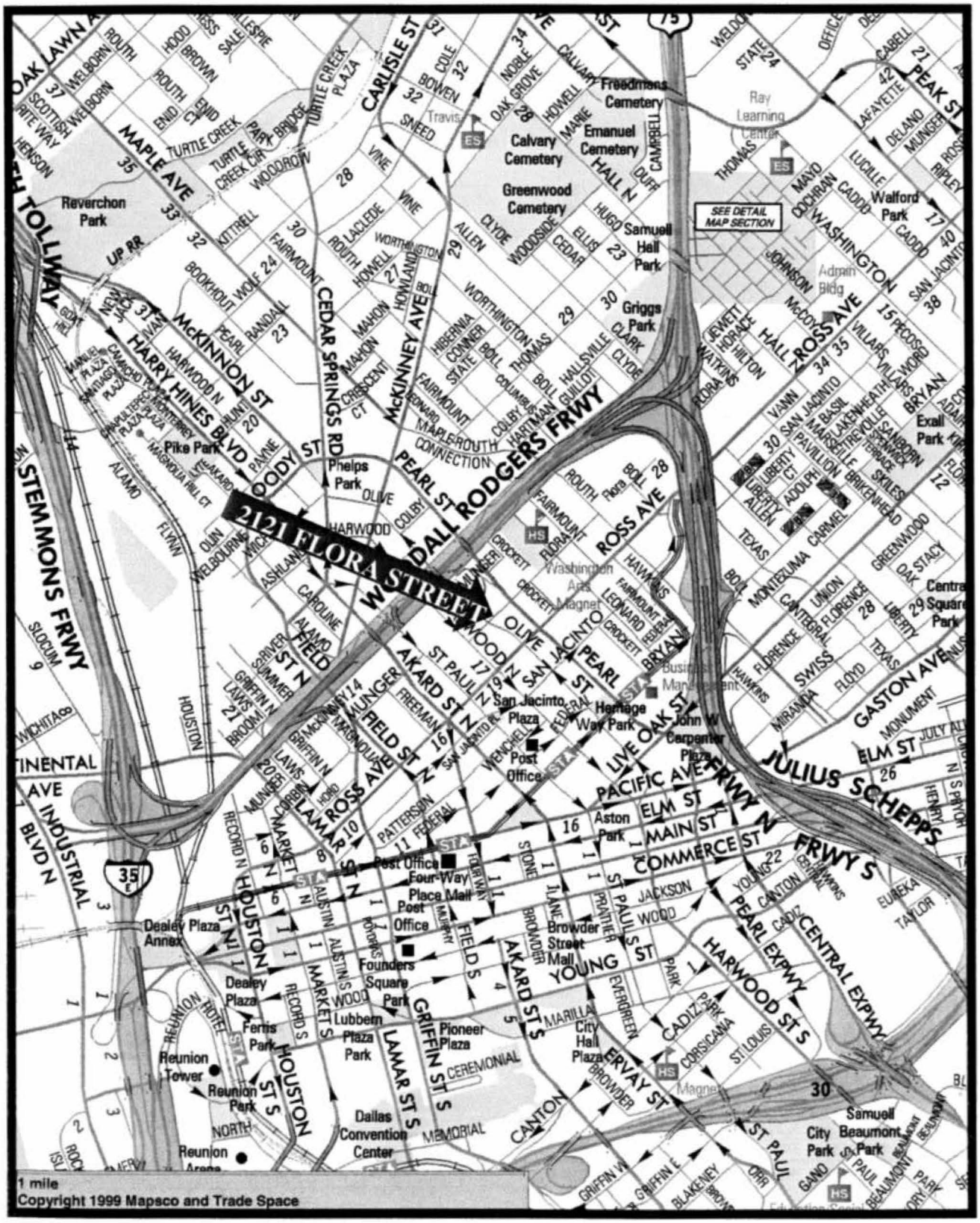
Ashwood Companies, Inc.
Buddy Jordan, President

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached


2121 FLORA STREET
MAPSCO 45K
1 mile
Copyright 1999 Mapsco and Trade Space

February 28, 2018

WHEREAS, George Rodriguez, Attorney of Bracewell LLP, and Bond Counsel for the City of Dallas Housing Finance Corporation (DHFC), advised that a new Tax Equity and Fiscal Responsibility Act (TEFRA) approval with regards to a public hearing for compliance with the 1-year validation period requirement of Section 147(f) of the Internal Revenue Code; and

WHEREAS, the Issuer issued the following bond issue (the "Bonds") to finance the following project:

> $15,000,000 City of Dallas Housing Finance Corporation, Multi-family Housing Mortgage Revenue Bonds (Flora Street Lofts Project) Series 2018 to build 52 units of new construction residential units for families on the site located at 2121 Flora Street, Dallas, Texas; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that the governing body or the chief elected executive official of the governmental unit in which the projects are located approve the issuance of the Bonds after a public hearing following reasonable public notice thereof; and

WHEREAS, the DHFC held the Tax, Equity and Fiscal Responsibility Act public hearing with respect to the Bonds on March 22, 2017, following publication of reasonable public notice in the Dallas Morning News, a newspaper of general circulation within the city of Dallas; and

WHEREAS, on June 26, 2017, and again on December 12, 2017, the Texas Bond Review Board issued Bond Reservations to the DHFC for the Flora Street Lofts Project, a proposed 52 unit new construction project for families, in an amount not to exceed $15,000,000.

Now, Therefore,

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

SECTION 1. That the City of Dallas Housing Finance Corporation held a public hearing on February 13, 2018, and the City Council of the City of Dallas, may act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code, do hereby approve this resolution with respect to the issuance of multifamily housing revenue bonds issued by the Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed $15,000,000 to Flora Street Lofts, Ltd. to finance the acquisition and new construction of Flora Lofts, a 52-unit multifamily project at 2121 Flora Street, following the public hearing after reasonable notice, in order to comply with the Tax Equity and Fiscal Responsibility Act's one year validation period requirement of Section 147(b)(4)(B)(iv) of the Internal Revenue Code.

SECTION 2. That the approval of the City is also for the purpose of satisfying the conditions and requirements of Section 147(f) of the Code and is not to be construed as an undertaking by the City of Dallas. The Bonds shall not constitute a liability, an indebtedness, or obligation of the City of Dallas nor shall any of the assets of the City of Dallas be pledged to the payment of the Bonds. The Bonds shall specifically provide that the Bonds are not a debt of the City of Dallas, Dallas County and the State of Texas and that the City of Dallas, Dallas County and State of Texas are not liable with respect to the Bonds.

SECTION 3. That notice of the new TEFRA hearing was published in the Dallas Morning News on January 29, 2018. On February 13, 2018, the public hearing was held with no outside participants in attendance, and thus no comments made.

SECTION 4. That it is FURTHER RESOLVED that for and on behalf of the Governing Body, the Mayor or the City Manager, are hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

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

AGENDA ITEM # 20

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Housing & Neighborhood Revitalization
CMO:	Raquel Favela, 670-3309
MAPSCO:	N/A

SUBJECT

Authorize an amendment to the program statement for the Dallas Homebuyer Assistance Program previously adopted by Resolution No. 17-1653 on October 25, 2017, to incorporate terms for loan forgiveness - Financing: No cost consideration to the City

BACKGROUND

The Dallas Homebuyer Assistance Program (DHAP) has been in existence for over 25 years. It provides eligible homebuyers with incomes at or below 80% of Area Median Family Income with down payment and closing cost assistance to be applied towards the purchase of a home in the City of Dallas.

The DHAP is funded with annual entitlement grant allocations from the U.S. Department of Housing and Urban Development (HUD), specifically Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME Program) funds.

In April 2017, HUD notified the City of Dallas of findings from their February 2017 monitoring review. On October 25, 2017 the City Council approved, by Resolution No. 17-1653, program changes, including, but not limited to, underwriting guidelines, Homebuyer Written Agreement, and the recapture policy. In working with the revised program changes staff identified that the recapture language granting loan forgiveness was absent from the resolution. With the approval of the amendment to the DHAP Program Statement, in the event net proceeds are insufficient to fully repay the City's loan balance, the homebuyer will be forgiven the shortfall. If there are zero net proceeds, then repayment will not be required. This amendment to the DHAP Program Statement will provide for its compliance with the federal requirements

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 14-1001.

On June 10, 2015, City Council adopted the FY 2015-16 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 15-1055.

On June 22, 2016, City Council adopted the FY 2016-17 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 16-1066.

On August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On October 25, 2017, City Council adopted a new program statement for the Dallas Homebuyer Assistance Program by Resolution No. 17-1653.

FISCAL INFORMATION

No cost consideration to the City.

WHEREAS, homeownership is a high priority of the City of Dallas; and

WHEREAS, the Dallas Homebuyer Assistance Program provides assistance to eligible homebuyers; and

WHEREAS, on June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 14-1001; and

WHEREAS, on June 10, 2015, City Council adopted approved the FY 2015-16 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 15-1055; and

WHEREAS, on June 22, 2016, City Council adopted the FY 2016-17 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 16-1066; and

WHEREAS, on August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171; and

WHEREAS, on October 2, 2017, the Housing Committee was briefed on the Dallas Homebuyer Assistance Program changes; and

WHEREAS, on October 25, 2017, City Council adopted a new program statement for the Dallas Homebuyer Assistance Program, by Resolution No. 17-1653; and

WHEREAS, the City desires to amend the Dallas Homebuyer Assistance Program, as described in Exhibit A.

Now, Therefore,

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

SECTION 1. That the adoption of the amendments to the program statement for the Dallas Homebuyer Assistance Program (DHAP), attached hereto as Exhibit A, is hereby authorized.

SECTION 2. That the City Manager is hereby authorized to execute such instruments, upon approval as to form by the City Attorney, as may be necessary to carry out the program in accordance with the DHAP Program Statement.

SECTION 3. That with the exceptions of the amendments in Exhibit A, all other terms of the program statement for the DHAP previously approved on October 25, 2017 by Resolution No. 17-1653, remain in full force and effect.

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

EXHIBIT A

PROGRAM STATEMENT
DALLAS HOMEBUYER ASSISTANCE PROGRAM (DHAP)

Program Purpose:

- To provide homeownership opportunities to low-to-moderate income homebuyers through the provision of financial assistance when purchasing a home, in accordance with federal, state and local laws and regulations.

General Provisions:

- Homes must be located within the Dallas city limits.

- Homebuyer must have successfully completed an 8-hour homeownership education class from a U.S. Department of Housing and Urban Development (HUD) certified counseling agency within 12 months of application for DHAP assistance.

- Borrower may obtain a conventional, Federal Housing Administration, Veteran Affairs, or portfolio loan through a City approved lender. High cost or sub-prime loans, adjustable rate mortgages (ARM), interest only loans are not allowed.

- Low-to-moderate income is defined as a household with calculated income at 80% or less of the Area Median Family Income, adjusted for family size.

- Sufficient income and household size documentation to certify eligibility per HUD guidelines is required.

- Homebuyer must be a U.S. citizen or a permanent resident, and possess a valid social security card.

- Homebuyer must occupy the property as their primary residence, if sold or transferred at any time, the loan amount shall be subject to recapture.

- A property purchased under this program must meet federal and local requirements, including Minimum Housing Standards (MHS) and international residential code.

- Home sales prices may not exceed the Single-Family Mortgage Limits under Section 203 (b) of the National Housing Act, or other designated HUD limit.

- Homebuyer must meet housing and total debt to income ratios as identified in the Dallas Homebuyer Assistance Program (DHAP) underwriting guidelines.

- The City Manager, or his/her designee, is authorized to implement DHAP as per this Program Statement, and execute any documents necessary for the implementation of this program.

- The City Manager, or his/her designee, upon legal review and approval by the City Attorney's Office, is authorized pursuant to the DHAP to: (a) endorse on behalf of the City of Dallas, as the lien holder, insurance recovery checks issued by insurance companies to homebuyers for any recovery of property damage(s) under homebuyer's homeowners insurance policies; and (b) authorize the insurance recovery proceeds to be used by homebuyers to repair the damaged properties secured by City liens.

- The City Manager, or his/her designee, is authorized to review portfolio loans for appropriate affordability compliance, subordinate to the homeowner's mortgage lender for the purchase of the home and refinances, subject to better borrower loan terms.

- The City Manager or his/her designee, is authorized to release liens upon satisfaction of all conditions following approval as to the form by the City Attorney.

- ~~In the event changes to the DHAP are necessary to meet federal requirements or significant changes in market conditions, the City Manager, or his/her designee, is authorized to make such changes, without further City Council authorization.~~

- In the event of a sale or transfer, the entire net proceeds will be recaptured and retained by the City to satisfy repayment of the loan. City shall approve all sales or transfers prior to closing. The term "net proceeds" is defined as the sales price less the balance due on the superior secured debt and less closing costs incurred by the Homebuyer at sale or transfer. In the event net proceeds are insufficient to fully repay the City's loan balance, the City Manager or his/her designee is authorized to forgive the Homebuyer of the deficiency. If there are no net proceeds, the City Manager or his/her designee is authorized to determine that repayment is not required and that the HOME Program and CDBG requirements are satisfied. In any instances of sale or transfer, the City reserves the right to determine whether the sales price is comparable to the sales price in an arms-length transaction for a similar unit and to evaluate whether the closing costs charged to Homebuyer are reasonable and customary in accordance with the underwriting guidelines.

- Current administration of each homebuyer loan documents, including but not limited to the execution of the loan agreement, are administered by a third party under separate contract with the City.

- Assistance will be provided as follows:

    - Provide (i) down payment, (ii) principal reduction and (iii) closing cost assistance to-low to-moderate income homebuyers, as determined by the DHAP Underwriting Guidelines, and as defined by the Housing & Neighborhood Revitalization Department and in accordance with HUD guidelines.

    - Down Payment, principal reduction, and closing cost assistance will be provided in the form of a lump sum payment at closing. In exchange for the assistance, the homebuyer must execute and place a lien and deed restriction on the property pursuant to HUD guidelines.

    - The loan amount or the net proceeds, whichever is less, will be in the event of sale or transfer of the property at any time, the repayment amount shall conform to HUD guidelines.

AGENDA ITEM # 21

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	Office of Budget
CMO:	Elizabeth Reich, 670-7804
MAPSCO:	N/A

SUBJECT

Authorize an extension through September 30, 2018 for Community Development Block Grant funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement - Financing: No cost consideration to the City

BACKGROUND

On August 18, 1993, City Council established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds by Resolution No. 93-3001. Funds are to be obligated within 12 months and expended within 24 months of budget adoption. On March 28, 2007, City Council enhanced the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992. Additional time to obligate and expend funds may be granted by City Council.

Timely expenditure of CDBG funds by entitlement cities continues to be a primary concern of the U.S. Department of Housing and Urban Development (HUD). HUD requires that cities expend CDBG funds so that at least 60 days prior to the start of a new program year, the unexpended balance of CDBG funds should be less than 1.5 times the cities' CDBG allocation amount for the current year. The City of Dallas continues to comply with this HUD regulation.

For FY 2017-18, a review of the projects based on the timely expenditure policy (including the benchmarks), identified unspent funds remaining in 29 projects, totaling $3,973,691, recommended for extension and unspent funds remaining in 13 projects, totaling $3,323,870, recommended for reprogramming.

The Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met on December 21, 2017 and on January 4, 2018, to review and make recommendations to the City Manager's proposed extensions and reprogramming of CDBG funds. No amendments were recommended.

BACKGROUND (continued)

On January 4, 2018, the CDC reviewed and approved the CDC Financial Monitoring/Performance Standards Committee's recommendation. Unspent funds remaining in 29 projects, totaling $3,973,691, recommended for extension and unspent funds remaining in 13 projects, totaling $3,323,870, recommended for reprogramming.

On February 1, 2018, the CDC reviewed the City Manager's recommendation to use reprogrammed funds for housing activities. Following discussion with the CDC, it was recommended to delay reprogramming the $3,323,870 from 13 projects until after completion of the housing policy and redesign of housing programs, anticipated for later this spring.

On February 20, 2018, the Economic Development & Housing Committee and the Government Performance & Financial Management Committee will be briefed on the FY 2017-18 CDBG Extensions and Reprogramming recommendations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 1993, City Council established specific timeframes for the obligation and expenditure of Community Development Block Grant Funds by Resolution No. 93-3001.

On March 28, 2007, City Council enhanced the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992.

On January 4, 2018, the CDC was briefed and recommended extending and reprogramming of the CDBG project funds.

The Economic Development & Housing Committee and the Government Performance & Financial Management Committee will be briefed regarding this item on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, on August 18, 1993, City Council established specific timeframes for the obligation and expenditure of Community Development Block Grant (CDBG) funds by Resolution No. 93-3001; and

WHEREAS, on March 28, 2007, City Council enhanced the City's existing expenditure policy with additional benchmarks by Resolution No. 07-0992; and

WHEREAS, at the discretion of the City Council, the timeframes may be extended for obligating and expending CDBG funded activities; and

WHEREAS, the Community Development Commission (CDC) Financial Monitoring/Performance Standards Committee met on December 21, 2017 and on January 4, 2018, to review and make recommendations to the City Manager's proposed extensions and reprogramming of CDBG funds with no amendments; and

WHEREAS, on January 4, 2018, the CDC was briefed on the extensions and reprogramming of the CDBG project funds and made recommendations. Unspent funds remaining in 29 CDBG projects, totaling $3,973,691 were recommended for extension. In addition, 13 CDBG projects, totaling $3,323,870 were identified for reprogramming in conjunction with the FY 2016-17 Consolidated Plan Budget; and

WHEREAS, on February 20, 2018, the Economic Development & Housing Committee and the Government Performance & Financial Management Committee will be briefed on the FY 2017-18 CDBG Extensions and Reprogramming recommendations.

Now, Therefore,

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

SECTION 1. That City Council hereby authorizes an extension to the timeframes for the obligation and expenditure of prior CDBG funds to September 30, 2018 per Attachment A.

SECTION 2. That City Council hereby authorizes the release of funds from their originally budgeted purposes for future reprogramming per Attachment B.

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

ATTACHMENT A

CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/04/2018
Briefed to Economic Development & Housing Committee and the Government Performance & Financial Management Committee on 02/20/2018

	FY	Project Name	Amount
1	16-17	Child Care Services Program	$66,048
2	11-12	Community Based Development Org - EDCO	$275,782
3	10-11	Community Based Development Org - EDCO	$5,408
4	10-11	Community Based Development Org - EDCO	$83,904
5	16-17	Housing Services Program	$50,000
6	15-16	Housing Services Program - CWCDC	$2,866
7	15-16	Major Systems Repair Program	$14,450
8	14-15	Major Systems Repair Program	$22,376
9	14-15	Major Systems Repair Program	$17,328
10	15-16	Mortgage Assistance Program	$405,063
11	13-14	NIP-SDFP/Mingo/Beall Streets Public Improvement	$310,350
12	12-13	NIP-South Dallas Ideal/Rochester Park Public Improv	$4,397
13	15-16	NIP-South Dallas Ideal/Rochester Park Public Improv	$787,741
14	13-14	NIP-South Dallas/Fair Park Public Improvements	$154,966
15	10-11	NIP-Spring Avenue Infrastructure	$21,077
16	10-11	NIP-Spring Avenue Infrastructure	$75,000
17	11-12	NIP-Spring Avenue Infrastructure	$123,006
18	15-16	NIP-West Dallas Public Improvement	$1,381
19	15-16	Reconstruction Program	$314,905
20	15-16	BAC#2 Dallas Black Chamber of Commerce	$26,937

ATTACHMENT A

CDBG Extension of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/04/2018
Briefed to Economic Development & Housing Committee and the Government Performance & Financial Management Committee on 02/20/2018

	FY	Project Name	Amount
21	14-15	BAC#2 Dallas Black Chamber of Commerce	$16,340
22	15-16	BAC#3 Sammons Business & Community Lenders of Texas	$76,257
23	14-15	BAC#3 Sammons Business & Community Lenders of Texas	$32,776
24	15-16	BAC#6 Hampton Regional Hispanic Contractors	$66,715
25	14-15	BAC#6 Hampton Regional Hispanic Contractors	$5,501
26	14-15	BAC#7 Illinios Regional Hispanic Contractor Association	$1,578
27	15-16	BAC#8 Record Crossing - BCL of Texas	$66,193
28	14-15	NIP-South Dallas Ideal/Rochester Park Public Improv	$128,608
29	14-15	NIP-South Dallas/Fair Park Public Improvements	$816,738
		Grand Total	**$3,973,691**

ATTACHMENT B

CDBG Reprogramming of Expenditures/Commitment Policy
Recommended by Community Development Commission (CDC) 01/04/2018

Briefed to Economic Development & Housing Committee and the Government Performance & Financial Management Committee on 02/20/2018

	FY	Project Name	Amount
1	16-17	South Dallas/Fair Park Community Court	$16,680
2	16-17	South Oak Cliff Community Court	$28,334
3	16-17	West Dallas Community Court	$10,274
4	16-17	Neighborhood Investment Program - Code Compliance	$86,312
5	16-17	City Office of Senior Affairs	$22,741
6	16-17	Housing Assistance Support	$31,702
7	16-17	Housing Development Support	$1,094,582
8	16-17	Housing Management Support (P/PO)	$88,882
9	10-11	NIP-North Oak Cliff Public Improvements	$1,020,459
10	16-17	People Helping People - Home Repair Program	$845,016
11	15-16	BAC#1 Maple Ave Greater Dallas Hispanic Chamber	$3,506
12	16-17	Citizen Participation/CDC Support/HUD Oversight (P/PO)	$25,212
13		Reprogrammed Funds	$50,170
		Grand Total	**$3,323,870**

AGENDA ITEM # 22

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a public hearing to be held on March 28, 2018 to receive comments on the FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds public hearings to provide the citizens of Dallas the opportunity to speak on the upcoming year's budget. This public hearing is one of three to be held at Dallas City Hall on March 28, 2018, May 9, 2018, and August 22, 2018. Citizen input is an important part of the budget development process.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City Council is committed to providing the citizens of Dallas with the opportunity to speak on the City's FY 2018-19 budget.

Now, Therefore,

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

SECTION 1. That a public hearing on the City's FY 2018-19 Operating, Capital, and Grant & Trust Budgets will be held on March 28, 2018 in the Council Chambers.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 23

STRATEGIC PRIORITY:	Human and Social Needs
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Community Care
CMO:	Nadia Chandler Hardy, 670-1611
MAPSCO:	N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the service contract with Real Time Transportation Corporation to continue to provide transportation services to medical appointments within the city of Dallas for low-to-moderate income seniors for the period March 1, 2018 through September 30, 2018 - Not to exceed $242,592, from $190,000 to $432,592 - Financing: General Funds

BACKGROUND

On November 24, 2016, a Request for Competitive Sealed Proposal was issued to solicit proposals for the Senior Medical Transportation Program (SMTP). On December 29, 2016, two proposals to implement the SMTP were received and on January 11, 2017, Real Time Transportation Corporation was selected as the successful proposer by the SMTP Selection Committee.

On March 6, 2017, a service agreement was executed with Real Time Transportation Corporation. The contract began on March 7, 2017 and terminates on February 28, 2018. The City may renew the contract for up to two consecutive one-year renewal terms.

The extension of the contract calls for Real Time Transportation Corporation to continue to provide transportation services for the SMTP. The City of Dallas SMTP provides transport services to and from scheduled medical appointments within the city limits for low-to-moderate income seniors aged 60 and above, who reside within the city of Dallas. All services are to be provided within the city of Dallas. Currently there are 2,071 seniors enrolled in the program.

BACKGROUND (continued)

Contract provisions include:

- Cost not to exceed $242,592
- 40 trips per day, 5 days a week, for 7 months (March 1, 2018 - September 30, 2018)
- Door to door service
- Vehicles to accommodate ambulatory and wheelchair clients
- Expanded hours of operation from 7:00 a.m. to 6:00 p.m.
- One caregiver can accompany client at no cost
- Dedicated dispatch by Real Time Transportation for SMTP clients
- The program will service city of Dallas residents and transport to medical facilities only

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

On February 8, 2017, City Council authorized a one-year service contract, with two one-year renewal options, with Real Time Transport Corporation to provide transportation services to medical appointments within the City of Dallas for low-and moderate-income seniors by Resolution No. 17-0298.

FISCAL INFORMATION

General Funds - $242,592

February 28, 2018

WHEREAS, on September 21, 2016, City Council authorized funds for the Senior Medical Transportation Program (SMTP) by Resolution No. 16-1526; and

WHEREAS, on November 24, 2016, a Request for Competitive Sealed Proposal was issued to solicit proposers for the SMTP; and

WHEREAS, on December 29, 2016, two proposals to implement the SMTP were received; and

WHEREAS, on January 11, 2017, Real Time Transportation Corporation was selected as the successful proposer by the SMTP Selection Committee; and

WHEREAS, on February 8, 2017, City Council authorized a one-year service contract, with two one-year renewal options, with Real Time Transportation Corporation to provide transport services to medical appointments within the city of Dallas for low-to-moderate income seniors by Resolution No. 17-0298.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the service contract with Real Time Transportation Corporation, approved as to form by the City Attorney, to continue to provide transportation services to medical appointments within the city of Dallas for low-to-moderate income seniors for the period March 1, 2018 through September 30, 2018, in an amount not to exceed $242,592, from $190,000 to $432,592.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in amount not to exceed $242,592 to Real Time Transportation Corporation from General Fund, Fund 0001, Department MGT, Unit 4297, Object 3070, MASCTTRANS, Vendor VS93434.

SECTION 3. That this contract is designated as Contract No. MGT-2018-00005182.

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

AGENDA ITEM # 24

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	7
DEPARTMENT:	Office of Cultural Affairs Park & Recreation Department
CMO:	Joey Zapata, 670-1204 Willis Winters, 670-4071
MAPSCO:	46 P

SUBJECT

Authorize the first amendment to the Lease Agreement with DSM Management Group, Inc. for Music Hall at Fair Park to provide for the City's contributions to the operations and utility costs of the facility, previously authorized on an annual basis, in the amount of $290,000 per year for the period October 1, 2017 through June 30, 2029 - Not to exceed $3,480,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

On May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc. (DSMMGI) for the Music Hall at Fair Park by Resolution No. 09-1226. In FY 2014-15, as part of the annual Cultural Services Program contracts for cultural services, the City Council authorized a contract with DSMMGI for operations and utility reimbursements up to $290,000 for operation of the Music Hall facility by Resolution No. 14-1795. That increase was continued in fiscal years 2015-16 and 2016-17. The Audit of Fair Park Business Partners Oversight (Report No. A16-009) by the City Auditor's Office, published on May 13, 2016, recommended, in part, that the Office of Cultural Affairs establish procedures to ensure that all key contract requirements are monitored and are in compliance with the contract requirements. As part of this effort, the Office of Cultural Affairs is working with the City Attorney's Office to align each agreement with current expense reimbursement practices.

This action seeks to memorialize the operation and utility reimbursement into the lease agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc by Resolution No. 09-1226.

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

On October 22, 2014, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of $290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 14-1795.

On October 28, 2015, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of $290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 15-1949.

On October 26, 2016, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of $72,500 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 16-1749.

On December 14, 2016, City Council authorized an amendment to the Cultural Organizations Program Service Contract with DSM Management Group, Inc to increase the contract amount by $217,500 (revised total $290,000) for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 16-1995.

On October 25, 2017, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of $290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 17-1658.

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - $3,480,000 ($290,000 per year for 12 years) (subject to annual appropriations)

February 28, 2018

WHEREAS, on May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc. (DSMMGI) for use of the Music Hall at Fair Park located at 909 First Avenue by Resolution No. 09-1226; and

WHEREAS, beginning in Fiscal Year 2014-15, as part of the annual Office of Cultural Affairs' Cultural Services Program contracts for cultural services, the City Council authorized a contract with DSMMGI for operations and utility reimbursements up to $290,000 for operation of the Music Hall facility by Resolution No. 14-1795; and

WHEREAS, the City desires to enter into the first amendment to the Lease Agreement to memorialize the City's contribution for operations and utility costs of the Music Hall facility.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the first amendment to the Lease Agreement with DSM Management Group, Inc., approved as to form by the City Attorney, for contribution to operations and utility costs for the Music Hall at Fair Park, up to $290,000 per year, subject to annual appropriations, for the period October 1, 2017 through June 30, 2029, and for related revisions.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments, to the DSM Management Group, Inc., an amount not to exceed $3,480,000 (subject to annual appropriations) from Fund 0001, Department PKR, Unit 5206, Object 3099, Encumbrance/Contract No. MASC OCA-2018-00005201, Vendor VS0000049924.

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

AGENDA ITEM # 25

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	14
DEPARTMENT:	Office of Cultural Affairs
CMO:	Joey Zapata, 670-1204
MAPSCO:	N/A

SUBJECT

Authorize the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by $77,000, previously authorized on an annual basis, from $93,000 to $170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions - Not to exceed $2,387,000, from $2,883,000 to $5,270,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

On December 14, 2005, City Council authorized a Master Agreement for the Development, Use and Operation of the former Moorland YMCA Building in the Dallas Arts District with Dallas Black Dance Theatre, Inc. (DBDT), ownership of which was transferred from DBDT to the City as part of the agreement. The master agreement provides that the City will reimburse DBDT up to $93,000 annually for operation and utility expenses for facility, and provides for period increases related to utility rate adjustments.

In FY 2014-15, as part of the annual Cultural Organizations Program contract with DBDT for cultural services, City Council authorized an increase to the City's payment obligation for operation and utility costs of the facility from $93,000 to $170,000. That increase was continued in fiscal years 2015-16 and 2016-17. The Audit of Business Partners Oversight - Arts District (Report No. A17-010) by the City Auditor's Office, published on August 25, 2017, recommended, in part, that the Office of Cultural Affairs work with the individual business partners and the City Attorney's Office to align each agreement with current expense reimbursement practices.

This action seeks to memorialize the increased operation and utility reimbursement into the contract, and delete the periodic utility rate adjustments based on an annual utility usage amount, which was never established following execution of the agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 14, 2005, City Council authorized a Development and Use Agreement with Dallas Black Dance Theatre for the donation of the facility to the City and the design, development, construction, maintenance, management, use and operation of the facility located at 2700 Flora Street as a multi-use dance rehearsal, instructional and administrative office facility by Resolution No. 05-3604.

On January 16, 2008, City Council authorized the First Amendment to the Master Agreement for the Development, Use and Operation of the Dallas Black Dance Theatre facility to (1) extend the term of the Master Agreement by thirty-six months to end December 31, 2048; and (2) consent to the sublease of the Dallas Black Dance Theatre facility located at 2700 Flora Street to a master tenant entity controlled by the Dallas Black Dance Theatre to allow the Dallas Black Dance Theatre to receive federal historic tax credits in connection with the improvement and rehabilitation of the Dallas Black Dance Theatre facility by Resolution No. 08-0225.

On October 22, 2014, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of $311,603, of which $170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 14-1795.

On October 28, 2015, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of $357,711, of which $170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 15-1949.

On October 26, 2016, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of $357,711, of which $170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 16-1749.

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - $2,387,000 (subject to annual appropriations)

February 28, 2018

WHEREAS, the Dallas Black Dance Theatre, Inc. (DBDT) is a world-class modern dance company, whose mission is to achieve artistic excellence through performance and educational programs bridging cultures, reaching diverse communities and encompassing national and international audiences; and

WHEREAS, in 1999 DBDT acquired the former Moorland YMCA, an approximately 20,058 square foot tract of land improved with a building, located at 2700 Flora Street for conversion into a multi-use dance rehearsal, instructional and administrative office facility for DBDT; and

WHEREAS, in the City's 2003 Bond election, the voters approved a proposition which included $3,263,976 for the planning, design, construction and renovation of the former Moorland YMCA building as a multi-use dance rehearsal, instructional and administrative office facility for DBDT; and

WHEREAS, on December 14, 2005, City Council authorized a Development and Use Agreement with Dallas Black Dance Theatre for the donation of the facility to the City and the design, development, construction, maintenance, management, use and operation of the facility located at 2700 Flora Street as a multi-use dance rehearsal, instructional and administrative office facility by Resolution No. 05-3604; and

WHEREAS, on January 16, 2008, City Council authorized the First Amendment to the Master Agreement for the Development, Use and Operation of the Dallas Black Dance Theatre facility to (1) extend the term of the Master Agreement by thirty-six months to end December 31, 2048; and (2) consent to the sublease of the Dallas Black Dance Theatre facility located at 2700 Flora Street to a master tenant entity controlled by the Dallas Black Dance Theatre to allow the Dallas Black Dance Theatre to receive federal historic tax credits in connection with the improvement and rehabilitation of the Dallas Black Dance Theatre facility by Resolution No. 08-0225; and

WHEREAS, pursuant to the Master Agreement the City is responsible to pay a portion of the annual operations and utilities costs of the premises up to but not exceeding $93,000; and

WHEREAS, beginning in Fiscal Year 2014-15, the Dallas City Council authorized its annual Cultural Organizations Program (COP) contract with DBDT inclusive of an appropriation increase to the City’s payment obligation for DBDT’s annual Operation and Utilities Cost from $93,000 to $170,000 annually; and

WHEREAS, the City desires to enter into a second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by $77,000, previously authorized on an annual basis, from $93,000 to $170,000 annually for the period October 1, 2017 through December 31, 2048.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc., approved as to form by the City Attorney, for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by $77,000, previously authorized on an annual basis, from $93,000 to $170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,387,000 (subject to annual appropriations), in periodic payments to the Dallas Black Dance Theatre, Inc. from the General Fund, Fund 0001, Department OCA, Unit 4854, Object 3099, Encumbrance/Contract No. MASC OCA-2018-00003856, Vendor 219206.

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

AGENDA ITEM # 26

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	1
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	44 U V Y Z 45 W 54 C D F G H 55 A

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 21466 on November 11, 1992, establishing Tax Increment Financing Reinvestment Zone Number Three, (Oak Cliff Gateway TIF District), as amended. On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23724, as amended.

The Oak Cliff Gateway TIF District’s assessed 2017 tax value was $416,633,675, an increase of $270,780,933 (186%) over the adjusted base year values (1992 and 2014) and an increase of $46,882,985 (13%) over the previous year’s (2016) final total assessed value.

With the participation of the City and Dallas County, this increase will result in the collection of approximately $2,249,925 total in incremental revenue for the Oak Cliff Gateway TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Three, the Oak Cliff Gateway TIF District, by Ordinance No. 21466, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended.

On December 18, 2017, the Oak Cliff Gateway TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Oak Cliff Gateway area pursuant to Ordinance No. 21466, authorized by the City Council on November 11, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District by Ordinance No. 23724, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 18, 2017, the Oak Cliff Gateway TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Three and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Three to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

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

Exhibit A

Oak Cliff Gateway TIF District
FY 2016-2017
Annual Report





City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

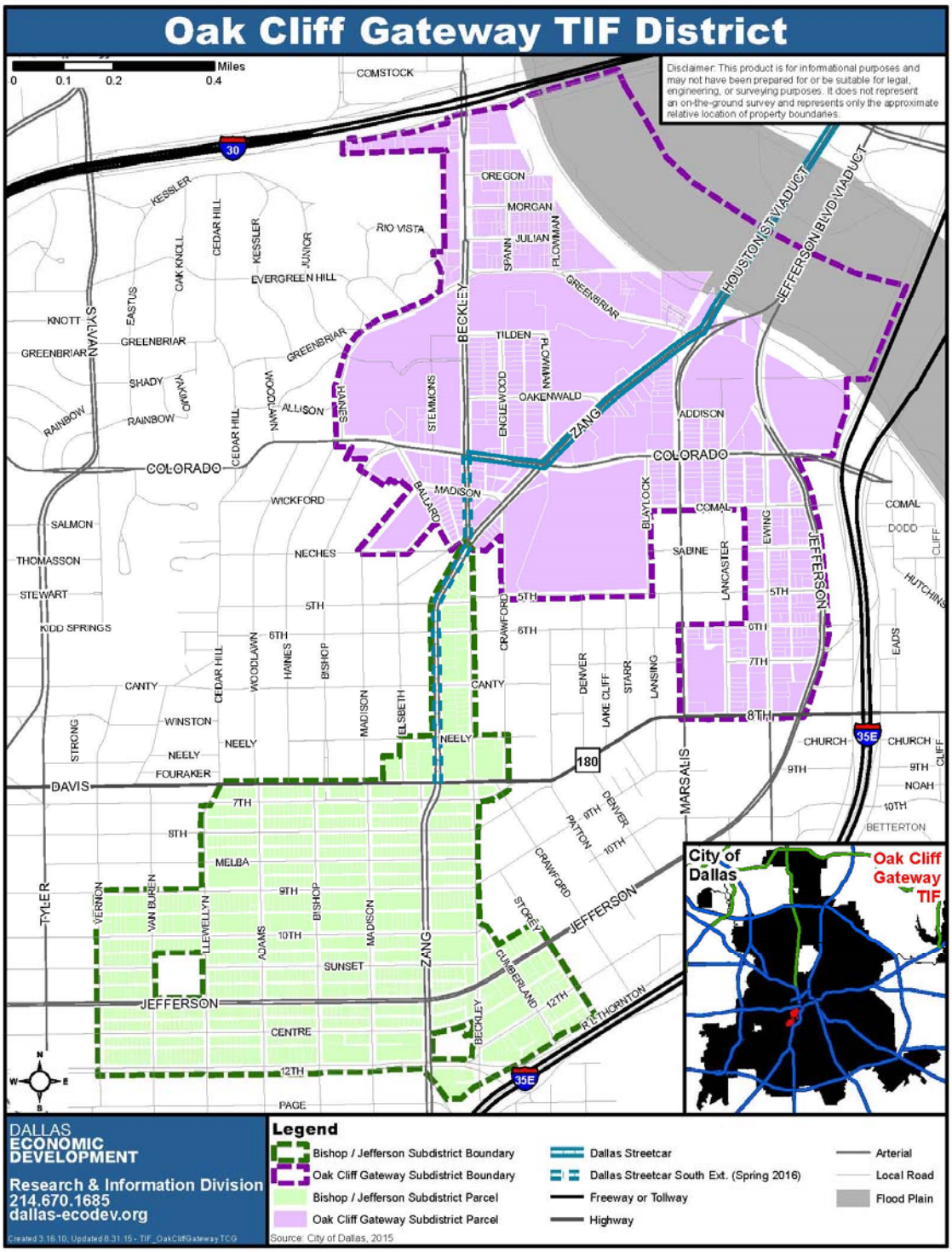
October 1, 2016 to September 30, 2017

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Front cover shows the construction of the Bishop Arts Station project at the corner of Zang Boulevard and Davis Street.

Reinvestment Zone Number Three
Oak Cliff Gateway Tax Increment Financing District



Mission Statement

The mission of Oak Cliff Gateway Tax Increment Financing District is the promotion of the redevelopment, growth and stabilization of the area. Accompanying goals are (1) growth of the value of the area's tax base through the promotion of residential and retail development and a positive reversal of urban decay through the placement of critical infrastructure improvements; (2) implementation of the pertinent recommendations of the Urban Land Institute (ULI) Study on the tracts of land composing the northern and northwestern portions of the district, and (3) establishment of direct linkages with the Trinity River Corridor and the capitalization of that effort toward growth and increased tax base value in the district.

The district was created by City Council Ordinance Number 21466, November 11, 1992. The district was created for a period of twenty years with an expiration date of December 31, 2012. On February 12, 1997, the City Council, by Ordinance Number 23033, approved the project Plan and Reinvestment Zone Financing Plan.

In 1998, the district was amended to remove two properties and in 2005 the Plan was amended to modify the budget to allow for environmental remediation and façade improvements and to allow for the sale of TIF bonds.

The Plan and the district were further amended in 2009 to extend the term of the district for an additional ten years. This amendment increased the budget from, returned two previously removed properties back into the district, created a TIF grant program, and decreased the participation rate of the taxing jurisdictions for the extension period.

In 2014, an expansion of the TIF district and plan amendment was approved to create two subdistricts within the Oak Cliff Gateway TIF District: (a) Oak Cliff Gateway Sub-District (original district boundary) and (b) the Bishop/Jefferson Sub-district (an expansion area of approximately 193 acres to accommodate future development planned in the Bishop Arts and Jefferson Corridor area). The term of the Oak Cliff Gateway Sub-district was further extended by five years to December 31, 2027 and the termination date for the Bishop/Jefferson Sub-district was established as December 31, 2044.

In August 2015, an additional boundary amendment was approved to add approximately 4.9 acres of currently vacant and under-utilized land to the Oak Cliff Gateway Sub-District for the development of the Oxygen project.

District Accomplishments

During FY 2016, a development agreement was approved for the Bishop Arts Station project, a mixed-use development that will anchor the recently opened station along the extended Dallas Streetcar line. A public plaza adjacent to the streetcar stop is also being incorporated into the project.

An amendment to the existing agreement for the Bishop Art Phase I project was approved to add $25,000 to share in the cost of a parking study for the Bishop Arts district and the TIF Board approved modifications to the development mix for the project.

The Oxygen project, previously approved for TIF incentives in 2015 has been on hold, and staff is continuing to review the potential to negotiate a revised agreement.

The streetscape project for Beckley Avenue and Colorado Avenue is anticipated to begin construction in early 2018, the start of construction has been delayed due to nearby construction projects that have impacted local traffic. This project will provide wide sidewalks, street trees, pedestrian lighting, and crosswalks for Colorado Boulevard from Zang Boulevard to Ballard Avenue, on Zang Boulevard from Colorado Boulevard to Beckley Avenue, and on Beckley Avenue from Zang Boulevard to Colorado Avenue. In addition, select sidewalk areas on Beckley Avenue north of Colorado Boulevard to Greenbriar Lane will be repaired. It is funded through a combination of 2006 general obligation bond funds and a Sustainable Development grant from the North Central Texas Council of Governments.

Construction on the first phase of the Oak Cliff Streetcar began in the summer of 2012 and completed in late 2014. The initial segment operated from Union Station, across the Houston Street Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue. In August 2016, Phase II of the streetcar opened, from Methodist Regional Medical Center to Bishop Arts at Davis Street/Zang Boulevard.

During FY 2017, staff continued coordination efforts for various projects in the district. Projects within the District completed, under construction or in the development stage are shown in the table below.





Alamo Manhattan representatives and other stakeholders celebrated a groundbreaking for the Bishop Arts Station project in November 2016 (left). Councilmember Scott Griggs addressed attendees at the event (right).

Oak Cliff Gateway TIF District Projects[1]						
Projects Within TIF District Utilizing TIF Funding						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	**TIF Investment[4]**
Walgreens	1306 North Beckley Avenue	1999	Complete	13,833 SF retail	$1,415,120	$34,811
Oak Cliff TIF Infrastructure Project	Greenbriar Lane (Beckley to Zang)	2004	Complete	N/A	N/A	$2,251,207
Lake Cliff Tower Residential	329 East Colorado Boulevard	2006	Complete	54 units	$8,322,067	$4,299,742
Grand Bank Lake Cliff Tower	1300 North Zang Boulevard	2008	Complete	6,822 SF commercial	$2,011,990	$0[(8)]
Bishop Colorado Retail Plaza	1222 North Bishop Avenue	2009	Complete	15,720 SF retail	$4,480,980	$350,000
Zang Triangle[10]	390 E. Oakenwald	2012	Complete	256 units 3,000 flex	$31,200,000	$7,250,000
Oaks Trinity (*formerly Alexan Trinity*)[10]	323-333 E. Greenbriar Lane	2014	Complete	167 units	$19,800,000	$4,000,000
Bishop Arts Ph I[10]	Blocks at Bishop Ave./Melba St./Madison St./9th St.	2017-2018	Under const.	140 units; 30,000 sf retail; 20,000 art garden	$21,980,000	$5,000,000[(7)]
Bishop Arts Station[10]	SW & NW corners of Davis Street & Zang Boulevard	2018	Under const.	216 units; 27,302 sf retail	$26, 617,000	$11,250,000
Oxygen[10]	N. Beckley Ave. at Turnpike Ave.	2019	Amendment TBD	250 units	$26,324,419	TBD
			Subtotal	1,083 units 116,677 SF retail/flex/ commercial	**$115,534,576**	**$34,435,760**

Projects Within TIF District Not Utilizing TIF Funding[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value[3]**	**TIF Investment**
The Catering Company	1407 North Zang Boulevard	1998	Complete	3,614 SF retail	$364,000	$0
K-Clinic Rehab Clinic	214 W. Colorado Boulevard	1998	Complete	6,876 SF medical office	$477,500	$0
Oak Cliff Academy, Inc.	808 N. Ewing Avenue	2000	Complete	32,500 SF school	$4,966,000	$0
Oak Farms Dairy Expansion	1114 North Lancaster	2000	Complete	60,000 SF industrial	$2,196,890	$0
Options Real Estate Holdings	1322 North Beckley Avenue	2002	Complete	2,756 SF office	$200,000	$0
Grand Peaks at Kessler Park	1520 North Beckley Avenue	2002	Complete	338 units	$40,278,000	$0
John Barr & Associates Expansion	203 E. Colorado Boulevard	2003	Complete	19,449 SF office	$600,000	$0
Grand Peaks at Founders Park	1401 North Zang Boulevard	2004	Complete	336 units	$35,890,000	$0
Beckley Properties	1101- 1121 North Beckley Avenue	2007	Complete	15,282 SF retail/ commercial	$666,040	$0
City Credit Union	126 E. Colorado Boulevard	2008	Complete	3,000 SF commercial	$1,045,000	$0
Trinity Town Homes	439, 443 East Greenbriar Lane and 401-446 E Trinity River Circle	2007	Complete	23 town home units	$7,675,066	$0
Trinity Town Homes II	381 East Greenbriar Lane	TBD	7 Units Completed; 5 under const. 48 planned	60 town home units	$20,000,000	$0
Methodist Medical Hospital – Pavilion III	1441 N. Beckley Avenue	2008	Complete	109,774 SF medical office	$10,230,610	$0
Methodist Medical Hospital - Sammons Trauma & Critical Care Tower	1441 N. Beckley Avenue	2014	Complete	248,000 SF emergency and trauma care center	$106,766,634[9]	$0
Baylor Institute for Rehabilitation	222 E Colorado Boulevard	2014	Complete	2,564 sf rehabilitation clinic	$425,000	$0

Papa John's Pizza	1127 N Beckley	2014	Complete	1,200 sf restaurant	$360,980	$0
Jefferson Tower redevelopment (activation of 1st & 2nd Floors)	301, 351, 375 W. Jefferson Blvd.	2014-15	Complete	17 live/work lofts; 15,869 sf upgraded retail	Added value $1,513,470	$0[7]
Crescent Bishop Arts Phase I	NE corner of Beckley Avenue & Zang Boulevard	2019	Under const.	302 units; 24,000 sf retail	$37,000,000	$0
Bishop Hi Line	305-317 Melba; 421-437 Melba	2018	Under const.	118 units	$10,300,000	$0
CVS	SE corner of Davis Street & Zang Boulevard	2018	Under const.	10,000 sf retail	$2,100,000	$0
		Subtotal	1,194 units 544,884 SF commercial		**$251,288,556**	**$0**
Total - All Projects Utilizing and Not Utilizing TIF Funding						
		Total	2,277 units 661,561 SF commercial		**$366,823,132**	**$34,435,760**

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value, the demolition of structures and/or any exemption value is netted out.

[4] Principal amount not to be exceeded per the development agreement for projects not yet closed out. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.

[5] Selected significant projects included.

[6] Tax-exempt property.

[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

[8] Infrastructure funded as a part of the $4.1 million for Lake Cliff Tower.

[9] Non-taxable value; includes $75M for construction and $30M for equipment and finish-out.

[10] Per the TIF program mixed-income housing requirement, the project is providing (or will set-aside) at least 20% of units as affordable.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, as part of TIF funding, a total of 423 units have been built to date and 85 are currently set-aside as affordable. The Lake Cliff Tower project with 54 units was built prior to mixed-income housing requirements for the district. An additional 356 units are under construction with 71 units anticipated to be affordable under TIF requirements. The Oxygen project, planned for 250 units would also have an affordable component if TIF incentives are approved.

A total of 1,412 residential units have been completed overall. Another 893 units are under construction or planned and of those 287 will be without any TIF subsidy or affordable units anticipated.

Projects Adjacent to the Oak Cliff Gateway TIF District						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value**	**TIF Investment**
Dallas Orthopedic Surgery Associates	810 North Zang Boulevard	2006	Complete	18,000 SF medical office	$1,683,220	$0
Perry Homes	1130-1148 and 1203-1215 North Bishop Avenue	2006	Complete	15 town home units	$5,364,680	$0
Lake Cliff Medical, L.P.	815 North Beckley Avenue	2007	Complete	7,500 SF medical office	$1,145,380	$0
Magnolia at Zang	901 N. Zang Boulevard	2017	Complete	55 units; 5,500 sf restaurant/ office	$2,455,740	$0
			Total	70 units 25,500 SF medical office; 5,500 SF retail	**$10,649,020**	**$0**

Infrastructure Projects in the Oak Cliff Gateway TIF District Using Other Sources of Funding						
Project	**Location**	**Calendar Year Complete**	**Status**	**Project Description**	**Source of Funds**	**Amount**
Colorado Boulevard	I-35 to Blaylock Street	2002	Complete	Streetscape: Paving, Lighting, Trees and Irrigation	1995 Bond Funds	$500,000
Streetscape	Streets around Methodist Hospital	2018	NCTCOG issued notice to proceed. Construction to begin early 2018	Streetscape: Paving, Lighting, Trees and Irrigation	2006 Bond Funds	$1,600,000
					NCTCOG Sustainable Devel. Grant	$1,750,000
	Union Station to Methodist	2014	Complete	Route runs from Union Station,	TIGER I Grant	$26,000,000

Oak Cliff Streetcar Phase I	Regional Medical Center			across Houston St Viaduct, along Zang Boulevard and Colorado Boulevard, to Beckley Avenue	RTR Local Funds	$13,600,000
					DART Love Field	$9,000,000
Oak Cliff Streetcar Phase II	Methodist Regional Medical Center to Bishop Arts	2016	Construction to begin fall 2015 with substantial completion estimated summer 2016	Route runs from Methodist Regional Medical Center, south on Beckley Avenue, then south on Zang Boulevard to Davis	Texas Mobility Funds	$15,000,000
					Total	**$67,450,000**



Bishop Arts streetcar stop.

Value and Increment Revenue Summary

The TIF districts assessed 2017 tax value was $248,582,457for the Oak Cliff Gateway Sub-district. This represents an increase of $207,871,794 or 511% over the adjusted base year value and an increase of 6% over last year's final value. The district was expanded in 2014 to include a new Bishop Arts/Jefferson Sub-district with an assessed 2017 tax value of $168,051,218, an increase of $62,909,139 or 60% over the base year and an increase of 24% over last year. The combined 2017 taxable value for the entire district is approximately $416,633,675 a 186% increase over the adjusted base taxable value. This increase includes the construction of major projects and property value increases on several other properties throughout the district.

With the participation of the City and Dallas County, this increase will result in the collection of approximately $2,249,925 total in incremental revenue for the district for the 2017 tax year.

Objectives, Programs, and Success Indicators

The Oak Cliff Gateway TIF District was established by Ordinance Number 21466 on November 11, 1992. The Oak Cliff Gateway TIF District expiration date was set as December 31, 2012, but the district has been extended for an additional 15 years to December 31, 2027. The TIF Project Plan and Reinvestment Zone Financing Plan was originally approved by Ordinance Number 23033 on February 12, 1997. The most recent TIF Project Plan and Reinvestment Zone Financing Plan amendment included revised development goals, listed below, for the district:

The following specific objectives and development program set the framework for the planned public improvements within the Oak Cliff Gateway TIF District and, in italics, specific actions addressing these objectives:

- Improve the infrastructure within and adjacent to the district to promote investment.

  Street reconstruction projects on Beckley Avenue, Zang Boulevard, Greenbriar Lane, Tilden Street, Jefferson Boulevard and Colorado Boulevard (Blaylock Street to I-35) are completed. Median improvements and streetscape were completed along both sides of Zang Boulevard from Colorado Boulevard to Oakenwald and on Colorado Boulevard itself as a part of the Lake Cliff Tower development. Infrastructure and streetscape improvements were completed with the Bishop Colorado Retail Plaza project. Streetscape improvements along Zang Boulevard, adjacent to the Zang Triangle project, were completed in 2012. Funding was secured for streetscape projects near Methodist Hospital including $1,600,000 in 2006 City Bond funds and $1,750,000 in 2009 NCTCOG Sustainable Development grant funding. Engineering work for this Sustainable Development project is complete and construction is anticipated to being in early 2018. Oak Cliff streetcar projects connecting downtown to the Methodist Hospital area and extending to Bishop Arts is complete. City bond program funding (2006 and 2012) totaling $4.1 million has been directed to streetscape improvements in conjunction with the Bishop Arts Phase I project.



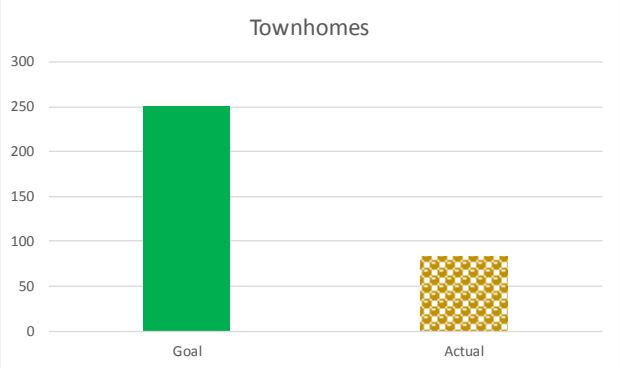


Streetscape improvements under construction along Bishop Avenue adjacent to Bishop Arts Phase I retail (left) and art garden gathering space (right).

- The amended Plan has a goal of adding 1,572,556 square feet of new residential construction (both single family/townhome units and apartment units). Previously the goal was to add 2,500 market rate apartments and 250 townhome units.

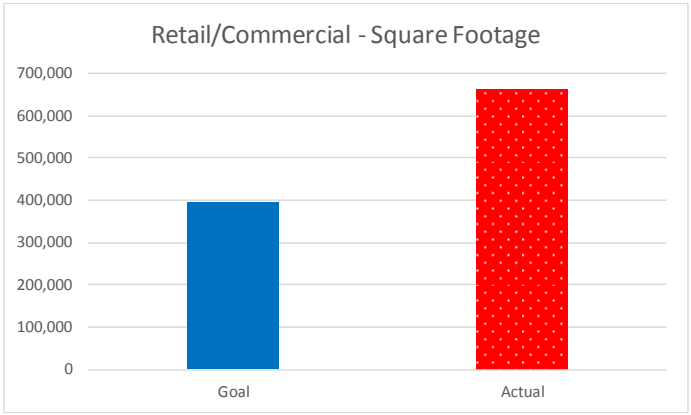
  Since the start of the district, a total of 1,168 apartment units have been constructed. An additional 968 apartment units are planned. A total of 30 townhome units have been completed and another 53 are planned





- The amended Plan goal is to add 393,139 square feet of new commercial construction, to include retail, restaurant, and office space

  To date 560,259 square feet of retail/commercial space or office space including medical office facilities has been added in the district and another 101,302 square feet is planned as part of the three new Bishop Arts projects (exceeding the Plan goal). Alexan Trinity adds 6 additional live/work units, for a total of 8,493 square feet of potential commercial space.



Year-End Summary of Meetings

The Oak Cliff Gateway TIF District Board of Directors met two times during FY 2017:

The board includes up to 5 representatives to be appointed by the Council and one each appointed by the governing bodies of Dallas County, Dallas County Community College District, Dallas County Hospital District, and Dallas ISD.

The following members represent the City on the board:

- Don Raines, City representative (Chair), (attended 1 of 2 meetings), *only in position part of the year*
- April Allen – City representative, (attended 2 of 2 meetings)
- Cristine Baril – City representative, (attended 1 of 2 meetings), *only in position part of the year*
- Alexander Kosarow - City representative, (attended 2 of 2 meetings)
  Michael Mendoza, Vice Chair - City representative, (attended 2 of 2 meetings)

The following board members represent the taxing jurisdictions:

- Orlando Alameda – DISD representative (Attended 1 of 2 meetings)
- Rick Loessberg – Dallas County representative (Attended 1 of 2 meetings)
- Steve Park – DCCCD representative (attended 1 of 2 meetings)
- Joe Mayer - DCHD representative (Attended 0 of 2 meetings) *only in position part of the year*)

During FY 2017 the City Council approved five items directly or indirectly associated with the Oak Cliff Gateway TIF District. The council actions are listed below.

- On November 9, 2016, the City Council approved Ordinance Number 30262 an ordinance abandoning two alleys to Bishop Arts Village, LLC, the abutting owner, containing a total of approximately 20,000 square feet of land, located near the intersection of Bishop Avenue and 9th Street, and authorizing the quitclaim - Revenue: $234,000, plus the $20 ordinance publication fee. *Related to Bishop Arts project.*

- On January 25, 2017, the City Council approved Resolution Numbers 17-0197 and 17-0198: 1) ratifying the rejection of all bids for the construction of street paving, storm drainage, streetscape, street lighting, landscape, and water adjustment improvements for Jefferson Boulevard from Zang Boulevard to Adams Avenue; and, ratification of the re-advertisement of new bids and 2) authorizing a contract with Texas Standard Construction, Ltd., lowest responsible bidder of three, for the construction of street paving, storm drainage, streetscape, street lighting,

landscape, and water adjustment improvements for Jefferson Boulevard from Zang Boulevard to Adams Avenue - Not to exceed $2,030,569 - Financing: 2012 Bond Funds

- On February 22, 2017, the City Council approved Resolution 17-0358 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On March 22, 2017, the City Council passed Resolution Number 17-0489 authorizing payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System (Union Station to Bishop Arts District) for Fiscal Year 2017 - Not to exceed $975,000 - Financing: Current Funds.

- On April 26, 2017, the City Council passed Ordinance Number 30440 abandoning two wastewater easements and a storm sewer easement to PRII/Crescent Bishop Arts, LP, the abutting owner, containing a total of approximately 3,964 square feet of land, located near the intersection of Zang Boulevard and Davis Street - Revenue: $5,400, plus the $20 ordinance publication fee. *Related to Crescent Bishop Arts project.*

Budget and Spending Status

Oak Cliff Gateway TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**TIF Budget[1]**	**Allocated**	**Balance**
Oak Cliff Gateway Sub-district: • Public Infrastructure Improvements *including Streets, Streetscape, Water, Wastewater, Utility Burial* • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$34,335,496	$18,319,760	$16,015,736
Bishop/Jefferson Sub-district: • Public Infrastructure Improvements *including Streets, Streetscape, Water, Wastewater, Utility Burial* • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$34,287,311	$16,250,000	$18,037,311
Educational/Training Facilities	$753,221	$0	$753,221
Administration and implementation[2]	$2,824,579	$989,206	$1,835,373
Total Project Costs	**$72,200,607**	**$35,558,966**	**$36,641,641**

[1] *Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.*
[2] *TIF administration costs shown are expended or committed through FY 2017.*

Oak Cliff Gateway TIF District Amended Project Plan Budget	
Category	**TIF NPV Budget***
Oak Cliff Gateway Sub-district: • Public Infrastructure Improvements *including Streets, Streetscape, Water, Wastewater, Utility Burial* • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$9,116,977
Bishop/Jefferson Sub-district: • Public Infrastructure Improvements *including Streets, Streetscape, Water, Wastewater, Utility Burial* • Façade Improvements • Environmental Remediation and Demolition • Pedestrian Linkages/Lighting • Economic Development Grants	$18,554,050
Educational/Training Facilities	$200,000
Administration and Implementation	$750,000
Total	$28,621,027
** As approved in the most recent amended Project Plan and Reinvestment Zone Financing Plan.*	

Oak Cliff Gateway TIF District M/WBE Participation				
Project	**Contractor**	**Contract Award Amount**	**Minority Participation in Dollars (% of contract)**	
Oak Cliff TIF Project	Tiseo Paving Company	$1,964,830	$383,731	(19.53%)
Lake Cliff Tower Project	CST Environmental	$648,800	$533,768	(82.27%)
Lake Cliff Tower Project	Mid-Continental Phase II-IV	$2,184,825	$535,500	(24.51%)
Lake Cliff Tower Streetscape	Texas Standard	$363,530	$363,530	(100.00%)
Zang Triangle	Billy Nabors Demolition and Mission Site Services	$1,537,981	$652,841	(42.45%)
Alexan Trinity	Salcedo Group Mission Site Services	$369,396	$225,130	(60.95%)
	Totals (% of all contracts)	$7,069,362	$2,694,500	38.12%
1. M/WBE participation is shown above for public improvements. It was not applicable for Walgreens.				

2. The City's Business Inclusion and Development program provides goals for minority and women-owned business participation.

FY 2017-2018 Work Program

- Continue coordination efforts for implementation of current and potential development projects.

- Continue to actively market the district with emphasis on high-density mixed-use development with a sustainable mix of retail, commercial/office and residential development in key target areas.

- Work closely with the City of Dallas Public Works and Transportation department to coordinate the completion of infrastructure improvements funded by the City's 2006 Bond Program and the North Central Texas Council of Government's Sustainable Development Grant for the area.

- Coordination with the City of Dallas Trinity River Development Office and Park Department to ensure a cohesive and coordinated effort and to ensure that the TIF District Project Plan and Master Plan are not adversely affected or compromised and to ensure the planned pedestrian and vehicular linkages to the Trinity River Corridor are preserved.

- Continue to evaluate updated plans for the Horseshoe Project, the Texas Department of Transportation scheduled reconstruction of I-30 from Sylvan Avenue to I-35 and I-35 from Eighth Avenue to I-30. Assess the impact on developable properties adjacent to both I-30 and to I-35.

- Strategic planning for the district to encourage alternative modes of transportation and connections to parks/trails.

Pending TIF Items

- Consideration of the FY 2016-2017 Oak Cliff Gateway TIF District Annual Report and a recommendation to the Dallas City Council for approval.

Appendix A – FY 2017 Financials

City of Dallas, Texas
Oak Cliff Area Gateway Tax Increment Financing District
Reinvestment Zone Number Three
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$10,411	Interest Income
$1,849,230	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 tax year Final Tax Roll)
$1,859,640	Total Revenue

2. Amount and purpose of expenditures from the fund:

$50,705	Administrative Expense
$198,487	Non-Capital outlay*
$0	Capital outlay *
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$249,192	Total Expenditures

* These expenditures are for the following Projects:

Zang Triangle Project	$198,487
Other	$0
Total	$198,487

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Oak Cliff Gateway TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2017:

	Balance Due (Since Inception)			Payments/Adjustments To Date			
Project Description	Principal	Accrued Add'l Subsidy (1)	Total Due	Principal	Accrued Add'l Subsidy (1)	Total Paid	Net Bal. Due
Jefferson at Kessler Heights	$1,500,000	$676,404	$2,176,404	$1,500,000	$676,404	$2,176,404	$0
Lake Cliff Tower Redevelopment	$3,950,086	$862,205	$4,812,291	$3,950,086	$862,205	$4,812,291	$0
Bishop Colorado Retail Plaza	$350,000	$0	$350,000	$350,000	$0	$350,000	$0
Zang Triangle Project	$7,250,000	$0	$7,250,000	$7,250,000	$0	$7,250,000	$0
Alexan Trinity Project	$4,000,000	$0	$4,000,000	$230,119	$0	$230,119	$3,769,881
Totals	**$17,050,086**	**$1,538,609**	**$18,588,695**	**$13,280,205**	**$1,538,609**	**$14,818,814**	**$3,769,881**

c. The Zone entered into a development agreement with Lang Partners, LLC for the Zang Triangle project in an amount not to exceed $7,250,000 and began reimbusing the developer in fiscal year 2012. A final payment for $198,487 was made to the developer as of September 30, 2017.
d. The Zone entered into a development agreement with ATA Apartments Limited Partnership for the Alexan Trinity project in an amount not to exceed $4,000,000. The zone began reimbursements in fiscal year 2015 and the developer is anticipated to be paid off by June of 2018.
e. The Zone entered into a development agreement with Bishop Arts, LLC for the Bishop Arts Phase I project in an amount not to exceed $5,000,000 with reimbursement to begin after project completion and upon availbility of TIF funds. An additional $25,000 was authorized in 2015 towards the cost of a parking study with that expenditure to be paid from administration upon acceptance of all documentation.
f. The Zone previouly received authorization to enter into a development agreement with RWI Green Development LLC for the Oxygen project in an amount not to exceed $4,600,000; however, the project has been on hold and the developer will need to reapply for funding.
g. The Zone entered into a development agreement with Alamo Manhattan Bishop Arts I, LLC for the Bishop Arts Phase I project in an amount not to exceed $11,250,000 with reimbursement to begin after project completion and upon availbility of TIF funds.
(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017	Base Years 1992, 2014 & 2015 Value	Est. Captured Value 2017**
City of Dallas-Zone A & B	$247,700,437	$40,097,623	$207,602,814
City of Dallas-Zone C	$882,020	$613,040	$268,980
City of Dallas-Bishop/Jefferson Sib-district	$168,051,218	$105,142,079	$62,909,139
Dallas County-Zone A & B	$247,878,709	$40,050,663	$207,828,046
Dallas County-Zone C	$882,020	$613,040	$268,980
Dallas County-Bishop/Jefferson Sib-district	$168,517,351	$105,090,479	$63,426,872

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2017 Increment***
City of Dallas-Zone A & B	0.78040	$1,377,113
City of Dallas-Zone C	0.78040	$1,784
City of Dallas-Bishop/Jefferson Sib-district	0.78040	$441,849
Dallas County-Zone A & B	0.24310	$328,399
Dallas County-Zone C	0.24310	$556
Dallas County-Bishop/Jefferson Sib-district	0.24310	$100,224
Total for all Jurisdictions	$3.07050	$2,249,925

*** Participation rates are as follows:

Taxing Jurisdiction	Rate	Tax Years
City of Dallas-Zone A & B	85%	2009-2027
City of Dallas-Zone C	85%	2016-2027
City of Dallas-Bishop/Jefferson Sub-district	90%	2015-2044
Dallas County-Zone A & B	65%	2009-2022
Dallas County-Zone C	85%	2016-2022
Dallas County-Bishop/Jefferson Sib-district	65%	2015-2034

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,249,925. For the 2016, the zone collected increment of $1,849,230.

City of Dallas, Texas
Oak Cliff Area Gateway Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$2,109,737	$305,489	$82,234	$14,645	$51,303
Interest receivable	$5,205	$517	$2,165	$78	$81
Total assets	$2,114,942	$306,006	$84,398	$14,723	$51,384
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$83,884	$0	$0
Due to general fund	$32,516	$32,516	$32,516	$12,165	$12,165
Advances from developers	$0	$0	$0	$0	$0
Accrued liability	$195,608	($2,879)	($2,879)	($2,879)	($2,879)
Total liabilities	$228,124	$29,637	$113,521	$9,286	$9,286
Fund Balance (Deficit):					
Fund Balance (Deficit)	$1,886,818	$276,369	($29,122)	$5,437	$42,098
Total Liabilities and Fund Equity	$2,114,942	$306,006	$84,398	$14,723	$51,384
	$0	$0	$0	$0	$0

Oak Cliff Area Gateway Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$9,798,644	$1,503,787	$1,324,054	$972,026	$667,459	$811,126
Tax increment-Intergovernmental	$7,113,188	$345,443	$299,110	$270,426	$169,546	$1,586,058
Interest income	$421,229	$14,425	$3,886	$1,329	$386	$3,549
Grant from City/Developer contribution	$309,480	$0	$0	$0	$0	$0
Net increase(decrease) in fair value of investments	$2,307	($4,015)	$242	$335	($67)	($1,135)
Total revenues	$17,644,848	$1,859,640	$1,627,292	$1,244,117	$837,323	$2,399,598
Expenditures:						
Administrative expenses	$989,206	$50,705	$78,940	$98,407	$60,694	$36,132
Non-Capital outlay	$9,501,576	$198,487	$1,242,860	$1,096,386	$438,290	$2,360,317
Capital outlay	$3,891,289	$0	$0	$83,884	$375,000	$0
Interest and fiscal charges	$1,376,146	$0	$0	$0	$0	$0
Total expenditures	$15,758,218	$249,192	$1,321,801	$1,278,676	$873,984	$2,396,449
Excess (Deficiency) of Revenues over Expenditures	$1,886,630	$1,610,449	$305,491	($34,559)	($36,661)	$3,149
Fund balance (Deficit) at beginning of year as previously reported	$0	$276,369	($29,122)	$5,437	$42,098	$38,949
Prior period restatement	$188	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$188	$276,369	($29,122)	$5,437	$42,098	$38,949
Fund balance (deficit) at end of year	$1,886,818	$1,886,818	$276,369	($29,122)	$5,437	$42,098

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Oak Cliff Gateway Area Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $2,824,579 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

6. "Due to general fund" amount of $32,516 at September 30, 2017 represents prior year TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

The District currently has three outstanding developer obligations. The Zang Triangle project received final reimbursement in FY 2017.

- Alexan Trinity (now Oaks Trinity) project has an outstanding obligation of $3,769,881. An available reimbursement of $1,370,421 is pending. The remainder of $2,399,460 for full payoff is anticipated by the FY 2019 increment collection.

- The Bishop Arts Phase I project is approved for future reimbursement up to $5,025,000 upon completion of the project requirements. Based on current projections that include general increment from the District, the developer could be fully reimbursed by tax year 2024 (calendar year 2025).

- The Bishop Arts Station project is approved for future reimbursement up to $11,250,000 upon completion of the project requirements. Based on current projections that include general increment from the District, the developer could be fully reimbursed by tax year 2030 (calendar year 2031).

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Oak Cliff Gateway TIF District, provides that, following the full reimbursement of the Zang Triangle Project, the TIF Board may set aside 15% of the Oak Cliff Gateway Sub-District Increment for District-Wide Improvements after administrative expenses. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. After the termination of the Oak Cliff Gateway Sub-district in 2027 (calendar year 2028), 15% of the Bishop/Jefferson Sub-district will be set aside for District-Wide Improvements.

The current Allocation Policy further provides that up to 2/3 of the District Wide Set Aside will be made available for the Bishop Arts Village Phase I project until fully reimbursed. The project is not yet eligible for reimbursement.

FY 2017 is the first year that district-wide set aside funds are available and currently total $235,947. Staff will work with the Board to consider potential requests for the use of those funds.

The intent is to leverage TIF funds as a match for other funding.

AGENDA ITEM # 27

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	45 Q R and T– V

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 21492 on December 9, 1992, establishing Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), as amended. On April 9, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23092, as amended.

The Cedars TIF District’s 2017 assessed taxable value was $133,825,886. This represents an increase of $98,525,126 (279%) over the 1992 base year value and an increase of $21,892,597 (19.6%) over the taxable value for 2016. The increase over the previous year’s taxable value is attributed to new construction. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately $871,637 in total incremental revenue for FY 2016-2017 for the District.

PRIOR ACTION/REVIEW (COUNCIL. BOARDS, COMMISSIONS)

On December 9, 1992, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Four, the Cedars TIF District by Ordinance No. 21492, as amended.

On April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended.

On January 9, 2018, the Cedars TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Four, ("Cedars TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cedars area pursuant to Ordinance No. 21492, authorized by the City Council on December 9, 1992, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 9, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cedars TIF District by Ordinance No. 23092, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 9, 2018, the Cedars TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Four and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Four to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Cedars TIF District
FY 2016-2017
Annual Report



Four Corners Brewery Co.
(Source: City of Dallas- Economic Development Office)

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1690
http://www.dallas-ecodev.org/area_redevelopment.html/

October 1, 2016 to September 30, 2017

Cedars Tax Increment Financing District



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Mission Statement

The mission of the Cedars TIF District is to capitalize on its proximity to Downtown Dallas and major transportation arteries to attract new residential and commercial development, facilitate growth and increase its tax base.

The Dallas City Council established the Cedars TIF District and the Board of Directors by Ordinance No. 21492, on December 9, 1992, as amended. The TIF District took effect on January 1, 1993 and is scheduled to terminate on December 31, 2022 (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023).

The District's participating taxing jurisdictions are the City of Dallas, Dallas County, Dallas County Hospital District (DCHD) and Dallas Independent School District (DISD). The annual participation rates for the taxing jurisdictions are as follows:

- The City's annual participation rate was 100% in 1993 through 2012. Its participation rate decreased to 90% in 2013 and thereafter.

- Dallas County's participation rate was 65% in 1993 through 2012. The county's annual participation rate increased to 75% in 2013 and thereafter.

- Dallas County Hospital District's (DCHD) participation rate was 65% in 1993 through 2012.

- Dallas Independent School District's (DISD) participation rate was 50% in 1993 through 2012.

District Accomplishments

Since the District's creation City Council has approved nine projects and two initiatives for TIF funding (please refer to the Past, Current and Anticipated Projects section on pages 6 – 10).

On June 22, 2011, City Council approved an amendment to the Cedars TIF District Project Plan and Reinvestment Zone Financing Plan to:

1. Extend the term of the TIF District for a 10-year period from December 31, 2012 through December 31, 2022;

2. Decrease the City of Dallas' participation after tax year 2012 from 100% to 90%;

3. Direct the City Manager to negotiate an increase in Dallas County's participation rate after tax year 2012 from 65% to 75%;

4. Amend the Cedars TIF Infrastructure Improvements - Street Construction/ Streetscape/ Water/Wastewater/ Drainage Improvements/ East-West Corridor; and

5. Add to the Construction budget line item to include Public Open Spaces and Economic Development Grants.

The term extension is allowing for additional development activities which are needed to continue the District's revitalization. Much of the planned private investment from the amendment has not occurred as estimated, limiting the cash flow of the Cedars TIF District.

Additionally, design work is complete for the planned Belleview extension from Akard to Ervay Streets. The extension will improve the east-west flow of traffic through the District. The 1400 Belleview project, which was completed in FY 2014-2015, is located along the street's new segment. Construction funding for the final segment of this roadway has not been determined.



1815 Browder Street Townhomes
(Source: Dallas Office of Economic Development and Zillow)

Past, Current and Anticipated Projects

Projects Within the TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Metroplex Greenhaven Landscaping Service	1919 South Harwood Street	2002	Complete	11,368 square feet of commercial space	$447,610 (assessed value)	$12,089
McKee Row Homes I	1500-1510 McKee Street	2005	Complete	6 row homes	$816,800 (assessed value)	$143,350
McKee Row II	1512-1516 McKee Street	2006	Complete	3 row homes	$348,040 (assessed value)	$10,045
Seegar Row Homes	1525-1603 Seegar Street	2006	Complete	7 row homes	$1,229,710 (assessed value)	$25,000
Buzz Condos	1111 South Akard Street	2007	Complete	49 condos	$8,738,520 (assessed value)	$459,061
Millers Ferry Row	1803-1823 South Ervay Street, 1602 Beaumont Street and 1817 Millers Ferry Row	2007	Complete	13 row homes	$2,308,670 (assessed value)	$185,490
The Beat at South Side Station	1001 Belleview Street	2009	Complete	75 condos (City's Affirmative Fair Housing Marketing Plan)	$19,090,220 (assessed value)	$798,257
The Belleview (aka 1400 Belleview)	1400 Belleview Street	2015	Complete	164 apartments (all units affordable), and 5,000 square feet of flex space	$5,400,000 (assessed value)	$1,657,916
Belleview Browder District-wide Improvements	Along Belleview Street from Browder Street to South Akard Street; Gould Street from Belleview Street to Sullivan Drive; Browder Street from Belleview Street to Sullivan Drive; and Sullivan Drive from Browder Street to South Ervay Street	2015	Complete	N/A	$848,746 (approximate investment)	$441,225

Projects Within the TIF District Utilizing TIF Funding[1] (continued)						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
The Lorenzo Hotel	1011 South Akard Street	2017	Complete	237-room hotel and 1,800 square feet of restaurant space	$34,085,071/ $1,513,800 (approximate investment/ 2017 assessed value)	$2,285,071
			Subtotal	**317 residential units, 237 hotel rooms, and 18,168 square feet of commercial and flex space**	**$73,313,387**	**$6,017,504**
Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.						

Projects Within the TIF District Utilizing Tax Abatements[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	Approximate Tax Abatement
South Side Flats by Jefferson[5]	1210 South Lamar Street	2016	Complete	290 apartments and 6,560 square feet of retail space	$31,930,920 (assessed value)	$1,938,897
			Subtotal	**290 residential units and 6,560 square feet of retail space**	**$31,930,920**	**$1,938,897**

Projects Within the TIF District That Are Not Utilizing TIF Funding[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
1519 Beaumont Street	1519 Beaumont Street	1995 and 2010	Complete	6 apartments	$1,250,130 (assessed value)	$0
Cedars Corner (Hotel Newland)	1108 South Akard Street	1998	Complete	20 apartments	$699,250 (assessed value)	$0
Dallas Police Association Headquarters[7]	1412 North Griffin Street	2003	Complete	11,150 square feet of office space	$725,170 (assessed value)	$0
Resource One Credit Union expansion	1200 Belleview Street	2003	Complete	13,430 square feet of office space	$550,000 (assessed value)	$0
Dallas Police Headquarters[7]	1400 South Lamar Street	2003	Complete	358,758 square feet of office space	$16,922,620 (assessed value)	$0
Cedars Social	1326 South Lamar Street	2005	Complete	3,000 square feet of commercial space	$53,500 (assessed value)	$0
Urban Lofts – Akard	1203-1223 and 1204-1218 Urban Lofts Drive	2008	Complete	15 townhomes	$4,538,360 (assessed value)	$0
Off the Bone BBQ	1734 South Lamar Street	2008	Complete	829 square feet of commercial space	$306,730 (assessed value)	$0
Edison's	1724 Cockrell Avenue	2008	Complete	15,000 square feet of commercial space	$665,880 (assessed value)	$0
Buzzworks	2001 Gould Street	2016	Complete	2100 square feet of flex space	$371,700 (assessed value)	$0
Browder Park Place	1815 Browder Street	2017	Complete	6 townhomes	$2,400,000 (investment)	$0
Galleries on Hickory	1509, 1513, 1517, 1521 and 1527 Hickory Street; and 1814, 1818 and 1820 Browder Street	TBD	3 complete; 21 planned- 2 under construction	24 semi-and detached single-family units (for sale)	$8,086,000 (investment)	$0
Four Corners Brewery	1311 South Ervay Street	2017	Complete	Microbrewery, Warehouse, & Entertainment Rehab 47,358 square feet	$1,787,670 (assessed value)	$0
Wall Street Lofts	1710 Wall Street	2016-2018	Under Construction	14 townhomes (8 complete & 6 under construction)	$4,000,000 (investment)	$0

Projects Within the TIF District That Are Not Utilizing TIF Funding[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Digit 1919	1919 South Akard Street	2017	Complete	102 apartment units	$1,686,430 (assessed value)	$0
David Weekly Homes	918 Powhattan Street	TBD	Under Construction	43 detached homes; 22 constructed; 14 sold	$21,500,000 (investment)	$0
7-Eleven	Powhattan Street/South Lamar Street	2018	Under Construction	3,500 square feet of retail space	$398,750 (assessed value)	$0
Gano, LLC. Development	1610, 1825, 1900 and South Ervay Street, 1812 and 1809 Hickory Street, and 1818 Park Avenue	TBD	Planned	75 townhomes and 66 apartment units planned with (up to an additional 936 units) and 110,000 square feet of retail/flex space	$116,000,000 (investment)	$0
Lamar Loft Conversion As-Built	1403 Corinth Street	TBD	Planned	30 apartment lofts	$6,000,000 (planned investment)	$0
Ambassador Hotel	1312 South Ervay Street	TBD	Planned	Mixed-use 103 units, restaurant & co-work space 7,000 square feet estimate	$24,000,000 (investment)	$0
As-Built	1112 Peters St.	TBD	Under Construction	62 condominium residential units	$20,000,000 (investment) $570,000 (assessed value)	$0
Gano & Akard Units Plutus Funds Group, LLC.	1505 S. Akard St.	TBD	Under Construction	19 townhomes	$708,260 (assessed values)	$0
Sandwich Hag	1902 S. Lamar St.	2017	Open	630 square feet of restaurant space	$87,000 (assessed value)	$0
Jarrett Ouellette	1400 S. Akard St.	2018	Under Construction	3 live/work space units	$225,990 (assessed value)	$0
Gould Green	1708-1712 Gould	2017	Complete	2 new detached single-family units with studio space	$272,450 (assessed value)	$0

Projects Within the TIF District That Are Not Utilizing TIF Funding[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Texas InTown Homes	1700 Cockrell and McKee Street	TBD	Planned	90 Townhomes	$27,000,000 (investment)	$0
			Subtotal	**680 residential units, 385,438 square feet of office and 159,829 commercial space**	**$54,610,150 (assessed value) and over $200,000,000 of planned investment**	$0

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. When the Cedars TIF District was established, the TIF Policy did not require Mixed-Income Housing as part of each residential development. When the term of the TIF District was extended in 2011, mixed-income housing became a requirement. Twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance, funded after 2011, are subject to the City's and County's established criteria for mixed income housing. In the Cedars TIF District, a total of 317 units were built to date in projects receiving TIF funding and, of these units, 164 are currently set-aside as affordable. Some for-sale units built by Bennett Miller Homes initially met affordable standards but the affordability component was not included in the TIF development agreement.

Mixed Income Housing Summary for Cedars TIF District	
Number of residential units utilizing TIF funds	**317**
Number of Affordable Units in TIF funded units	164 (51.7%)
Number of residential units in projects not using TIF funds	464
Total new units	781
Additional residential units planned or under construction (not utilizing TIF funds)	1,467

Projects Adjacent to the TIF District[6]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment / Assessed Value[3]**	TIF Investment[4]
Southside on Lamar (includes the Urban Market on its lower level)	1409 South Lamar Street	2001	Complete	455 loft apartments and 2,000 square feet of retail	$37,402,500 (assessed value)	$0
Gilley's	1135 South Lamar Street	2003	Complete	91,650 square feet	$3,000,000 (assessed value)	$0
Poor David's Pub	1319 South Lamar Street	2004	Complete	5,382 square feet	$155,560 (assessed value)	$0
Macs Southside	1701 South Lamar Street	2005	Complete	4,840 square feet	$312,580 (assessed value)	$0
DCCCD Offices[7]	1601 South Lamar Street	2008	Complete	83,383 square feet	$4,096,250 (assessed value)	$0
The Dallas Convention Center Hotel (Omni Dallas Hotel)	555 South Lamar Street	2011	Complete	1,001-rooms hotel	$360,794,220 (assessed value)	$0
NYLO Dallas South Side Hotel	1325 South Lamar Street	2012	Complete	76-room hotel	$7,550,000 (assessed value)	$0
			Subtotal	**455 residential units; 103,872 square feet of commercial space; 83,383 square feet of office space; and 1,077 hotel rooms**	**$413,311,110**	**$0**

[1] *All information updated as of September 30, 2017.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).*

[4] *Principal amount that is not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown*

[5] *Project is receiving a ten-year real property tax abatement from the City.*

[6] *Selected significant projects included.*

[7] *Project is tax-exempt; value given is either DCAD market value or an approximation of the anticipated market value.*

TIF District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Cedars Traffic Study	Whole District	Complete	$88,149	Cedars TIF funds
South Side Pedestrian Improvement Project (funded through a Sustainable Development Grant from NCTCOG using federal Congestion Mitigation and Air Quality funds (CMAQ)	South Lamar Street and Belleview Street	Complete	$4,532,170	Federal grant
			$500,000	1995 Bond funds (local match)
			$66,521	Cedars TIF funds (approved in FY 2007)
			$566,521	Matthews Southwest
			$230,000	1998 Bond funds
			$207,830	Cedars TIF funds / District-wide Improvements Set-aside (approved in FY 2012)
			$207,830	Matthew Southwest (additional match)
		Total:	**$6,399,021**	

Value and Increment Revenue Summary

The Cedars TIF District's 2017 assessed taxable value was $133,825,886. This represents an increase of $98,525,126 (279.1%) over the 1992 base year value and an increase of $21,892,597 (19.6%) over the final taxable value for 2016. The increase value is due to: 1) continued construction; and 2) increased valuation on some existing properties. Given the high volume of real estate activity currently in the District, new projects' associated property values will calibrate with DCAD procedures, and the District is forecast to continue to increase.

With participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately $871,637 in total incremental revenue for FY 2016-2017 for the District.

Objectives, Programs and Success Indicators

The Cedars Final Project Plan and Reinvestment Zone Financing Plan was approved on April 9, 1997. The Plan has been amended three times, most recently on June 22, 2011. Its defined development goals are summarized below:

- Improve the infrastructure within and adjacent to the District to promote new investment.

  A list of the specific projects that have contributed to the fulfillment of the goal is as follows:

  - *On September 25, 2013, City Council approved up to $441,225 in TIF Funding for the Belleview Browder District-wide Improvements project. The project, which was completed during that fiscal year, included the construction of several needed public improvements (franchise utility relocation, street lighting, street improvements, streetscape improvements and water-wastewater/drainage improvements) that were not included in the 1400 Belleview project's original scope of work. These improvements replaced sub-standard public infrastructure and provided much of the needed infrastructure to allow the redevelopment of approximately 6.05 acres of property that is adjacent to the project.*

  - *On September 25, 2013, City Council approved up to $2,285,071 in TIF Funding for the Lorenzo Hotel project which will include infrastructure and streetscape improvements along South Akard Street and West Griffin Street. The project was expected to be completed in late 2017.*

  - *On June 27, 2012, City Council approved up to $207,830 in additional TIF funding to match up to $207,830 in additional funding from Matthew Southwest for cost overruns related to the Southside Pedestrian Improvement project. City Council had previously approved $66,521 in TIF funding for the project on May 23, 2007. This leveraged approximately $5,098,691 in private and federal funds for sidewalk and streetscape improvements on South Lamar Street and along Belleview Street from the Convention Center to the Cedars DART station. The project was completed during FY 2013.*

  - *On June 22, 2011, City Council approved up to $1,657,916 in TIF funding for the 1400 Belleview project which included infrastructure improvements along Belleview Street from Browder Street to Akard Street, Gould Street from Belleview Street to Sullivan Street, and Browder Street from Belleview Street to Sullivan Street. The project was completed in 2015.*

- *On April 11, 2007, City Council approved up to $192,000 in TIF funding for the Millers Ferry Row Town Homes project which included streetscape improvements along South Ervay Street. The project was completed during 2007.*

- *On August 9, 2006, City Council approved up to $1,500,000 in TIF funding for The Beat at South Side Station project which included street and streetscape improvements on Belleview Street, Lamar Street, and Powhattan Street. The project was completed during 2009.*

- *On September 14, 2005, City Council approved up to $564,462 in TIF funding for the Buzz Condominiums project which included street and streetscape improvements on South Akard Street and West Griffin Street. The project was completed during 2007.*

- Goal is to add 700 residential units

  To date 1,236 residential units have been completed within or adjacent to the Cedars TIF District.



The Galleries on Hickory Townhomes
(Source: Dig It Development)



- Add 400 hotel/motel rooms

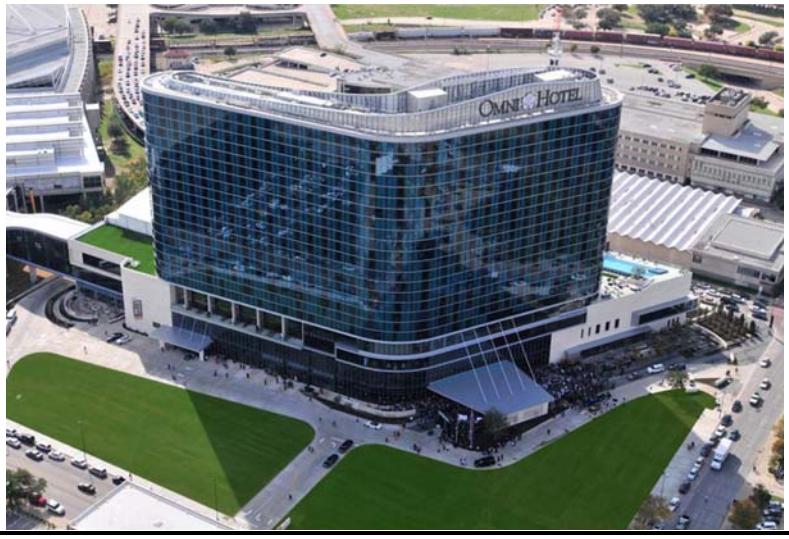
  - *Lorenzo Hotel opened, adding 237 hotel rooms and 1,800 square feet of commercial space, in 2017 (59% of the goal).*

  - *In addition, 1,077 hotel/motel rooms have been added adjacent to the District since its inception. A list of the specific projects is as follows:*

    - *The NYLO Dallas South Side Hotel, which is located at the northwest corner of Lamar Street and Belleview Street, opened in FY 2012. The boutique-style hotel contains 76 guest rooms.*

    - *The Omni Hotel, which is located north of the District along Lamar Street, opened in FY 2011. The 4-star hotel features 1,001 guest rooms, 100,000 square feet of meeting space and multiple dining options.*

  To date 1,314 motel/hotel rooms have been added within or adjacent to the Cedars TIF District.



Omni Hotel
(Source: www.dallasnews.com)

Add 55,000 square feet of retail space

Since inception approximately 44,207 square feet of retail space has been added to the Cedars TIF District. An additional 120,500 square feet is under construction while another 9,000 is planned. Collectively, this represents 95.6% of the goal. A list of the specific projects is as follows:

- *On September 25, 2013, City Council approved up to $2,285,071 in TIF funding for the Lorenzo Hotel project. It added approximately 1,800 square feet of commercial space within repurposed shipping containers on the southeast corner of the hotel's parking lot.*

- *Cedars Social opened in October 2010. It is located on the northeast corner of Lamar Street and Belleview Street. The renovated restaurant represents approximately 3,000 square feet of retail space that was retained in the District.*

- *Off the Bone Barbeque, which is located at 1734 South Lamar Street, enclosed its patio space during FY 2011. The renovation enabled the restaurant to nearly double its size to 829 square feet.*

- *Metroplex Greenhaven Landscaping Service (located at 1919 South Harwood Street) added 11,368 square feet of retail space within the District since its creation while Edison's reception hall (located at 1725 Cockrell Avenue) added 15,000 square feet.*

- *Two mixed-use housing projects added retail/flex space: 1) The Belleview project added approximately 5,000 square feet of flex space, which plans are underway for Dallas County Community College District to occupy as training space; and 2) The South Side Flats by Jefferson project added 6,560 square feet of retail space in the District.*

- *In August 2017, Sandwich Hag opened at 1902 Lamar Street, a Vietnamese kitchen specializing in BÁNH MÌ sandwiches, adding approximately 630 square feet of restaurant space within in the District.*

- *In September 2017, Four Corners Brewery relocated to the Cedars area, adding approximately 47,358 square feet of entertainment and restaurant space within the District.*

- *7Eleven on South Lamar Street is under construction, adding approximately 3,500 square feet of retail within the District.*

- *Further planning is on-going in the northeast of the District with the expansion of the Dallas Heritage Village Education & Visitor Center expected to add an additional 9,000 square feet; Ambassador Hotel plans for restaurant and residential space uses adding approximately*

7,000 square feet of mixed use space with housing; and plans by Gano Development to add 80,000 square feet of retail.

In addition, approximately 141,872 square feet of retail and entertainment space was added adjacent to the District. A list of the specific projects is as follows:

- *On April 22, 2015, City Council approved up to $1,405,000 in TIF funding and a Chapter 380 grant for up to $450,000 in support of the Alamo Drafthouse Cinema project. The project is located at the south corner of Cadiz and Lamar Streets (TOD TIF District). In February 2016, Alamo opened its doors, adding approximately 38,000 square feet of commercial and entertainment space.*

- *Gilley's, which is located at 1135 South Lamar Street, added approximately 91,650 square feet of entertainment space immediately southwest of the District. The venue was completed in 2001.*

- *Poor David's Pub, which is located at 1707 South Lamar Street, added approximately 5,382 square feet of entertainment space just southwest of the District. The venue was completed in 2004.*

- *Macs Southside moved into a space formerly occupied by Club Jos Rieles at 1701 South Lamar Street. It contains approximately 4,840 square feet of retail/restaurant space. The building was previously occupied by the Bellagio Entertainment Center and Brooklyn Jazz Café.*

- *Urban Market opened at 1409 South Lamar on the lower level of Southside on Lamar in September 2008. It added 2,000 square feet of grocery store space adjacent to the District.*

To date approximately 186,079 square feet of retail and entertainment space has been added within or adjacent to the Cedars TIF District. An additional 83,500 square feet is under construction while another 9,000 is planned.

- Add 300,000 square feet of service center/flex office space

  Since inception approximately 394,473 square feet of service center/flex office space has been added within the Cedars TIF District (132% of the goal). A list of the specific projects, which were completed in 2003 and 2016, is as follows:

  - *November 2016, Buzzworks added 2,100 square feet of office/flex space; and another of Buzzworks' building is partially occupied by Full City Rooster Coffee Roasting Studio adding approximately 9,035 square feet.*

- *Dallas Police Association Headquarters added 11,150 square feet of office space.*

- *Resource One Credit Union's expansion added 13,430 square feet of office space.*

- *Dallas Police Headquarters added 358,758 square feet of office space.*

In addition, the renovation of the Dallas County Community College District (DCCCD) building at 1601 South Lamar Street added approximately 83,363 square feet of office space adjacent to the District.

To date, 477,836 square feet of service center/flex office space has been completed within or adjacent to the Cedars TIF District. Currently there is approximately 30,000 square feet of service center/flex office space planned.



Jack Evans Police Headquarters – Dallas Police Department
[Source: crimeblog.dallasnews.com (Photo by Stewart F. House/Getty Images)]



Dallas County Community College District
(Source: www.corgan.com)

Year-End Summary of Meetings

Based on amended composition the Cedars TIF Board can consist of up to nine members, including six City of Dallas appointees and one appointee each from Dallas County, the Dallas Independent School District (DISD) and the Dallas County Hospital District appointee (DCHD). The TIF Board, which consisted of the following members, met twice during the fiscal year (attendance/meetings shown in parentheses):

- Orlando Alameda, DISD appointee (attended 1/2 meetings during fiscal year)
- Michael J. Barrett, Chair and City appointee (attended 2/2 meetings during fiscal year)
- Chase Evans, City appointee (attended 0/1 meetings during fiscal year; term expired prior to the September 26, 2017 meeting)
- Rick Loessberg, Dallas County appointee (attended 2/2 meetings during fiscal year)
- Jill B. Louis, City appointed (attended 1/2 meetings during fiscal year)
- Joe Mayer, DCHD (attended 0/1 meetings during the fiscal years; appointed prior to the September 26, 2017 meeting)
- John E. McBride, City appointee (attended 1/1 meetings during fiscal year; term expired prior to the September 26, 2017 meeting)
- Sue Pickens, DCHD (attended 1/1 meetings during fiscal year; retired from DCHD prior to the September 26, 2017 meeting)
- Kendra Ramick, City appointee (attended 2/2 meetings during fiscal year)
- Philip T. Robinson, City appointee (attended 1/1 meeting during the fiscal year; appointed prior to the September 26, 2017 meeting)
- Veronica Simmons (attended 1/1 meeting during the fiscal year; appointed prior to the September 26, 2017 meeting)
- Mark R. Stephens, City appointee (attended 1/2 meetings during fiscal year)

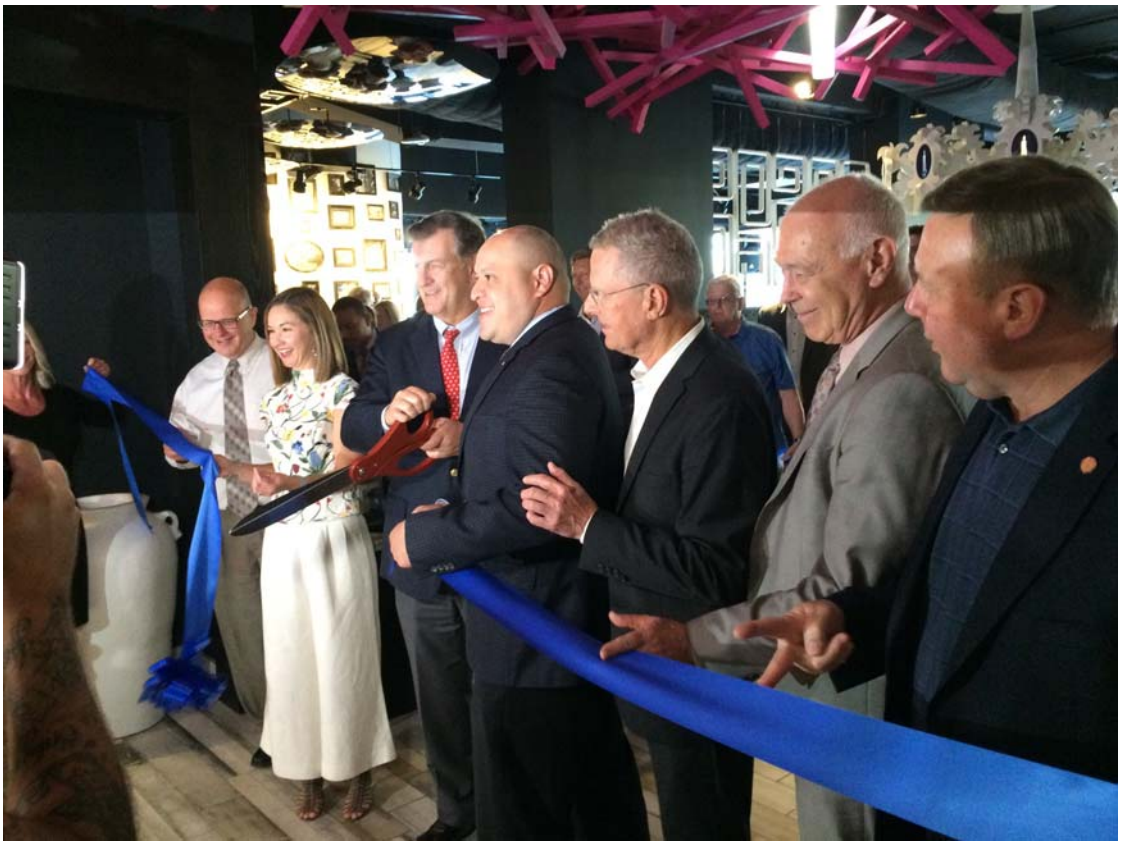
The Dallas City Council approved three items during the fiscal year related to the District, items are summarized below:

On February 22, 2017, City Council approved resolution 17-0359 accepting the FY 2015-2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone

Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

On March 22, 2017, City Council approved resolution 17-0486 authorizing a second amendment of the development agreement with TEOF Hotel LP, for the Plaza Hotel redevelopment project to extend the project's completion deadline by one year, from July 31, 2016 to July 31, 2017.

June 28, 2017, City Council approved resolution 17-1060 authorizing (1) the acceptance of a donated sculpture, valued at $400,000, honoring officers of the Dallas Police Department and the Dallas Area Rapid Transit Police Department whose lives were lost in the line of duty on July 7, 2016, to be located at Jack Evans Police Headquarters, 1400 South Lamar Street; (2) the receipt and deposit of funds from the Dallas Memorial for the Fallen Police Officers in an amount not to exceed $40,000; (3) an increase in appropriations in an amount not to exceed $40,000 in the Office of Cultural Affairs Gifts and Donations Fund; and (4) a contract with the artist Barvo Walker to support future maintenance and conservation needs of the sculpture - Not to exceed $40,000 - Financing: Office of Cultural Affairs Gifts and Donations Funds



The Lorenzo Hotel grand opening ribbon cutting ceremony; and
Kolache Corner (Source: Dallas Office of Economic Development)



Pending TIF Items

Approval of the FY 2016-2017 Annual Report is the Cedars TIF District's only pending item.

Budget and Spending Status

The Cedars TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Cedars TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/ Public Open Spaces/ Economic Development Grants	$20,110,586	$6,380,004	$13,730,582
Environmental Remediation	$1,000,000	$0	$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	$1,500,000	$0	$1,500,000
Administration and Implementation*	$1,187,237	$941,438	$245,799
Total Project Costs	**$23,797,823**	**$7,321,442**	**$16,476,381**

The Cedars TIF term was extended by a ten-year period and is now set to terminate in 2022. Estimated TIF Collections show potential capacity in the district based on current projections, not actual current cash status. Actual capacity to be determined by new construction. Values adjusted as of September 30, 2016 to reflect current projections.

**TIF administration costs shown are expensed through FY 2016-2017.*

Cedars TIF District Project Plan Budget	
Category	**TIF Budget (NPV)**
Infrastructure Improvements – Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	$4,356,097
Environmental Remediation	$1,000,000
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	$1,500,000
Administration and Implementation	$360,000
Total Project Costs	**$7,216,097**
All values discounted to 1992 dollars at 5.00% annually. Actual expenditures will depend on the timing of project costs.	

Cedars TIF District M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
The Beat	Varies	$14,269,586	17.21%
1400 Belleview – Public (Goal – 25%)	Varies	$1,657,916	69.55%
1400 Belleview – Private (Goal – 10%)	Varies	$17,000,000	10.40%
Total		**$32,927,502**	**16.33%**

FY 2018 Work Program

The FY 2018 Work Program for the Cedars TIF District includes:

- Continue working with the Public Works and Transportation Department to construct the Belleview Street extension between South Akard and South Ervay Streets. Design and land acquisition was completed in October 2016. Funding is needed for construction of this project.

- Maximize public benefits in Cedars area toward 2022 close-out year to achieve encouraging development projects within the District in accordance with its final Project Plan and Reinvestment Zone Financing Plan.

Appendix A: Financials

City of Dallas, Texas
Cedars Tax Increment Financing District
Reinvestment Zone Number Five
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$18,105	Interest Income
$695,225	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$713,330	Total Revenue

2. Amount and purpose of expenditures from the fund:

$57,683	Administrative Expense
$613,226	Non-Capital outlay - Partial reimbursement to TEOF Hotel LLC
$0	Capital outlay *
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$670,909	Total Expenditures

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Cedars TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone has entered into an agreement with CMAQ for the sustainable development on Lamar street under a grant of $66,521 with anticipated completion in 2017.

c. The Zone entered into an agreement with 1400 Belleview GP, LLC to dedicate an amount not to exceed $441,225 for the Belleview Browder District-wide Improvements project. Reimbursement of its TIF-eligible project costs began in fiscal year 2014 and was fully reimbursed during fiscal year 2015 from available TIF funds.

d. The Zone entered into an agreement with TEOF Hotel LLC to dedicate an amount not to exceed $2,285,071 for the Plaza Hotel project. Reimbursement of up to $1,000,000 for the project's public infrastructure improvements will be made pursuant to an approved monthly draw schedule and/or submission of invoices for completed work, subject to the availability of TIF funds. After the project's completion, the reimbursement of $1,285,071 for TIF-eligible project costs will be made in in five annual payments of $257,014, subject to the availability of TIF funds.

Project - TEOF Plaza Hotel	Principal	Accrued Add'l Subsidy (1)	Less Payments	Total Outstanding
Infrastructure,streetscaping, landscaping	$1,285,071	$0	$0	$1,285,071
Grant	$1,000,000	$0	$613,226	$386,774
Total	$2,285,071	$0	$613,226	$1,671,845

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

e. The Zone entered into a development agreement with Dig It! Development, LLC to dedicate an amount not to exceed $490,700 for the Galleries on Hickory project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

4. Tax increment base and current captured appraised value retained by the Zone:

Taxing Jurisdiction	Taxable Value 2017	Base Year 1992 Value	Est. Captured Value 2017**
City of Dallas	$133,825,886	$35,300,760	$98,525,126
Dallas County	$138,696,625	$35,300,760	$103,395,865

** Based on Certified Tax Values. Final values will be determined on February 01, 2018

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2017 Increment
City of Dallas	0.70236	$692,001
Dallas County	0.18233	$188,517
Total for all Jurisdictions	$0.88469	$880,518

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $880,518. For the 2016 tax year, the zone collected $695,225 in increment.

City of Dallas, Texas
Cedars Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$2,383,947	$2,344,223	$1,767,116	$1,407,849	$2,217,696
Interest receivable	$5,882	$3,185	$2,848	$1,507	$2,500
Total assets	$2,389,829	$2,347,408	$1,769,964	$1,409,356	$2,220,197
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$459,760
Due to general fund	$12,770	$12,770	$12,770	$12,770	$12,770
Accrued liability	$0	$0	$0	$9,059	$7,297
Total liabilities	$12,770	$12,770	$12,770	$21,829	$479,828
Fund Balance (Deficit):					
Fund Balance - Restricted	$2,377,058	$2,334,637	$1,757,194	$1,387,527	$1,740,369
Total Liabilities and Fund Equity	$2,389,829	$2,347,407	$1,769,964	$1,409,356	$2,220,196
	($0)	($0)	($0)	($0)	($0)

City of Dallas, Texas
Cedars Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$4,548,613	$528,406	$482,036	$352,698	$325,263	$307,123
Tax increment-Intergovernmental	$2,960,784	$166,819	$104,125	$78,506	$116,633	$377,101
Interest income	$223,966	$25,467	$16,143	$9,501	$6,290	$11,682
Grant from City	$125,000	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($7,628)	($7,362)	($408)	$3,860	($1,993)	($2,684)
Total revenues	$7,850,735	$713,330	$601,897	$444,566	$446,193	$693,223
Expenditures:						
Administrative expenses	$941,438	$57,683	$24,454	$50,171	$44,715	$59,414
Non-Capital Outlay	$822,535	$613,226	$0	$0	$0	$0
Capital outlay	$3,706,503	$0	$0	$24,728	$754,319	$1,412,368
Interest and fiscal charges	$3,472	$0	$0	$0	$0	$0
Total expenditures	$5,473,949	$670,909	$24,454	$74,899	$799,034	$1,471,782
Excess (Deficiency) of Revenues over Expenditures	$2,376,786	$42,421	$577,444	$369,666	($352,841)	($778,559)
Fund balance (Deficit) at beginning of year as previously reported	$0	$2,334,637	$1,757,194	$1,387,527	$1,740,369	$2,518,928
Prior period restatement	$272	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$272	$2,334,637	$1,757,194	$1,387,527	$1,740,369	$2,518,928
Fund balance (deficit) at end of year	$2,377,058	$2,377,058	$2,334,637	$1,757,194	$1,387,527	$1,740,369

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Notes to Financials

City of Dallas, Texas
Cedars Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan provides for staffing and other administrative expenses by the City of Dallas not to exceed $1,187,237 (in current $) over the life of the TIF. The City began billing the Zone for administrative costs in FY 1999. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $12,770 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. The Zone has no advances outstanding as of September 30, 2017.

7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations/Estimated Payoff

The Lorenzo Hotel project is the only outstanding developer obligation for up to $1,285,071. The net obligation is estimated to be reimbursed in 2018 with available funds once the project has submitted all required documentation.

Cedars TIF Obligations		
Project Obligations	**Allocated**	**Projected Year Reimbursement**
Lorenzo Hotel	$1,285,071	2018
Projects must meet all provisions of executed Development Agreements prior to reimbursement.		

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Cedars TIF District currently provides for 10% of any district increment, after administrative expenses, to be set aside for District-Wide Improvements. To date, approximately $843,000 has been collected and is available for expenditure.

Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

The original intent was to use these cash reserves to leverage other funding (grants, bonds, private) to meet TIF objectives. Potential uses of the funds based on stakeholder and TIF Board over the last several years include:

- Completion of Belleview Extension
- Heritage Village educational and streetscape improvements
- Park and open space improvements
- Streetscape – sidewalk, pedestrian lighting, landscape/irrigation

AGENDA ITEM # 28

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	45 K L P Q

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 22802 on June 26, 1996, establishing Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District). On February 12, 1997, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 23034, as amended.

The City Center TIF District's assessed tax value in 2017 was $1,434,769,601. This represents an increase of 113% ($760,018,107) over the assessed value of the adjusted base year value of $674,751,494 and an increase of 5% ($72,358,841) from the previous year 2016 value. With the participation of the City and Dallas County, the District’s value will result in the collection of approximately $5,717,933 (City $4,794,958; County $922,975) in incremental revenue for the City Center TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five, the City Center TIF District by Ordinance No. 22802, as amended.

On February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District, as amended by Ordinance No. 23034, as amended.

On December 14, 2017, the City Center TIF District Board of Directors recommended the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the City Center area pursuant to Ordinance No. 22802, authorized by the City Council on June 26, 1996, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 12, 1997, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Ordinance No. 23034, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 14, 2017 the City Center TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Five and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Five, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and the State Comptroller, as required by state law.

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

Exhibit A
City Center TIF District
FY 2016-2017 Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1221
http://www.dallas-ecodev.org/

October 1, 2016 to September 30, 2017

Map of Reinvestment Zone Number Five
City Center Tax Increment Financing District

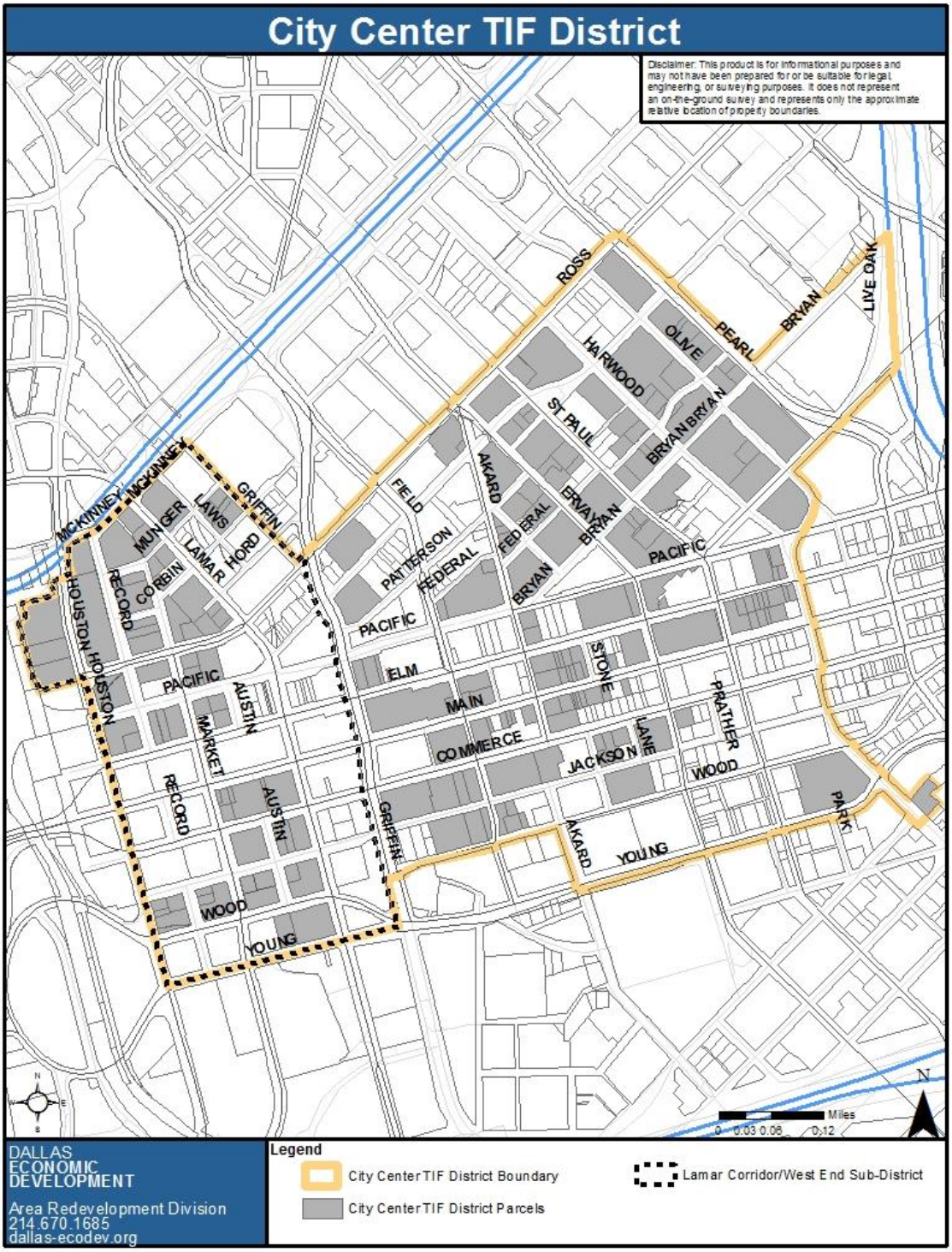


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Mission Statement

The mission of the City Center TIF District is to promote redevelopment, stabilization, and growth of the downtown area. An accompanying goal is the stabilization and growth of the value of the area's tax base and a positive reversal of urban decay. During the 2013 fiscal year the district's mission was expanded to include creation of a strong real estate investment climate in the West End Area, establishment of a sustainable neighborhood that connects the core of downtown, to the Farmers Market, Cedars area along Lamar Street, West End, Victory Park, and Design District across the Trinity River to West Dallas while providing more residential, retail and office opportunities.

The Dallas City Council established the City Center TIF District by Ordinance Number 22802 on June 26, 1996. The City Center TIF District took effect on January 1, 1997. In 2012, the termination date of the City Center Sub-District was extended for 10 years to December 31, 2022 (including collection of the 2022 increment in calendar year 2023 and any related matters to be concluded in 2023) or when the budget of the zone has been collected. The Lamar Corridor/West End Sub-district term was established for 25 years, January 1, 2012 to December 31, 2037, unless any Sub-district is terminated prior to such date. The City of Dallas and Dallas County are the two remaining participating jurisdictions.

District Accomplishments

The City Center TIF District has been an instrumental part in creating a positive climate in the historic downtown core, Lamar Corridor and West End Historic District. From its inception through FY 2017, forty-three projects have generated approximately $1.2B in new investment.

On November 12, 2014, the City Center TIF District Project and Financing Plan was amended, removing certain parcels from the City Center TIF District boundary and thereby adjusting the base year value. The 12 accounts (9 addresses) were removed because redevelopment of the properties was not anticipated or would not occur during the remaining term of the City Center sub-district. Additionally, the City Center sub-district does not have the financial capacity to support redevelopment of any of the properties that were removed from the District boundary.

During the fiscal year, three projects in the District were approved for TIF funding. One of the projects, Factory Six03 (West End Marketplace/603 Munger), subsequently choose to forego the approved TIF funding and pursue an historic tax exemption instead. Factory Six03 is under construction but not detailed below since no TIF funds will be paid to the developer of the project.

Corgan-Crescent Addition

The Corgan-Crescent Addition project (Luminary) is a multi-tenant office addition and transit oriented development in the West End of Dallas primarily intended for the expansion of Corgan architecture firm. The project includes the addition of 95,000 square feet for a total of approximately 155,000 square feet of office space within the site. This includes a 20,000 square foot expansion for Corgan and an additional 75,000 square feet of speculative tenant space. The construction also includes the addition of a 437 space parking structure. TIF funding in the amount of $875,000 was awarded in April 2017.





Flora Street Lofts

Flora Street Lofts is in the Downtown Connection TIF District boundary but will use $4,577,916 of City Center TIF District Affordable Housing Set-Aside Funds. The project will contain 52 residential units geared towards artists. 43 of the units will be set aside as affordable (38 units at 60% AMFI and 5 units at 50% AMFI). The project will also include 14,774 square feet of retail and a related residential project containing 364 residential units, under separate ownership. Completion of the retail component, although not under the same owner as the TIF assisted affordable units, is a requirement of TIF funding. The construction will also include 136 parking spaces for Flora Lofts, of which 83 will be used as flex spaces for Flora Lofts/public. Streetscape improvements between the project in the Arts District and Klyde Warren Park will also be included.





One City Center TIF District Project is under construction:

Mid Elm Lofts (1512, 1514 and 1516 Elm Street)
The project involves rehabilitation and redevelopment of the three historic buildings into 29 lofts and ground floor, basement and roof top retail/restaurant space. Total project cost is estimated to be $13,900,000.





One City Center TIF District project completed construction during the fiscal year:

Thanksgiving Tower (1601 Elm Street)
Thanksgiving Tower, a 50-story office tower originally built in 1982, was designed as a Class AA office building. 1601 Elm Holdings, LP acquired the property has restored and renovated the 1,374,520 gross square feet office building with the goal of increasing occupancy. The work included façade and ground floor improvements to create a better pedestrian environment and connections within the downtown core while adding retail space. The $173,745,558 project ($96M investment required for TIF funding) was completed in January 2017.



Note that project details described as District Accomplishments may differ from the City Center TIF District Project chart that begins on the following page. The above describes the required thresholds for TIF funding rather than the total expected project investment, residential units, retail square footage, etc.

City Center TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Kirby Building	1509 Main Street	1999	Complete	156 apartment units; 15,000 SF retail	$15,236,820	$470,891
Wilson Building	1623 Main Street	1999	Complete	135 apartment units; 10,000 SF retail	$20,000,000	$3,883,691
Magnolia Building	1401 Commerce Street	1999	Complete	330 hotel rooms	$28,284,000	$594,486
Stone Street Gardens	1525 Main, 1520 Elm Streets	2002	Complete	29,000 SF retail	$2,399,990	$292,062
Universities Center at Dallas	1901 Main Street	2002	Complete	20,000 SF educational space	See 1900 Elm Street	$2,236,550
Merriman Architects	300 N. Field Street	2002	Complete	40,000 SF office space	$1,450,000	$50,000
Davis Building	1309 Main Street	2003	Complete	183 apartment units; 15,000 SF retail	$30,641,600	$1,350,000
Hart Furniture Building	1929-1933 Elm Street	2003	Complete	16,600 SF retail	$1,627,240	$1,392,443
Thompson Bldg	1520-22 Main Street	2004	Complete	19,000 SF retail	$2,300,000	$1,171,629
Dallas Power & Light Bldgs	1506 &1512 Commerce Street	2005	Complete	154 apartment units; 28,000 SF retail	$12,628,000	$6,864,909
Interurban Building	1500 Jackson	2005	Complete	134 apartments units; 20,000 SF retail	$17,500,000	$5,536,038
Gulf States	1415 Main Street	2007	Complete	64 apartment units; 5,000 SF retail	$9,362,000	$5,075,848
Republic Tower	350 N. Ervay Street	2007	Complete	227 apartment units	$36,812,000	$5,114,468
1608 Main Street & Pedestrian	1608 Main Street	2008	Complete (Shell & Interior)	8,000 SF retail; 4,000 SF office	$1,600,000	$1,555,512
Joule Hotel	1530 and 1524 Main Street	2008	Complete	114 hotel rooms; 15,000 SF retail	$22,526,930	$9,375,792

Mosaic (Fidelity Union)	318 North Akard Street	2007	Complete	440 apartment units; 23,000 SF retail	$65,000,000	$9,000,000
Metropolitan	1200 Main Street	2007	Complete	273 condo units; 10,000 SF retail	$73,085,770	$4,750,000
Liberty State Bank Relocation Project	600 S. Harwood Street	2014	Complete	2,000 SF retail; 2,000 SF office	$1,100,000	$985,000
711 Elm Street	711 Elm Street	2015	Complete	3,000 SF retail	$2,400,000	$124,000
Hartford Building	400 N. St. Paul Street	2016 (adjacent park, 2016)	Complete	161,082 SF office; 12,396 SF retail	$4,800,000	$1,200,000
555 Ross[9]	1777 N. Record Street	2016	Complete	267 apartment units	$40,000,000	$5,500,000
211 N. Ervay Street	211 N. Ervay Street	2016	Complete (under review)	144,000 SF office; 22,000 SF retail	$9,970,000	$2,000,000
Thanksgiving Tower	1601 Elm Street	2017	Complete	200,000 SF office; 10,000 SF retail	$79,122,910	$6,000,000
Mid Elm Lofts[9]	1512-1516 Elm Street	2018	Under Construction	29 apartment units; 17,736 SF retail	$18,900,000	$3,900,000
Corgan-Crescent Addition	401 N Houston Street	2018	Under Construction	95,000 SF office	$41,797,200	$875,000
Flora Lofts	2121 Flora Street	2019	Approved/ Planned	52 artist apartment units; 10,000 SF retail	$24,859,691	$4,577,916
Subtotal		**2,114 residential units; 444 hotel rooms; 644,082 SF office; 288,732 SF retail; 20,000 SF educational**			$563,404,151	$83,876,235
Projects Within TIF District Not Utilizing TIF Funding[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value**	**TIF Investment**
Majestic Lofts (Titche-Goettinger)	1900 Elm Street	1997	Complete	129 apartment units; 15,000 SF retail	$15,417,840	$0
Sheraton Hotel	400 North Olive Street	1998	Complete	1,844 hotel rooms	$ 116,644,680	$0
Santa Fe II (SoCo Lofts)	1122 Jackson Street	1999	Complete	205 condo units	$35,824,730	$0

Jackson Street Lofts	1300 Jackson Street	2002	Complete	8 condo units; 5,000 SF retail	$3,093,440	$0
1505 Elm	1505 Elm Street	2004	Complete	65 condo units	$15,924,520	$0
Dallas Rooftop Gardens	1217 Main Street	2006	Complete	28,000 SF retail	$1,150,000	$0
Third Rail Lofts (additional information on following page)	1407 Main Street	2007	Complete	84 apartment units; 20,000 SF retail space	$26,797,000	Chapter 380 funds
U.S. Post Office Building	400 N. Ervay Street	2011	Complete	5,000 SF retail; 78 apartment units	$21,555,200	$0
First Baptist Church Expansion	1707 San Jacinto Street	2013	Complete	1,500,000 SF church space	$101,382,060 (non-taxable)	$0
1025 Elm Street	1025 Elm Street	2013	Complete	130 hotel rooms	$12,282,560	$0
One Dallas Center (Patriot Tower)	350 N. St. Paul	2014	Complete	276 apartment units; 300,000 SF office reno	$52,875,970	10 yr tax abatement on 90% added value
One Main Place Westin Conversion	1201 Main Street	2016	Complete	593,750 SF office reno 326 hotel rooms 4,800 SF retail	$37,370,230	$0
1700 Commerce	1700 Commerce	2016	Complete	176 hotel rooms; 3,763 SF retail	$15,632,000	$0
717 N. Harwood	717 N. Harwood	2017	Complete	400,000 SF office; 7,000 SF retail	$45,917,540	$0
1217 Main Street	1217 Main Street	2018	Under Construction	6,250 SF retail; 18,750 SF office	$4,200,000	$0
Factory Six03 (West End Marketplace)	603 Munger	2018	Under Construction	165,000 SF office; 9,000 SF retail	$73,261,290	$0
Holocaust Museum	300 N. Houston	2019	Under Construction	51,000 SF museum	$61,000,000	$0
Subtotal		**845 residential units; 2,476 hotel rooms; 1,477,500 SF office; 75,813 SF retail; 1,500,000 SF church space; 51,000 SF museum**			**$639,179,060**	**$0**
Projects Utilizing and Not Utilizing TIF Funding						
Total		**2,959 residential units; 2,920 hotel rooms; 20,000 educational; 2,121,582 SF office; 364,545 SF retail; 1,500,000 SF church space; 51,000 SF museum**			**$1,202,583,211**	**$83,876,235**

[1] *All information updated as of September 30, 2017.*
[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*
[3] *Based upon: a) market value of comparable projects for anticipated projects, b) private investment stated in the development agreement for projects that are approved or under construction, or c) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*
[4] *Total amount reimbursed by the TIF district for the corresponding TIF project (includes accrued interest) as of September 30, 2017, except for Mosaic (approved TIF investment listed, as project has not been fully reimbursed)*
[5] *Selected significant projects included.*
[6] *Includes full value of exempt properties, including historic and homestead.*
[7] *Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.*
[8] *Note that two previously approved City Center TIF funded projects, the Purse Building and Flora Lofts, have been removed. These projects missed one or more contingencies required under the approved resolutions. It is possible that they will reapply for City Center TIF District funding.*
[9] *Per the TIF program mixed-income housing requirement, noted projects are providing at least 10% of units as affordable.*

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, ten percent (10%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. The District was created prior to adoption of the Mixed-Income Housing Policy so most projects approved between 1996 and 2012 do not an affordable component. When the TIF Plan was amended in 2012, provisions for affordable housing were added. In this District, a total of 2,033 units have been built to date using TIF funding and 141 have been set-aside as affordable (10% of units funded since Mixed-Income Housing Policy was adopted for the City Center TIF District plus units that were funded using Section 108 HUD loans). Additionally, funding from the City Center TIF District Affordable Housing Set-Aside will be used to fund 43 low-moderate income units in the adjacent Downtown Connection TIF District. Trends show that although there remains a demand for mixed-income housing in the City's core, few developers are showing interest in additional residential projects in this TIF District.

City Center TIF District Housing Counts	# of Units	
Completed TIF residential units	2,033	
Non-TIF funded residential units	845	
Total completed units within TIF boundary	2,878	
Units under construction/planned	81	
Affordable units constructed	141	of which 114 are expired
Afforable units planned	46	
Note that the City Center TIF District Mixed-Income Housing Policy was adopted in 2012; the 114 expired units had affordable set-asides due to HUD assistance; only 555 Ross Avenue has been constructed since implementation of the Policy		

District Initiatives			
Activity	**Scope**	**TIF Investment**	**Status**
Metropolitan Garage	Up to 600 public parking spaces	$450,000	3-year lease expired January 2005
Retail Study	Determine needs for District	$150,000	Complete
Parking Study	Determine needs for District	$380,154	Complete
N/S Streetscape	5 North/South Streets from Young to Ross Avenue	$5,403,602	Complete
Park Master Plan	Determine priority sites for District	$182,500	Complete
Affordable Housing	% of annual increment transferred to Housing Dept. to assist with affordable housing development throughout the City	$1,620,566	$3,120,566 out of $5 million funded
Dalpark Garage	Original Lease of 444 parking spaces for public use (150 short-term spaces); Amended Lease to only 150 spaces in 2010	$2,940,336 (excludes revenue)	Lease in place until 2020; FY17 started generating profit
Dallas County Courthouse Plaza	Improvements to public space (lighting, trees, seating, etc.)	$2,625,000	Complete
Fire Corridor	1600 Block of Elm Street	$149,135	Phase I Design Complete ($63,000 spent)
Third Rail Lofts Garage	370 public parking spaces; 95 parking spaces for adjacent residential developments	*$8,500,000	Complete
CityPark Program	600 parking spaces (converted to public use from current garages)	*$1,125,000	Program ended 2010 ($1,027,818 spent)
Retail Initiative Phase I	40,000 – 60,000 s.f. of retailers through tenant start-up cost assistance	*2,500,000	32,699 square feet retail space; $2,219,212 spent
Retail Initiative Phase II	Additional retail recruitment and retention of critical retailers	**$700,000	25,942 square feet retail space; $548,830 spent
Urban Market Retention	Retention of Urban Market for two years	**$550,000 City assistance	City assistance matched by private stakeholder funds; Assistance ended 2008
Vacant Building Improvement Initiative	To reduce the number of downtown vacant buildings	Staff time only	Four buildings were completely renovated/ two demolished/ six repaired
News Rack Ordinance	Reduce visual clutter by install uniformed, regulated newspaper racks	Staff time only	Uniformed newspaper racks installed.
Downtown Wayfinding Master Plan Update	Update master plan to include the expansion of DART and change in development areas downtown	$25,000	Partial funding of update
Downtown Parks Master Plan Update	Re-evaluate priority park sites identified in original plan and propose any new park sites downtown	Staff Time Only	Complete
Ground Floor Activation Program	Program to provide incentives to downtown building owners to renovate and tenant their vacant ground floor space	$8,300,000 over the life of the Zone	Program implementation underway
Browder Street Plaza Improvements & Retail Activation	Public space improvements and contract to provide retail (food truck) activation	***$500,000 City assistance	Complete

* The Third Rail Lofts Garage, CityPark Garages, and Retail Initiative paid from Chapter 380 funds through a release of $12.5 million in TIF funds.
**Phase II of the Retail Initiative and Urban Market assistance was funded through Public/Private Partnership Funds.
*** $500,000 in bond funds for public space improvements

Value and Increment Revenue Summary

The base value is the total appraised value of all taxable real property in the Zone, as determined by the Dallas Central Appraisal District certified property tax roll. The base value is established the year the TIF is created and/or when a property is placed within a TIF boundary.

The City Center TIF District's financing plan and boundary was amended September 2013 to add properties along the Lamar Street corridor and properties in the West End Historic District. As a result of the boundary amendment, two sub-districts were created: (1) City Center Sub-district and (2) Lamar Corridor/West End Sub-district. Each sub-district has its own base value. In November 2014, the plan and boundary was further amended to remove certain parcels from the City Center Sub-district. The map on page 2 of this document depicts the boundaries of the Zone, including the boundary of each sub-district.

City Center Sub-district

The sub-district's 2014 adjusted base year value is $577,655,884. The 2017 assessed tax value for the sub-district is $1,273,587,321 (note that County taxable value may vary). This represents an increase of $695,931,437 (120%) over the adjusted base year value. The district's value increased by $59,193,871 (5%) from the previous year. The increase of the base year will result in an estimated collection of approximately $5,185,243 (City $4,344,839; County $840,404) in incremental revenue.

Lamar Corridor/West End Sub-district

The sub-district's 2012 base year value is $97,095,610. The 2017 assessed tax value for the sub-district is $161,182,280. This represents an increase of $64,086,670 (66%) over the base year value. The district's value increased by $13,164,970 (9%) from the previous year. This increase will result in an estimated collection of approximately $532,690 (City $450,119; County $82,571) in incremental revenue.

Objectives, Programs, and Success Indicators

On February 12, 1997, the Dallas City Council adopted Ordinance Number 23034 which approved the City Center Tax Increment Financing District Final Project Plan and Reinvestment Zone Financing Plan, as amended. The goals of the plan are as follows:

- Make the City Center area a safer place to live and work
- Improve access to the City Center area

- Improve the image of the City Center area
- Take advantage of the existing building stock
- Develop a diverse mix of land uses within the City Center area
- Increase recreational opportunities in the City Center area

The following objectives and actions items set the framework for the planned public improvements within the City Center TIF District in 1997:

- Improve street and pedestrian lighting within the City Center TIF District.

  Improvements to five north/south streets (Field, Akard, Ervay, St. Paul and Harwood Streets to the Transit Mall) were completed in 2008. An extension of the north/south improvement project (from the Transit Mall to Ross Avenue) was also completed in 2008. These improvements included widened sidewalks, street repaving, street furniture, lighting, new crosswalks and street trees. Both Lamar and Griffin are planned for improvements.



Browder Street pedestrian plaza improvements are complete, enhancing the block's connection and providing street-level activation between Commerce Street and Jackson Street. Streetscape work is planned for Lamar Street from Young Street to Ross Avenue.

  The 360 Plan update will further examine key corridors within the City Center TIF District and beyond and recommendations for further improvements are anticipated.

- Improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots.

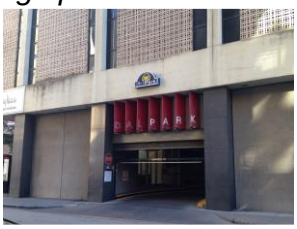
  Ordinance No. 25487 approved by City Council on January 28, 2004, required commercial parking garages and surface parking lots to comply with certain parking lot enhancements such as improved lighting, striping and landscaping. The ordinance also required the installation of wrought iron fencing but only if financed by the City Center TIF District. A fencing program was completed in 2007 that installed enhanced fencing along commercial surface parking lots located within the City Center TIF District.

- Provide public parking to encourage redevelopment of underutilized downtown office and retail space.

  On October 13, 2004, City Council authorized an agreement with Downtown Dallas Inc. to implement the City Park program. The program provided public,

short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided $1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates. The following garages participated in the program and provided a minimum of 150 public parking spaces:

- *DalPark Garage (1600 Commerce)*
- *Davis Lot Garage (1407 Main Street)*
- *Star Parking Garage (1300 Ross Avenue)*
- *Metropolitan Garage (1310 Elm Street)*



Although the CityPark program has expired, the City continues to lease 150 low cost, transient parking spaces at the Dalpark Garage to assist with retail efforts. The Dalpark Garage lease was extended in FY 2015 for a five-year period, from July 31, 2015 to June 30, 2020. For FY 2017, TIF lease payments for Dalpark were $180,000 and revenue from the parking lease to the TIF was $186,519.

Additionally, the developer of the Third Rail Lofts (1407 Main Street) received an $8.5M loan with a forgivable interest component to construct a parking garage providing 370 public parking spaces for 10 years, parking for adjacent residential projects and assist in the development of 20,000 square feet of retail space.

A Downtown Parking Strategy was completed during FY 2011 as a component of the Downtown Dallas 360 Area Plan.

As a result of the extension of the City Center Sub-districts term and increase in budget, funds have been allocated to a Parking Initiative budget line item that will support expansion of public parking. The funds may be used to acquire, lease or construct parking spaces in the Zone or the greater downtown area if it benefits the Zone.

- Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to the Arts District, Main Street, public open spaces and City Hall.

Construction of pedestrian linkages connecting the DART light rail transit mall with the Main Street Retail District, public open spaces, City Hall and the Convention Center have been strengthened since this goal was set.

In July of 2010, the McKinney Avenue Transit Authority received a $4.9 million grant from the Federal Transit Administration and matching grant of $5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop is complete. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.



The creation of a circulator system the downtown area was recommended by the Downtown Dallas 360 Area Plan. In September 2013, City Council approved funding to participate in the two-year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route includes destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District, the Bishop Arts District and many other cultural, arts and entertainment-related stops. DART, Downtown Dallas and the City of Dallas shared the $1.4 million annual cost of the program. On September 14, 2016, City Council approved a one-year extension of the Funding Agreement to allow for continuation of the D-Link, which now extends to the Farmers Market.

- Direct overall development of the City Center area through the application of design standards for public improvements and design guidelines for private development.

  Standards for public improvements have been established. Development projects requesting TIF funding are required to design and construct public improvements in accordance with established guidelines. All City Center TIF District proposed projects are reviewed by the City Design Studio and the Peer Review Panel.

- Encourage development of residential housing and hotels, including conversions of existing office space.

  TIF reimbursement provided through the City Center TIF District encouraged multiple residential redevelopment projects while reducing the amount of vacant obsolete space by 9.66 million square feet and increasing the number of downtown residents. Completed projects that converted existing office space include the following: Kirby Building, Wilson Building, Majestic Lofts, Davis Building, Santa Fe II, Gulf States Building, Dallas Power & Light Buildings, 1505 Elm Condominiums, Jackson Street Lofts, Republic Tower, Interurban Building, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, Hart Furniture, Merriman Architects, Houseman Building, 400 S. Akard, the Joule Hotel, 711 Elm, One Main Place, Hartford Building, 1217 Main Street, Thanksgiving Tower, 211 N. Ervay and 717 N. Harwood (includes conversion to any use).

- Encourage redevelopment of street-front retail.

  A Retail Initiative aimed at stimulating the creation of a retail district in downtown Dallas, initially focusing on 40,000 to 60,000 square feet in the Main Street District, was approved in 2003. Phase I of the Initiative included $2.5 million in funding for tenant start-up costs, rent subsidies, and a Leasing/Marketing Partner. Phase I of the Retail Initiative brought several unique retail

establishments to downtown; however, most of these stores have not remained open.

Phase II of the Initiative, with $700,000 in funding and a program goal of 16,000 to 20,000 square feet of retail, was approved. Jos. A. Bank (5,142 square feet) opened under the extended initiative (closed during FY 2017; used as Unbranded during holiday season). While many of the initial uses have closed, many of the spaces were able to attract new businesses without further subsidy, as a result of the initial TIF investment. Conversions of structures such as the Stone Street Gardens Buildings, the Thompson Building, 1608 Main Street, Davis Building, Dallas Power and Light Building, Metropolitan and Mosaic add to the amount of improved retail space.

The City of Dallas Main Street District Initiative Loan and Grant Program was amended to allow expenditures for a comprehensive update of the Downtown Parking Strategy and creation of a Retail Activation Strategy to identify and prioritize improvements needed to support retail recruitment efforts in the Downtown area. Both documents were completed and approved during FY 2011.

The table below shows the initial tenants that received retail assistance:

Original Tenant	Address	Square Footage	Status	Current Tenant
CADD	1608 Main Street	3,750	Closed	Traffic Los Angeles
CVS	1404 Main Street	14,500	Open	CVS
Jason's Deli	1409 Main Street	5,600	Open	Jason's Deli
Jimmy John's	1414 Elm Street	1,380	Open	Jimmy John's
Jos. A. Bank	1508 Commerce	5,142	Closed	Vacant
Swirll	1311 Main Street	5,193	Closed	Vacant
Urban Market	1500 Jackson Street	20,000	Closed	Vacant
Benji's	1511 Main Street	2,006	Closed	Accent Optical
Crimson in the City	1514 Commerce	2,500	Closed	Studio 1514 (Salon)
Footgear	1608 Elm Street	3,000	Closed	N/A
Kul Design Studio	1303 Main Street	9,706	Closed	Frankie's
TOTAL SQUARE FOOTAGE IMPROVED		72,777		
TOTAL SQUARE FOOTAGE OCCUPIED		21,480	(original tenants)	
TOTAL SQUARE FOOTAGE OCCUPIED		39,442	(current occupancy)	

In addition to the multitude of restaurants in the City Center TIF District, there are several additional retailers open within the Main Street core including the Spa at the Joule Hotel, the AT&T Store at 208 S. Akard and Downtown Pawz in the Wilson Building.

- Encourage redevelopment of school property and improve educational and training facilities within the district.

University of North Texas (UNT) relocated its administrative offices to the Universities Center at Dallas building and purchased the Titche-Goettinger Building located at 1900 Elm Street.

In 2014, UNT completed a $29 million renovation of the building aimed at housing the universities new law school. Downtown's first public law school, UNT Dallas College of Law, began its inaugural class August 2014. In addition to the project's interior improvements, the façade of the building facing Main Street Garden Park was renovated to include windows, opening up the building to the downtown community.

- Complement and protect existing historic structures.

*Through the efforts of the City Center TIF District and the City of Dallas Historic Preservation Program, the following historic buildings within the TIF District have been improved – Kirby Building, Wilson Building, Magnolia Building, Davis Building, Stone Street Gardens, Gulf States Building, Dallas Power & Lig*ht *Buildings, Thompson Building, 1608 Main Street, Hart Furniture Building, 1530 Main Street, Republic Tower, the Interurban Building, Mosaic (Fidelity Union Life Buildings) and Hartford Building. The Main Street National Register Historic District nomination was completed and accepted by the National Park Service. The city supported the expansion of the District to include buildings on the southern side of Downtown. The new expanded Downtown National Register Historic District was accepted by the National Park Service.*

Original and amended City Center Sub-district development program includes:

- Original - 2,500 residential units
- ***Amended – Add residential units to complete original goal of 2,500 residential units***

To date 2,611 residential units have been built in the City Center sub-district, representing approximately 104% of the development program goal. Below is a chart showing residential projects completed within the City Center TIF District:

CITY CENTER – COMPLETED RESIDENTIAL UNITS			
PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titche-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	84	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
One Dallas Center (Patriot Tower)	350 N. St. Paul	276	2014
TOTAL RESIDENTAL UNITS COMPLETED		2,611	

- Original – Absorption of 3.5 million square feet of the currently vacant office space in the district
- ***Amended - Absorption of additional 1,000,000 square feet of vacant office space in the sub-district***

  To date, 9.66 million square feet of previously vacant office space located within the City Center TIF District has been renovated representing 276% of the original development goal.

  Completed projects include Santa Fe II, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture,1217 Main Street, Houseman Building, 400 S. Akard Street, Joule Hotel, 1025 Elm Street, U.S. Post Office Building, One Dallas Center (Patriot Tower), Westin Hotel (One Main Place), 1700 Commerce, Hartford Building. 211 N. Ervay, 717 N. Harwood and Thanksgiving Tower.

- Absorption of 300,000 square feet of retail space
- ***Amended – Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.***

  To date, approximately 643,589 square feet of retail space, including Neiman Marcus, has been improved, representing 196% of the development program goal. The Main Street Retail Initiative has assisted in adding retail tenants to the growing number of those already established. CVS, Jason's Deli and Jimmy

John's opened as part of the Retail Initiative. 7-11 opened a convenience store on the ground floor of the Metropolitan.

Lamar Corridor/West End Sub-district's development program includes:

- Add 2,500 residential units to the sub-district.

  Fairfield Residences at West End (555 Ross) is the first Lamar Corridor/West End Sub-district residential project completed since this sub-district was created. The project has added 267 apartments to the area, accounting for 11% of the sub-district goal. The property was sold to Mesirow Financial during the fiscal year.

- Activate 500,000 square feet of vacant ground floor and/or retail space in the sub-district.

  Approximately, 3,000 square feet of vacant ground floor space has been renovated as part of the 711 Elm Street TIF project. Factory Six03 is under construction and will add approximately 10,000 square feet of ground floor retail/restaurant space.

- Absorb vacant office space in the sub-district.

  Since the inception of the Lamar Corridor/West End sub-district and as of FY 2017, several new property purchases by established office-focused real estate firms have positioned the sub-district to become an up-and-coming creative/innovative office marketplace. Factory Six03 (West End Marketplace) is under construction to rehabilitate the 182,000 square foot historic structure (plus 28,000 square foot basement and 25,000 square foot rooftop addition) for creative office space. Factory Six03 is seeking an historic tax abatement and has foregone the approved TIF incentives.

  The Corgan-Crescent project is a multi-tenant office addition and transit oriented development in the West End of Dallas primarily intended for the expansion of Corgan. The design includes the addition of 95,000 square feet for a total of approximately 155,000 square feet of office space within the site. This includes a 20,000 square foot expansion for Corgan and an additional 75,000 square feet of speculative tenant space. The construction also includes the addition of a 437 space parking structure.

Year-End Summary of Meetings

The City Center TIF District Board of Directors met four (4) times during FY 2016-2017, October 13, 2016, December 8, 2016, March 9, 2017 and June 27, 2017.

The City Center TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Community College District appointee. During FY 2016-2017, the City Center TIF Board consisted of the following members:

Board Member List
Larry James – City Appointee (Attended 4 of 4 meetings)
Jon Ruff – City Appointee (Attended 4 of 4 meetings)
Evan Beattie – City Appointee (Attended 4 of 4 meeting)
John Perry – City Appointee (Attended 1 out of 2 meetings)
Vacant – City Appointee
Vacant – City Appointee
Orlando Alameda – DISD Appointee (Attended 3 of 4 meetings)
Rick Loessberg – Dallas County Appointee (Attended 3 of 4 meetings)
Clyde Porter – DCCCD Appointee (Attended 1 of 4 meetings)

During FY 2016-2017, the City Council approved twelve (12) items associated with the City Center TIF District. The council actions are listed below.

- On December 14, 2016, City Council approved Resolution No. 16-1937, authorizing a public hearing to be held on January 11, 2017 to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 878.89 square feet of land at Federal Plaza located at 1900 Federal Street - Financing: No cost consideration to the City

- On December 14, 2016, City Council approved Resolution No. 16-1960 authorizing an historic preservation tax exemption for the Allen Building at 1700 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at $18,730 (Estimated revenue foregone over ten years is $187,295)

- On December 14, 2016, City Council approved Resolution No. 16-1986 authorizing an increase to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including the exterior renovation and the interior demolition required for UNT Law School to begin their interior construction scheduled for January 2017 for the Old Municipal Building located at 106 South Harwood Street - Not to exceed $523,744, from $13,166,270 to $13,690,014 - Financing: 1998 Bond Funds ($105,000) and Public/Private Partnership Funds ($418,744)

- On January 11, 2017, City Council approved Resolution No. 17-0122, holding a public hearing (1) to receive comments on the proposed use of a portion of parkland for an open space easement, totaling approximately 879 square feet of land at Federal Plaza located at 1900 Federal Street; and at the close of the public hearing, a resolution authorizing the proposed use of parkland for an open space easement pursuant to Chapter 26 of the Texas Parks and Wildlife Code; and (2) accepting payment for an open space easement - Revenue: $99,785

- On January 25, 2017, City Council approved Resolution No. 17-0217, authorizing a development agreement with GPIWE Limited Partnership, to assist the redevelopment of the Factory Six03 Project located at 603 Munger Avenue and to secure public access to the new plaza in the West End District in the City Center TIF District - Not to exceed $4,657,174 - Financing: City Center TIF District Funds (subject to future appropriations from future tax increments)

- On February 22, 2017, City Council approved Resolution No. 17-0360, accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- On March 22, 2017, City Council approved Resolution NO. 17-0534, authorizing a development agreement with Flora Street Lofts, Ltd. and Green Arc Corporation, its limited partner, to assist the development of the Flora Lofts Project located at 2121 Flora Street in the Arts District - Not to exceed $4,577,916 in the form of a TIF grant supporting affordable housing - Financing: City Center TIF District Funds (subject to future appropriations from future tax increments)

- On April 12, 2017, City Council approved Resolution No. 17-0621, authorizing a Development Agreement with GPIF Houston Street LLC, to assist with the Corgan-Crescent addition project located at 401 North Houston Street in the City Center TIF District - Not to exceed $875,000 - Financing: City Center TIF District Funds (subject to future appropriations from future tax increments)

- On April 26, 2017, City Council approved Resolution No. 17-0696, adopting the Urban Transit Design Guidelines as the basis for advisory design review of all future Dallas Area Rapid Transit operated transit projects in the geographic area defined by the Downtown Dallas 360 Plan as amended, and generally bounded by the Trinity River to the west; Turtle Creek Boulevard, the Katy Trail, and Cole Avenue to the north; Haskell Avenue and Robert B. Cullum Boulevard to the east; and Al Lipscomb Way to the south - Financing: No cost consideration to the City

- On April 26, 2017, City Council approved Resolution No. 17-0716, authorizing the first amendment to the development agreement with Mid Elm TIF, Inc. for the Mid Elm Lofts project located at 1512, 1514 and 1516 Elm Street in the City Center TIF District to (1) extend the project completion deadlines from June 30, 2017 to June 30, 2018; and (2) consider an increase in private investment requirement from $13,000,000 to $18,000,000 - Financing: No cost consideration to the City

- On August 23, 2017, City Council approved Ordinance No. 30597, granting a private license to Elm at Stoneplace Holdings, LLC for the use of approximately 34 square feet of aerial space to install, maintain, and utilize 12 canopies without premise signs, over and above a portion of Main Street right-of-way, near its intersection with Elm Street - Revenue: $1,200 one-time fee, plus the $20 ordinance publication fee

- On September 13, 2017, City Council approved Resolution No. 17-1427, authorizing a resolution to endorse the Dallas Area Rapid Transit (DART) Elm/Commerce alignment as the locally preferred alternative for the Dallas streetcar central link - Financing: No cost consideration to the City

Budget and Spending Status

City Center TIF District

Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated/Expended[3]	Balance
Original City Center TIF Collection[2]	$75,696,253	$75,696,253	$0
Public Infrastructure Improvements	$8,500,000	$4,963,100	$3,536,900
Parking[5]	$5,500,000	$1,224,000	$4,276,000
Redevelopment/Development Projects	$40,972,111	$15,497,787	$25,474,324
District Wide Improvements	$4,000,000	$0	$4,000,000
Affordable Housing	$6,500,000	$4,577,916	$1,922,084
Ground Floor Activation	$8,300,000	$0	$8,300,000
Plan Implementation/Administration	$2,500,000	$411,524	$2,088,476
Total Project Costs	**$151,968,546**	**$102,370,580**	**$49,597,784**

[1]Budget shown above in total dollars (including interest earnings and potential parking revenue), as approved in the Project Plan and Reinvestment Zone Financing Plan for the District.

[2]This amount represent the total amount of TIF funds expended from 1997 to 2012.

[3]Allocated/Expended amounts are TIF funds committed and/or spent to district projects through FY 2017

[4] TIF administration costs shown are expended or committed through FY 2017

[5]Includes 2013-2020 Dalpark Parking lease; Parking revenue (not shown) is offsetting Dalpark lease expenditures

District Set-Asides

As shown in the budget above, the City Center TIF District Budget includes several District Set-Asides.

The Affordable Housing Set-Aide funds may include residential projects located in area where mixed income or affordable housing does not currently exist. This set-aside is 12.55% for the first 5 years of the District's extension (2013 to 2017) and 10% for the remaining years (2037) or until approximately $6.5 million has been collected for this line item.

District-Wide Improvements Initiative Set-Aside should support specific improvement projects benefiting multiple properties or blocks within the District and not specific to a single development site such as public parks, gateways, trails, public open space, public facilities, or utility/streetscape improvements. Utility burial and/or streetscape improvement projects at any location in the District may be eligible upon approval by the Board. These funds can be used to leverage additional funding for district-wide improvement projects such as grants. It is anticipated that Thanksgiving Square be funded from this Set-Aside should TIF funding be sought. This set-aside is 8% of the District's total increment for the first 5 years of the District's extension (2013-2017) and 5% for the remaining years of the District (2037) until approximately $4 million has been collected for this line item.

Ground Floor/Retail Activation Initiative Set-Aside are detailed in the Downtown Ground Floor Activation Grant Program. This set-aside is 15% of the District's Total Increment for the first 5 years of the District's extension (2013-2017) and 10% for the remaining years of the District (2037) or until approximately $8.3 million has been collected.

Parking Initiative Set-Aside may include leasing of parking, including any extensions of Dalpark garage. This set-aside is 8% for the first 10 years of the District's extension (2013–2022) and 10% for the remaining years of the Zone (2037) or until approximately $5.5 million has been collected for this line item.

	Afford Hsng	District Wide	Retail	Parking
Collected Through 2017:	$1,784,605	$1,137,597	$2,132,993	$1,137,597
Total Allowable for Life of TIF District:	$6,500,000	$4,000,000	$8,300,000	$5,500,000
Committed to Date:	$4,577,916	$0	$0	$1,224,000

Note that the Parking set-aside includes 2013-2020 Dalpark Parking lease; Parking revenue (not shown) is offsetting Dalpark lease expenditures.

M/WBE Participation

TIF projects must comply with the Business Inclusion and Development ("BID") Plan and the City's Fair Share goals of certified minority/women-owned business enterprises ("M/WBE") participation for both public and private improvements. TIF assisted projects are not required to be publicly bid. As a result, TIF projects are privately bid and are monitored to ensure compliance with the City's BID Plan and Fair Share Goals. Reporting is not required until project or benchmark completion.

City Center TIF M/WBE Participation				
Project	**Contractors**	**Construction Amount**	**M/WBE Contract Amount**	**M/WBE Participation**
Streetscape	HOK	$1,584,154	$664,945	41.97%
Kirby	Gibson	$440,000	$42,724	9.71%
Magnolia	Bell	$586,300	$96,329	16.43%
Parking	Kittelson	$380,155	$135,335	35.60%
Stone Street	Village Interiors	$979,000	$185,814	18.98%
Park Master Plan	Carter & Burgess	$365,000	$9,000	2.47%
Hart Furniture Bldg	Harrison Walker	$1,143,129	$202,615	17.72%
Thompson Building	Nedderman & Assoc.	$2,000,464	$241,822	12.09%
Streetscape Construction	Northern Pipeline Construction Co.	$2,780,691	$1,141,540	41.05%
Elm St. Fire Corridor	Architexas	$63,000	$17,762	28.19%
Retail Marketing/Leasing	Dallas Downtown Partnership	$247,500	-	0.00%
DP&L	Various	$5,169,921	$2,724,525	52.70%
Wayfinding Signs	Bunting Graphics	$553,886	$72,320	13.06%
Interurban Building	Andres Construction	$5,228,415	$1,966,491	37.61%
Gulf States Building	Various	$3,703,168	$876,480	23.67%
Republic Center	Various	$2,168,806	$52,936	2.44%
Joule Hotel	Various	$13,528,365	$544,982	4.03%
N/S Streetscapes	Texas Standard Construction	$1,619,260	$615,318	38.00%
Metropolitan	Certified/LVI Environmental	$3,868,400	$967,100	25.00%
1608 Main Street Pedestrian Way	Nedderman & Assoc.	$476,700	$132,893	27.88%
1608 Main Street	Nedderman & Assoc.	$1,455,660	$361,868	24.86%
Mosaic	Certified/LVI Environ	$8,882,955	$2,492,880	28.06%
Liberty State Bank	Various	$1,647,499	$503,220	30.54%
711 Elm	Various	$304,030.55	$88,074	28.97%
555 Ross	Various	$28,920,233	$9,501,341	32.85%
Hartford Building	Dallas Hartford, LLC	$2,189,517	$484,388	22.12%
TOTALS		**$90,286,209**	**$24,122,702**	**23.69%**

FY 2018 Work Program

The work items for FY 2018 for the City Center TIF District are as follows:

- Adoption of the City Center FY 2016-2017 Annual Report.
- Continue support of OED office/ business retention efforts in the downtown core.
- Identify and support opportunities for improving physical connections between the Downtown Core and surrounding districts including the Convention Center, Victory, Lamar Corridor, and West End neighborhoods.
- Complete existing projects
- Identify and promote redevelopment of key properties in the District
- Implement Ground Floor Activation Strategy for district and continue to investigate monetizing program's annual funding source
- Complete City audit of completed TIF projects and reimburse based on available increment and in accordance with the City Center TIF District Reimbursement Queue Policy
- Continue to work with Planning and Neighborhood Vitality's Mobility Division on various downtown transportation projects.
- City Council consideration of various proposed development projects
    - Purse Building
    - Thanks-Giving Square (potential District-Wide Improvement funding)

Appendix A - District Financials

City of Dallas, Texas
City Center Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$7,407,024	$5,241,071	$3,384,837	$2,143,150	$443,278
Interest receivable	$0	$27,901	$4,082	$2,302	$520
Accounts receivable-Parking	$18,083	$7,173	$12,199	$11,759	$10,827
Total assets	$7,425,107	$5,276,145	$3,401,118	$2,157,212	$454,625
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts payable	$30,000	$170,116	$0	$998,500	$0
Advances from developers	$1,903,093	$2,605,543	$4,360,278	$4,725,961	$4,872,894
Due to general fund	$37,490	$37,490	$37,490	$37,490	$37,490
Accrued liability	($3,565)	($3,565)	($3,565)	($3,565)	($3,565)
Total liabilities	$1,967,017	$2,809,584	$4,394,202	$5,758,385	$4,906,818
Fund Balance (Deficit):					
Fund Balance (Deficit)	$5,458,090	$2,466,561	($993,084)	($3,601,174)	($4,452,194)
Total Liabilities and Fund Equity	$7,425,107	$5,276,144	$3,401,118	$2,157,212	$454,625
	($0)	($0)	($0)	($0)	($0)

City Center Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$89,387,571	$4,324,981	$3,363,323	$2,578,452	$1,860,846	$2,282,715
Tax increment-Intergovernmental	$5,271,434	$760,519	$559,545	$407,412	$334,755	$0
Affordable housing contribution	$307,787	$0	$0	$0	$7,787	$0
Interest income	$10,194,434	$71,234	$37,987	$14,768	$0	($3,613)
Parking Revenue	$1,575,810	$152,766	$165,447	$144,987	$144,957	$136,030
Net increase in fair value of investments	($296,346)	($19,758)	$481	$7,262	($595)	($4,912)
Total revenue	$106,440,689	$5,289,743	$4,126,783	$3,152,880	$2,347,750	$2,410,220
Expenditures:						
Administrative expenses	$2,524,289	$98,780	$93,283	$58,331	$76,004	$85,460
Affordable housing participation	$3,745,566	$0	$0	$0	$0	$625,000
Non-capital outlay	$71,505,106	$2,042,054	$350,220	$198,714	$1,111,251	$162,346
Capital outlay	$9,905,424	$14,276	$0	$55,100	$49,500	$0
Interest and fiscal charges	$8,801,816	$143,104	$223,635	$232,645	$259,975	$312,444
Total expenditures	$96,482,202	$2,298,214	$667,138	$544,790	$1,496,730	$1,185,250
Excess (Deficiency) of Revenues over Expenditures	$9,958,488	$2,991,529	$3,459,645	$2,608,089	$851,020	$1,224,970
Other financing sources (uses):						
Developer Participation	$5,416,002	$0	$0	$0	$0	$0
Transfer out	($10,000,000)	$0	$0	$0	$0	$0
Total other financing sources	($4,583,998)	$0	$0	$0	$0	$0
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other uses	$5,374,490	$2,991,529	$3,459,645	$2,608,089	$851,020	$1,224,970
Fund balance (Deficit) at beginning of year as previously reported	$0	$2,466,561	($993,084)	($3,601,174)	($4,452,194)	($5,677,164)
Prior period restatement	$83,600	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$83,600	$2,466,561	($993,084)	($3,601,174)	($4,452,194)	($5,677,164)
Fund balance (deficit) at end of year	$5,458,090	$5,458,090	$2,466,561	($993,084)	($3,601,174)	($4,452,194)

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City Center Tax Increment Financing District
Reinvestment Zone Number Five, City of Dallas, Texas
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$51,477	Interest Income
$152,766	Parking Income
$5,085,500	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$5,289,743	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$98,780	Administrative Expense
$0	Affordable Housing Participation
$2,042,054	Non-Capital outlay *
$14,276	Capital outlay *
$143,104	Additional Subsidy in Form of Grant (in lieu of interest expense)
$2,298,214	**Total Expenditures**

*** These expenditures are detailed as follows:**

	Total Expenditures	Capital Outlay	Non-capital Outlay
Parking Subsidy-Dalpark Garage	$180,000	$0	$180,000
Chapter 380 Grant for Fairfield West Residence project	$1,138,020	$0	$1,138,020
Grant - Fairfield at Ross, LLC	$724,034	$0	$724,034
Public Infrastructure Improv-Dallas Hartford, LLC	$14,276	$14,276	$0
Miscellaneous	$0	$0	$0
Total Expenditures	$2,056,330	$14,276	$2,042,054

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
None. City Center TIF District has incurred no bonded indebtedness.

b. The zone had the following contingent obligations at September 30, 2017 which are being reimbursed from availabe TIF funds:

		Balance Due (Since Inception)			Payments To Date			
			Accrued			Accrued		Net Balance
Developer	Project	Principal	Add'l Subsidy (1)	Total Due	Principal	Add'l Subsidy (1)	Total Paid	Due
Post Properties, Inc.	Wilson Building	$3,400,000	$483,691	$3,883,691	$3,400,000	$483,691	$3,883,691	$0
Hall Financial Group	Kirby Building Redev.	$435,797	$35,094	$470,891	$435,797	$35,094	$470,891	$0
Holtze Magnolia	Magnolia Building Redev.	$570,000	$24,486	$594,486	$570,000	$24,486	$594,486	$0
Republic Center, LLP.	Republic Building Redev.	$750,000	$88,921	$838,921	$750,000	$88,921	$838,921	$0
Stone Place Mall Investors	Stone Place Mall	$276,000	$16,062	$292,062	$276,000	$16,062	$292,062	$0
Elm Street Development	Hart Furniture Building	$1,333,191	$59,252	$1,392,443	$1,333,191	$59,252	$1,392,443	$0
Main Street Investors JV	Thompson Building	$1,065,000	$106,629	$1,171,629	$1,065,000	$106,629	$1,171,629	$0
Hamilton DPL Development	DP&L Bldg. Restoration	$6,503,159	$361,750	$6,864,909	$6,503,159	$361,750	$6,864,909	$0
TIF Hotel, Inc.	Joule Hotel Redev.	$8,500,000	$875,792	$9,375,792	$8,500,000	$875,792	$9,375,792	$0
Barker-Nichols, LLC	Interurban Building	$5,000,000	$536,038	$5,536,038	$5,000,000	$536,038	$5,536,038	$0
Ervay Residential Partners, Inc.	Republic Center Tow er I	$4,605,000	$509,468	$5,114,468	$4,605,000	$509,468	$5,114,468	$0
GS Murray Development, Inc.	Gulf States Building Redev.	$4,666,650	$409,198	$5,075,848	$4,666,650	$409,198	$5,075,848	$0
Gonzalo 1200 Main, LLC.	1200 Main Street Redevel.	$4,750,000	$1,220,990	$5,970,990	$4,750,000	$1,220,990	$5,970,990	$0
WLK Mosaic Ow ner, LP.	Fidelity Union Bldg. Redev.	$9,000,000	$4,001,237	$13,001,237	$7,096,907	$3,985,790	$11,082,697	$1,918,540 **
SandCap 711 Elm Partners, LP	711 Elm Street Garage	$124,000	$0	$124,000	$124,000	$0	$124,000	$0
Dallas Hartford, LLC	Hartford Building	$1,200,000	$0	$1,200,000	$14,276	$0	$14,276	$1,185,724
Fairfield Investment Company, LLC	Fairfield Residences at West End	$5,500,000	$0	$5,500,000	$2,017,170	$0	$2,017,170	$3,482,830
Totals		**$57,678,797**	**$8,728,607**	**$66,407,404**	**$51,107,151**	**$8,713,160**	**$59,820,311**	**$6,587,094**
Principal -WLK Mosaic Owner, LP								**$1,903,093** **
Accrued Interest								**$15,447** **
Total								**$1,918,540**

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

c. The Zone has entered into a development agreement for each of the following projects, but has not begun reimbursement as of September 30, 2017:

Developer	Project Name	Maximum TIF Award
1601 Elm Holdings, LP	Thanksgiving Tow er	$6,000,000
Alterra 211 North Ervay, LLC	211 N. Ervay	$2,000,000
RREAF Holdings (Mid Elm), LLC	Mid Elm Lofts	$3,900,000
Corgan-Crescent	GPIF Houston Street LLC.	$875,000

Note: Reimbursement shall begin after project completion and upon availabiltiy of TIF funds.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017	Base Year 1996 Value	Est. Captured Value 2017**
City of Dallas-City Center Sub-District Zone A	$1,272,487,321	$577,242,124	$695,245,197
City of Dallas-City Center Sub-District Zone B	$1,100,000	$413,760	$686,240
City of Dallas-Lamar Sub-District	$161,182,280	$97,095,610	$64,086,670
Dallas County-City Center Sub-District Zone A	$1,344,784,687	$577,242,031	$767,542,656
Dallas County-City Center Sub-District Zone B	$1,100,000	$413,760	$686,240
Dallas County-Lamar Sub-District	$161,182,280	$97,095,610	$64,086,670

****** Based on Certified Taxable Values. Final values w ill be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	% Captured Value Used	Amount of Estimated 2017 Increment
City of Dallas-City Center Sub-District Zone A	0.78040	62.43%	$4,340,555
City of Dallas-City Center Sub-District Zone B	0.78040	62.43%	$4,284
City of Dallas-Lamar Sub-District	0.78040	70.24%	$450,119
Dallas County-City Center Sub-District Zone A	0.24310	10.94%	$839,653
Dallas County-City Center Sub-District Zone B	0.24310	10.94%	$751
Dallas County-Lamar Sub-District	0.24310	12.88%	$82,571
Total for all Jurisdictions	$3.07050		$5,717,933

b. The total amount of estimated tax increment to be billed for the 2017 tax year is $5,717,933. For the 2016 tax year, increment in the amount of $5,085,000 w as received.

City of Dallas, Texas
City Center Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,660,402 over the life of the TIF to reimburse the City for administrative costs which is made up of the original allocation $2,160,402 and an additional $2,500,000 over the extended period of the district. The Zone began reimbursing the General Fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $37,490 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. The Zone has received advances from developers to fund improvements that have been completed. Following developer advance including principal and interest was outstanding at September 30, 2017:

   $1,918,540 for Fidelity Union Building advance bears interest at 4.87% compounded semi-annually.

7. All project costs resulting in capital improvements which are owned by the City are capitalized by the City of Dallas.

Appendix B –
Mixed Income Housing Chart

Developer	Project Name	Address	Res Units	Afford Hsng	Completion Year	Project Status
RESIDENTIAL TIF PROJECTS APPROVED PRIOR TO MIXED INCOME POLICY (pre-2012)						
Hall Financial Group	Kirby Building	1509 Main St	156	57 (expired)	1999	Complete
Post Properties	Wilson Building	1623 Main St	135	14 (expired)	1999	Complete
Davis Apartments, LLP (Hamilton)	Davis Building	1309 Main St	183	43 (expired)	2003	Complete
Hamilton Properties	Dallas Power & Light Building	1506, 1512, &1517 Commerce St	154	0	2005	Complete
Barker Nichols, LLC	Interurban Building	1500 Jackson St	134	0	2005	Complete
GS Murray Development, Inc	Third Rail (Gulf States Building - 1415 Main Street)	1415 Main St	64	0	2007	Complete
Gables (Republic Center, LLP)	Gables Republic Tower (I)	300 N Ervay St	227	0	2007	Complete
Hamilton Fidelity LP (Hamilton Properties)	Mosaic (Fidelity Union)	1507 Pacific Ave	440	0	2007	Complete
LB 1200 MAIN LP	Metropolitan	1200 Main St	273	0	2007	Complete
TOTAL 1999-2011			**1,766**	**114**	**(expired)**	
RESIDENTIAL TIF PROJECTS APPROVED AFTER MIXED INCOME POLICY (post-2012)						
Fairfield Residential	Fairfield at West End	302 N Houston	267	27	2016	Complete
Mid Elm TIF, Inc	Mid Elm Lofts	1512-1516 Elm Street	29	3	2018	Under Construction
Flora Street Lofts, Ltd	Flora Lofts	2121 Flora Street	52	43	2020	Approved/ Planned
TOTAL 2012-Current			**348**	**73**	**21%**	

Note that Flora Lofts is located within the Downtown Connection TIF District Bounday but funded with City Center TIF District Affordable Housing Set-Aside Funds.

Appendix C –
Project Payback Assumptions

FY	Net Avail. for Reimb.	Mosaic	Fairfield at Ross	Hartford Building	211 N. Ervay	Thanksgiving Tower	Mid Elm Lofts	Corgan-Crescent	Total Payments	Net Available Cash
PAID PRIOR TO '18			$2,017,170	$14,276	$0	$0	$0	$0		
2018	$3,354,210	$1,118,059	$2,166,277	$8,972	$60,902	$0	$0		$3,354,210	$0
2019	$3,617,058	$1,115,886	$1,316,553	$1,109,132	$60,902	$0	$9,064	$5,520	$3,617,058	$0
2020	$3,896,588	$371,598	$0	$67,620	$1,878,195	$1,564,591	$9,064	$5,520	$3,896,588	$0
2021	$4,119,541	$0	$0	$0	$0	$4,104,958	$9,064	$5,520	$4,119,542	$0
2022	$4,263,227					$330,451	$3,872,807	$59,969	$4,263,227	$0
2023	$807,975					$0	$0	$798,472	$798,472	$9,503
2024	$919,685							$0	$0	$919,685
2025	$951,403								$0	$951,403
2026	$1,071,231								$0	$1,071,231
2027	$1,193,455								$0	$1,193,455
2028	$1,230,648								$0	$1,230,648
2029	$1,544,075								$0	$1,544,075
2030	$1,589,899								$0	$1,589,899
2031	$1,728,590								$0	$1,728,590
2032	$1,907,354								$0	$1,907,354
2033	$1,962,061								$0	$1,962,061
2034	$2,017,862								$0	$2,017,862
2035	$1,738,437								$0	$1,738,437
2036	$1,997,237								$0	$1,997,237
2037	$2,047,080								$0	$2,047,080
2018+ Payments		**$2,605,543**	**$3,482,830**	**$1,185,724**	**$2,000,000**	**$6,000,000**	**$3,900,000**	**$875,000**	**$20,049,096**	**$21,908,522**
TOTAL TIF FUNDING		**$9M + Int**	**$5,500,000**	**$1,200,000**	**$2,000,000**	**$6,000,000**	**$3,900,000**	**$875,000**		

Estimated Payback Schedule is based on the following assumptions:

1. Increment is produced as estimated
2. Projects are completed and developer obligations are met
3. District Set-Asides and Administration Costs are funded prior to funding developer projects (Net Available for Reimbursement)
4. Payback schedule will change if new TIF funded projects are approved and completed during payback of project(s) shown above
5. Flora Lofts is paid from Affordable Housing Set-Aside and payment timing is dependent on if other projects are approved from the set-aside

AGENDA ITEM # 29

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	45 L M Q and R

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23521 on May 27, 1998, establishing Tax Increment Financing Reinvestment Zone Number Six, (the Farmers Market TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24001, as amended.

The Farmers Market TIF District’s assessed 2017 tax value was $375,506,942, an increase of $339,792,851 over the amended base year (note that County base and County taxable value may vary). This property value change represents 951% increase from the adjusted base value. The 2017 tax value increased $93,314,477 (33%) over the 2016 tax value. The total revenue collected in 2017 is expected to be $2,636,658 ($2,386,569 City and $250,089 County).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Six, the Farmers Market TIF District by Ordinance No. 23521.

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

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, by Ordinance No. 24001, as amended.

On March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District, by Ordinance No. 28951, as amended.

On December 11, 2017, the Farmers Market TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Six, ("Farmers Market TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Farmers Market area pursuant to Ordinance No. 23521, authorized by the City Council on May 27, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 24001, as amended; and

WHEREAS, on March 27, 2013, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Farmers Market TIF District by Ordinance No. 28951, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 11, 2017, the Farmers Market TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Six and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Six to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

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

EXHIBIT A
Farmers Market TIF District
FY 2016-2017 Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1221
http://www.dallas-ecodev.org.

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Six
Farmers Market Tax Increment Financing District

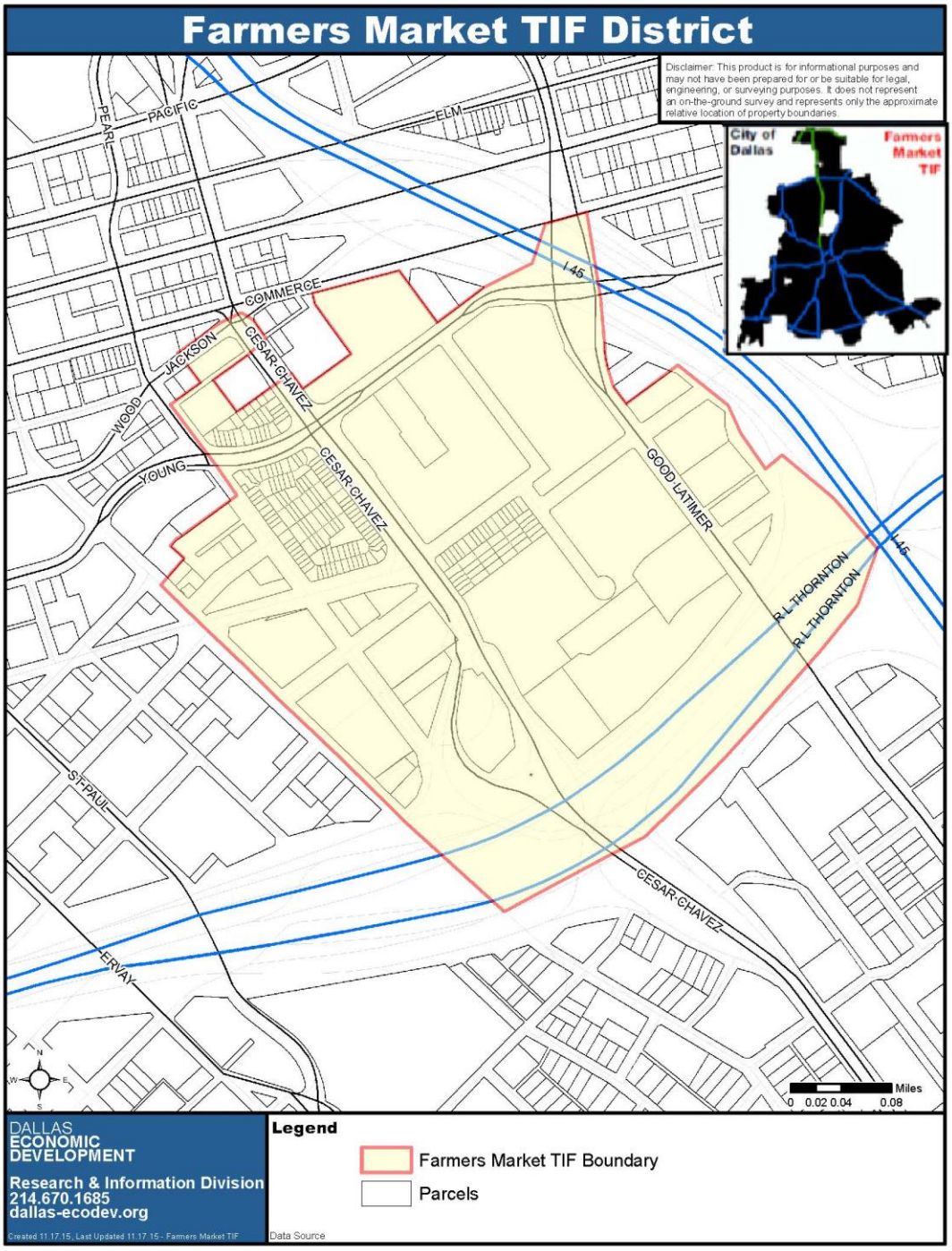


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Mission Statement

The mission of the Farmers Market Tax Increment Financing District is to provide a source of funding for public infrastructure improvements to promote the redevelopment, stabilization and growth of the Farmers Market TIF District area. An accompanying goal is the stabilization and growth of the value of the area's tax base and support of the Dallas Farmers Market.

The Dallas City Council established the Farmers Market TIF District by Ordinance Number 23521 on May 27, 1998. The Farmers Market TIF District took effect on October 1, 1998.

In 2013, the Project and Reinvestment Zone Financing Plan was amended to increase the geographic area of the Farmers Market TIF District to include properties located south and east of the existing boundary and extend the term of the District to December 31, 2028 and other related changes as approved by Ordinance 28951. In 2015, the Project and Reinvestment Zone Financing Plan was further amended to increase the geographic area of the Farmers Market TIF District to include properties located on the east side of Harwood Street, south of Canton Street and to adjust the TIF Budget to reflect an increase in TIF collections. As per the amendments, the City of Dallas and Dallas County are the two participating jurisdictions; the City's participation is 90%, and the County's participation is 40%.

Farmers Market TIF District Accomplishments

The Farmers Market TIF District was initially created to facilitate the redevelopment of vacant and underutilized land adjacent to the Dallas Farmers Market. The District was amended to promote redevelopment of the Dallas Farmers Market. With more new residential development under construction and planned, the area is maturing as a major contributor to the revitalization and growth of the downtown area.



Phase 1A of The Park at Farmers Market features 620 apartment units and a clubhouse. Public improvements in Phase 1A include the extension of Marilla Street into the project, construction of Farmers Market Way, streetscape improvements and street lighting. Construction of Phase 1B, with 284 apartment units, is completed on the site immediately south of Phase 1A.

Phase II, a 17-unit townhouse development at the northeast corner of Canton Street and South Cesar Chavez Boulevard, were completed during the summer of 2000. Public improvements for Phase II include streetscape improvements, street lighting, wastewater and water improvements.



Camden Phase 1A apartments



Camden Phase II - 17 Town Homes

Farmers Market/Deep Ellum Connector Walkway provides connectivity from the District to the Deep Ellum entertainment District, it was completed in 2002. Improvements such as lighting and benches in conjunction with the Bark Park Central project were completed and banners were installed in 2004. Recently, Deep Ellum Foundation with the support of the Farmers Market TIF funds added lighting to the Art Park and commissioned new art work.



Farmers Market/ Deep Ellum Connector Walkway



Lighting and open space improvements

The Harlan Building was completed in 2005. The renovation of the structure provides 10,000 square feet of retail/commercial space and 5 residential units. The public improvements associated with the project included water and wastewater improvements, paving, streetscape, demolition, environmental remediation and façade improvements.



The Harlan Building

Perry Homes has constructed forty-four, three story townhomes - the Farmers Market Way Townhomes (Cityview at Farmers Market Townhomes) at the corner of Farmers Market Way and Cesar Chavez Boulevard.



Perry Homes – Cityview at Farmers Market

An additional 28 townhomes were built in 2010 and 2011 along Young Street at Cesar Chavez.



Texas InTownHomes, LLC has constructed 108 single-family townhomes called Farmers Market Square, at the southeast corner of Canton Street and Pearl Street. The total private cost of the Farmers Market Square Project was approximately $47.7 million (FY DCAD value is $66.7M). The cost of related TIF eligible public improvements is $3,000,000. These improvements included paving, streetscape and pedestrian lighting improvements on Cesar Chavez Boulevard, Canton Street, Marilla Street and Pearl Street. The project construction started in December 2011 and was completed during the fiscal year. All but the model unit (currently not for sale) has been sold.



Farmers Market Redevelopment Plan is underway to revitalize the Dallas Farmers Market in to a vibrant urban neighborhood includes multiple components:

- Shed 1 is renovated and now operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products. It has capacity for 119 stalls.
- Shed 2 has been renovated and contains 24,148 square feet of retail space. It is active with restaurants, specialty food vendors and other retail vendors. Part of the Shed 2 redevelopment is the Mudhen restaurant, located just north of the Shed 2 parking lot.
- North Texas Food Bank purchased the Farmers Market Administration Building in 2014 and relocated its administration office to that site in 2015.
- Harvest Lofts Mixed Use Project (Sheds 3 and 4) is nearly complete and contains 240 residential units, 16,000 square feet of retail space and 300 public parking spaces, purchased by the City of Dallas during the fiscal year. At the end of the fiscal year, all 240 units were complete and 192 units were occupied (80%) with another 15 leased but vacant and the remaining 33 units not leased. 65% of the Harvest Lofts retail space is leased or has Letters of Intent. Project completion is expected last quarter of 2017 calendar year.
- 2101 and 2111 Taylor Street project will include 60 residential units and 25,000 square feet of commercial space. Construction began during the fiscal year.
- Construction of the futsal fields and community gardens on land east of southbound Cesar Chavez Boulevard has begun.



Mudhen Restaurant


Street view between Taylor Building and Farmers Market Shed 2 Harvest Lofts (Shed 3 and 4) in distance


Taylor Street construction

During the 2016-2017, the City purchased 300 public parking spaces at the base of the Harvest Lofts (formerly Sheds 3 and 4) to provide easy and free (except for limited special event parking) for visitors of the Farmers Market. The funding for the purchase of the parking spaces came from several sources including TIF funds, Public/Private Partnership Funds, bond proceeds and land sale proceeds.

Two projects were completed without TIF assistance. Wood Partners LLC has completed construction of 313 apartments called Alta Farmers Market on a 4.7-acre site east of the Farmers Market.



Alta Farmers Market

Alliance Residential has completed the 340 unit Broadstone apartment complex at the northeast corner of Cesar Chavez Boulevard and Interstate 30.

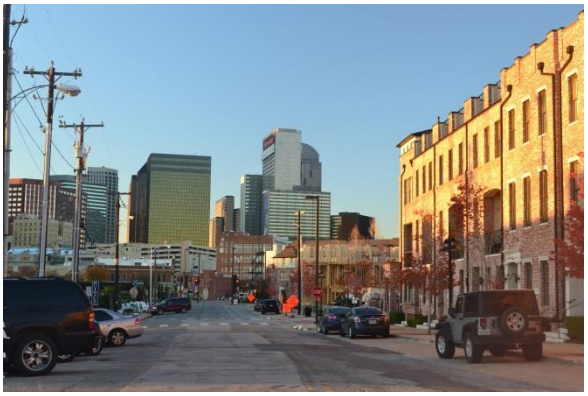


Eat the Yard is a veteran owned urban farming business to grow a diverse selection of produce and herbs, using environmentally friendly methods. The proposed project will be located at the southeast corner of Taylor Street and Good Latimer Street, two blocks from the Dallas Farmers Market. On May 25, 2016 City Council authorized a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military, a Texas 501(c)(3) non-profit corporation, to be used as an urban farm.



The Pearl Street Gateway Improvement Project included utility burial (overhead to underground conversion) on Pearl Street. The completed project includes removal of three utility poles at the intersection of Pearl Street and Marilla Street. TIF funding from the Farmers Market district-wide improvement set-aside funds in an amount of $277,348 was used for this project.


Before Utility Burial


After Utility Burial

Total private development in the Farmers Market TIF District completed so far is approximately $342.8 million and an additional $66.6 million investment is under construction in the area.



Banners/Streetscape



Ruibal's at Farmers Market

Farmers Market TIF District Projects[1]						
Projects Within TIF District Utilizing TIF Funding						
Project	**Location**	**Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	**TIF Investment[4]**
The Park at Farmers Market Phase 1A Apts.	2210 & 2410 Canton St.	2001	Complete	620 apartments	$84,120,000	$3,456,274
Townhomes Project, Phase IIA	2205 Canton St.	2001	Complete	17 Townhomes	$6,992,770	$162,225
Farmers Market/Deep Ellum Connector Walkway		2002	Complete	N/A	N/A	$697,970[5]
Bark Park Central improvements in Farmers Market/Deep Ellum Connector		2004	Complete	N/A	N/A	
Harlan Building Redevelopment Project	2018 Cadiz St.	2005	Complete	5 units 10,00 SF commercial	$1,089,000	$649,900
Farmers Market Project Phase IB-Apartments	625 S Good Latimer Expwy.	2005	Complete	284 apartments	$41,000,000	$742,031
Farmers Market Redevelopment Phase I		2015	Complete	Design work for the Farmers Market Redevelopment	N/A	$1,664,832
Farmers Market Square (InTown)		2017	Complete	108 Townhomes	$66,713,050	$3,000,000
Farmers Market Redevelopment Phase II[7]:			Complete /Under Construction	Shed 1 Project (room for 119 stalls/20,000 sf), Shed 2 (24,148 sf retail + 6,310 restaurant) Shed 3 and 4 (Harvest Lofts) (240 apts, 16,000 sf retail, parking for project and public); Taylor	$66,571,645 (anticipated)	$18,503,195

				Street (60 apts, 25,000 sf commercial and Futsal Projects		
Total of projects within TIF using TIF funding 1,144 apartment units completed 130 townhomes completed 60,458 square feet commercial use completed 60 residential units under construction 41,000 square feet retail/restaurant/commercial space under construction					**$199,914,820 Completed + $66,571,645 Under Construction = $266,486,465**	**$28,876,427**
Projects Within TIF District Not Utilizing TIF Funding[5]						
Farmers Market Way Townhomes	1000 S. Cesar Chavez Blvd.	2007	Complete	44 Townhomes	$21,620,130	$0
2100 Downtown Townhomes	2140 Young St. (various)	2010/2011	Complete	28 Townhomes	$12,567,200	$0
Alta Farmers Market	1110 S Cesar Chavez Blvd	2015	Complete	313 Units	$59,000,000	$0
Alliance Residential	835 S. Good Latimer	2016	Complete	340 Units	$45,754,490	$0
Life Storage	717 S. Good Latimer	2016	Complete	Self-Storage Facility	$3,899,640	$0
Eat the Yard			Planned	Urban Farm	-	$0
Total of projects within TIF NOT using TIF funding 653 apartment units completed 72 townhomes completed					**$142,841,460 Completed $0 Under construction**	**$0**

Total **1,797 apartment units completed** **202 townhomes completed** **60,459 square feet commercial use completed** **60 residential units under construction** **41,000 square feet retail/restaurant/commercial space under construction**	**$342,756,280 Completed + $66,571,645 Under Construction = $409,327,925**	**$28,876,427**

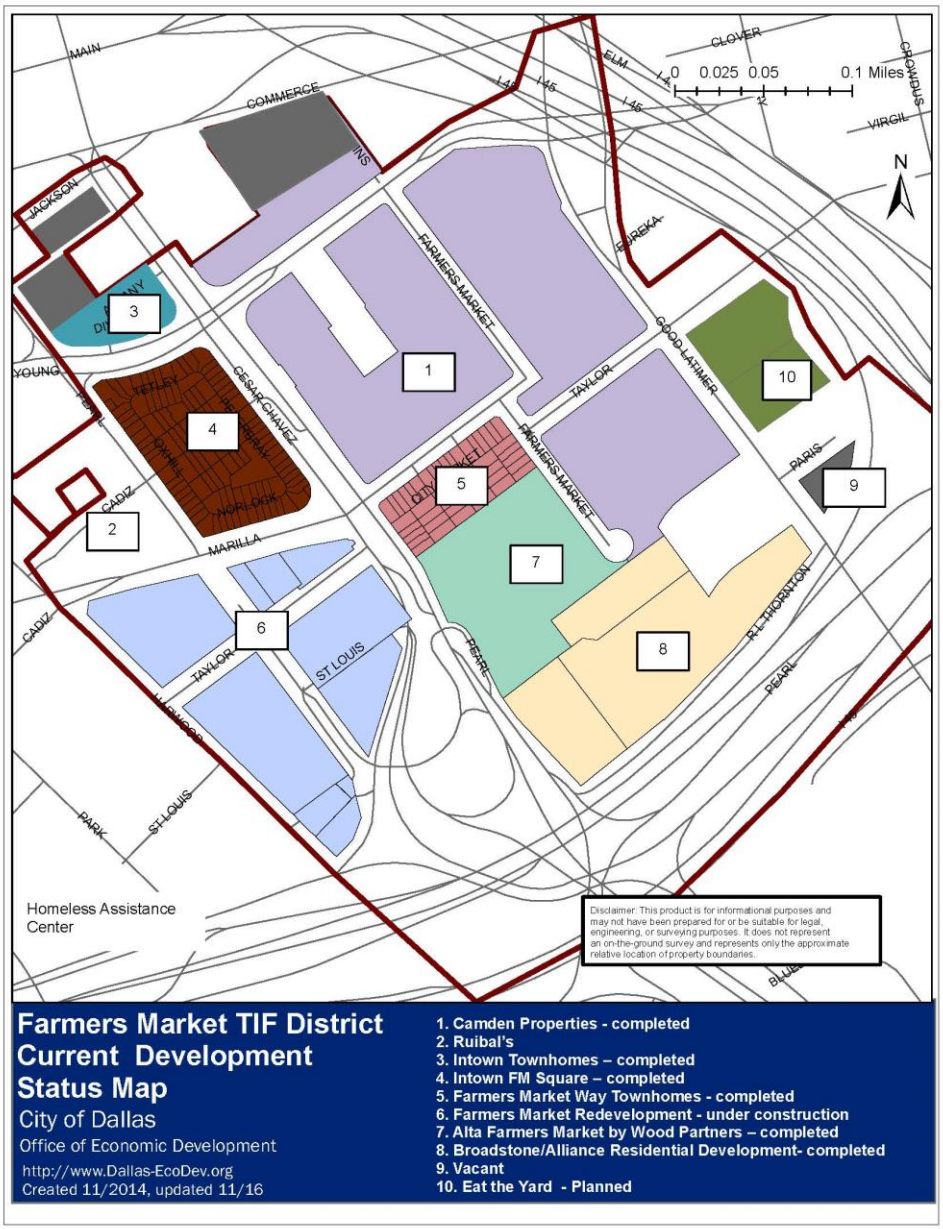
[1] All information updated as of September 30, 2017.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) City GIS & DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amounts not to be exceeded per the development agreement.
[5] TIF Investment for Farmers Market/Deep Ellum connector includes the TIF investment for the Bark Park Central improvements, Lighting near Art Park and Open space improvements ($25,000) and Pearl Street conceptual design work ($25,000).
[6] Development Agreement with 2100 Downtown Condominium LLC was rescinded.
[7] Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable; 240 unit Harvest Lofts is occupied but as of FY end, no final certificate of occupancy

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. The District was created prior to adoption of the Mixed-Income Housing Policy. When the TIF Plan was amended in 2013, provisions for affordable housing were added. In this District, a total of 1,274 have been built to date using TIF funds and 48 have been set-aside as affordable (20% of units funded since Mixed-Income Housing Policy was adopted for the Farmers Market TIF District). There is little remaining development opportunity and therefore it is anticipated that there will not be a substantial number of additional affordable units added within the Farmers Market TIF District boundary area. Announcements have been made for apartments just west of the TIF District boundary which could add market rate housing adjacent to the District.

Farmers Market TIF District Housing Counts	# of Units
Completed TIF residential units	1,274
Non-TIF funded residential units	725
Total completed units within TIF boundary	1,999
Units under construction	60
Affordable units constructed	48
Afforable units under construction	12

Note that the Farmers Market TIF District Mixed-Income Housing Policy was adopted in 2013; only Harvest Lofts has been constructed since implementation of the Policy.



Value and Increment Revenue Summary

The Farmers Market TIF District's assessed 2017 tax value was $375,506,942, an increase of $339,792,851 over the amended base year (note that County base and County taxable value may vary). This property value change represents 951% increase from the adjusted base value. The 2017 tax value increased $93,314,477 (33%) over the 2016 tax value. From the inception of the District, approximately 99.67% of the increment is from new construction and .33% is from the general appreciation. The total revenue collected in 2017 is expected to be $2,636,658.

Development Goals and Objectives

On August 25, 1999, the City Council passed Ordinance Number 24001 as amended, which approved the Farmers Market Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan. Among the goals of the Plan are:

- Goal 1: Create additional taxable value attributable to new private investment in projects in the Farmers Market TIF District totaling approximately $114,000,000 over the term of the District.
  Total private development in the Farmers Market TIF District completed so far is approximately $342.8 million and an additional $66.6 million investment is under construction or planned in the area (359% of goal).

- Goal 2: Create urban neighborhood in southeast quadrant of downtown that capitalizes on proximity to the Dallas Farmers Market and supports concepts developed in the Downtown 360 Plan.
  City of Dallas initiated an effort to promote the redevelopment of the Dallas Farmers Market and this effort to convert the southeast quadrant of downtown into a vibrant urban neighborhood is well underway.

- Goal 3 – Facilitate redevelopment of the current Dallas Farmers Market area to adapt to changing market conditions and anchor the neighborhood.
  Dallas Farmers Market Shed 1 has been renovated as part of the Farmers Market Redevelopment Project to include improvements to meet the existing market conditions. A diversified tenant mix in Shed 1 and the addition of Shed 2 restaurants and retail support the changing neighborhood.

- Goal 4 – Improve pedestrian, transit, bicycle and vehicular connections from the Farmers Market TIF District to the Downtown Core, Government District, Deep Ellum Entertainment District and Dallas Heritage Village/Cedars neighborhood.
  Beginning in 2016, the D-Link downtown shuttle service provides circulation to and from Farmers Market. Staff and the Board will continue to seek ways to improve pedestrian, transit, bicycle and vehicular connections from the District to various destinations. The update to the Downtown 360 Plan focuses on such connections.

- Goal 5 – Generate approximately $19.2 million in total TIF collections through the end of the term of the TIF District in 2028 (final collection in 2029).
  This initial goal was set in net present value (NPV). Collections to date equal $6.6M NPV. Since the inception of the Farmers Market TIF District, the tax value has increased by 951% from the inception of the District in 1998.

- Goal 6 – Diversify retail and commercial uses in the Farmers Market TIF District.
  40,459 square feet of retail space plus an additional 20,000 square feet of space that accommodates up to 119 farm-related produce and product stalls in Shed 1 are complete in the Farmers Market TIF District. The completed Farmers Market Shed 2 and Mudhen restaurant adds an additional 30,458 square feet of retail and restaurant space. Harvest Loft retail is nearing completion and Taylor Street is

underway, adding to the diversification of retail and commercial space in the District.

- Goal 7 – Encourage the development of housing in the Farmers Market TIF District that is available to households with diverse income levels.
  The Farmers Market TIF adopted the Mixed-income Housing Guidelines to promote housing for diverse income levels for development receiving TIF funding initiated after 2013. Projects approved after 2013 are required to set-aside 20% of residential units as affordable housing units.

- Goal 8 – Develop 1,700 housing units within the Farmers Market TIF District; and 100,000 square feet of commercial, restaurant and farmers market space.
  Since the creation of the Farmers Market TIF District, 1,999 residential units (118% of goal) (1,797 apartments, 202 townhomes) and 60,459 square feet of commercial space (60.5% of goal) has been completed. Currently, an additional 60 residential units are under construction. The development that will occur in the next few years will exceed the commercial use goal with 41,000 square feet of retail/restaurant space under construction.

- Goal 9 – Encourage the redevelopment of the current Dallas Farmers Market are including the sale of some City-owned property in the area and some street reconfigured to create a more usable site.
  Portion of the development are complete while other phases are currently under construction with a mix of residential, retail/restaurant and recreational space. The City purchased the 300 public parking spaces in FY 2016-2017.



Shed 1 – helping to meet several Farmers Market TIF District Goals

Year-End Summary of Meetings

During the period of October 1, 2016, through September 30, 2017, the Farmers Market TIF Board met one time, on December 12, 2016.

The FY 2016-2017 Board members are: Neal Sleeper, Chair - City Representative (1 of 1 meetings), Marilyn Pippin - City Representative (0 of 1 meetings), George (Rob) J. Robinson - City Representative (1 of 1 meetings), Mark Ruibal - City Representative (1 of 1 meetings), Matthew Vermillion - City Representative (1 of 1 meetings), and Rick Loessberg – Dallas County Representative (1 of 1 meetings). Lily Mak, Brett Combs, and Jim Ingendorf rolled of the Board during the Fiscal Year. Two new TIF Board appointments, Veronica Simmons and Ivy Sweeney, were made during the fiscal year.

During the fiscal year, the City Council approved four items directly/indirectly associated with the Farmers Market TIF District:

On October 26, 2016, City Council approved Resolution No. 16-1733, authorizing (1) final approval of funding for the Air Rights/Public Parking Garage Purchase and Sale Agreement with FM City Park, LLC, as specified in Resolution No. 15-1105, previously approved on June 10, 2015, and allowing for adjustment of budget categories to provide the total funding of $8,149,535, as previously authorized and; (2) an amendment to Resolution No.16-1090, previously approved on June 22, 2016, approving a Chapter 380 economic development grant in the amount of $670,000 for Farmers Market streetscape and infrastructure, to direct $498,156 of the funds for the public parking garage purchase - Financing: No cost consideration to the City

On February 22, 2017, City Council approved Resolution No. 17-0361, accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

On April 26, 2017, City Council approved Resolution No. 17-0696, adopting the Urban Transit Design Guidelines as the basis for advisory design review of all future Dallas Area Rapid Transit operated transit projects in the geographic area defined by the Downtown Dallas 360 Plan as amended, and generally bounded by the Trinity River to the west; Turtle Creek Boulevard, the Katy Trail, and Cole Avenue to the north; Haskell Avenue and Robert B. Cullum Boulevard to the east; and Al Lipscomb Way to the south - Financing: No cost consideration to the City

On August 9, 2017, City Council approved Ordinance No. 30553, amending Ordinance No. 23183, previously approved on June 11, 1997, which abandoned a portion of Taylor Street, located near its intersection with Marilla Street, to eliminate reverter provisions - Revenue: $5,400, plus the $20 ordinance publication fee

Pending TIF Items

- FY 2016-2017 Annual Report, Farmers Market TIF District.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Farmers Market TIF District budget and spending to date is shown in the following table:

Farmers Market TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated[2]	Balance
Phase IA[3]	$17,089,818	$8,125,410	$8,964,408
Deep Ellum Connector[4]	$672,970	$672,970	$0
Phase IB	$742,031	$742,031	$0
Phase II[5]	$4,502,982	$3,162,225	$1,340,757
Harlan Building	$1,298,118	$701,142	$596,976
Farmers Market Area Improvements	$22,392,803	$20,168,027	$2,224,776
TIF Administration[6]	$1,700,000	$814,313	$885,687
Total	**$48,398,723**	**$34,386,118**	**$14,012,604**

1. Budget shown above in current dollars

2. Allocated includes money expended and committed for existing and future projects.

3. Phase 1A and Phase II includes $7,654,743, funds advanced by the City.

4. Deep Ellum Connector includes – Lighting near Art Park and Open Space Improvements (AA)- $25,000 & Pearl Street conceptual design – 25,000.

5. Phase II includes Farmers Market Square and Phase IIA

6. TIF administration fee includes funds expended or committed through FY 2017.

7. NPV value of $19,238,514

Farmers Market TIF District
Project Plan Budget

Category	TIF Budget (in NPV)	TIF Budget (Current Dollars)
Phase IA	$4,162,445	$17,089,818
Deep Ellum Connector	$197,138	$672,970
Phase IB	$336,434	$742,031
Phase II	$1,666,033	$4,502,982
Harlan Building Redevelopment	$162,475	$1,298,118
Farmers Market Area Improvements	$11,948,989	$22,392,803
Administrative	$765,000	$1,700,000
Total	$19,238,514	$48,398,723

District Set-Aside

The Farmers Market TIF District has one set-aside, for Farmers Market Area Improvements. These funds are intended for improvements that are not specific to a single development site such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks. There is $2,224,776 remaining in this set-aside for the life of the TIF District, of which $838,414 is available to date.

Farmers Market M/WBE Participation

Project	Contractor	Total Contract	Contract Awarded	% Minority Participation
Marilla St. & Farmers Market Way Infrastructure	Tiseo Paving	$15,466,589	$1,791,031	11.58%
Marilla St. & Farmers Market Way Streetscape	Gibson & Assoc.,Inc.	$21,761,854	$1,863,606	8.56%
Marilla St. & Farmers Market Way Streetscape – contract increase	Gibson & Assoc., Inc.	$1,272,337	$120,872	9.50%
Good Latimer Expwy Streetscape	Gibson & Assoc., Inc	$1,834,207	$425,536	23.20%
Canton St. & S. Cesar Chavez Blvd Infrastructure	New Star Grading & Paving	$295,908	$197,045	66.59%
Farmers Market Townhomes Phase IIA Water & Waste Water	Saber Development Corporation	$4,477,258	$138,795	3.10%
Camden Farmers Market Ph. 1B, parcel 1 – Streetscaping, Water & Waste Water	Gibson & Assoc., Inc.	$2,384,950	$617,702	25.90%
Harlan Building Redevelopment	Nedderman & Assoc.	$3,693,182	$650,000	17.60%
Farmers Market Square	Fenway Development	$3,103,062	$1,402,584	45.20%
Farmers Market Redevelopment – Shed 2	Benge GC	$1,784,987	$311,807	17.47%
Total		$56,074,334	$7,518,978	13.41%

Includes only completed construction projects.

FY 2018 Work Program

- Monitor and assist completion of the Farmers Market Redevelopment Project.
- Support the development of the Eat the Yard and Liberty State Bank Preservation Phase II developments.
- Promote development in the vacant property within the District.

- Continue facilitating partnership with Farmers Market and other organizations in strengthening the Farmers Market TIF District.
- Support connectivity initiatives to assist in tying Farmers Market with other downtown neighborhoods.

Appendix A: Financials

City of Dallas, Texas
Farmers Market Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$952,813.37	$2,009,332	$2,508,902	$5,053,473	$4,365,029
Interest receivable	$2,435.00	$2,754	$3,064	$5,324	$4,758
Total assets	$955,248	$2,012,086	$2,511,967	$5,058,797	$4,369,787
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts & contracts payable	$0	$0	$1,314,000	$3,000,000	$0
Advances from developers	$2,496	$2,496	$2,496	$2,496	$2,496
Advances from City	$4,491,169	$4,491,169	$4,491,169	$4,491,169	$4,491,169
Due to general fund	$16,786	$16,786	$16,786	$16,786	$16,786
Accrued liability	$32,729	$32,729	$32,243	$22,759	$22,759
Total liabilities	$4,543,180	$4,543,180	$5,856,694	$7,533,211	$4,533,211
Fund Balance (Deficit):					
Fund Balance (Deficit)	($3,587,932)	($2,531,094)	($3,344,727)	($2,474,414)	($163,424)
Total Liabilities and Fund Equity	$955,249	$2,012,086	$2,511,967	$5,058,797	$4,369,787
	$0	$0	$0	$0	$0

Farmers Market Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$10,655,373	$1,896,170	$1,251,470	$991,485	$756,083	$666,754
Interest income	$578,477	$15,854	$12,325	$11,932	$19,793	$18,168
Other revenue-developer reimbursement savings	$217,974	$0	$0	$0	$0	$0
Proceeds from sale of land	$433,711	$0	$0	$0	$0	$433,711
Net increase in fair value of investments	($13,764)	($4,620)	($2,398)	$5,778	($4,001)	($4,639)
Total revenues	$11,871,772	$1,907,404	$1,261,397	$1,009,194	$771,875	$1,113,994
Expenditures:						
Administrative expenses	$814,314	$57,974	$39,037	$75,836	$78,056	$74,253
Non-Capital outlay	$659,220	$0	$48,176	$139,020	$108	$744
Capital outlay	$13,457,601	$2,906,267	$360,551	$1,664,652	$3,004,700	$4,000
Debt service payment-Principal	$432,967	$0	$0	$0	$0	$432,967
Interest and fiscal charges	$1,058,458	$0	$0	$0	$0	$0
Total expenditures	$16,422,560	$2,964,241	$447,764	$1,879,508	$3,082,865	$511,964
Excess (Deficiency) of Revenues over Expenditures	($4,550,788)	($1,056,837)	$813,633	($870,314)	($2,310,990)	$602,030
Fund balance (Deficit) at beginning of year as previously reported	$0	($2,531,094)	($3,344,727)	($2,474,414)	($163,424)	($765,454)
Prior period restatement	$962,857	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$962,857	($2,531,094)	($3,344,727)	($2,474,414)	($163,424)	($765,454)
Fund balance (deficit) at end of year	($3,587,932)	($3,587,932)	($2,531,094)	($3,344,727)	($2,474,414)	($163,424)

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Farmers Market Tax Increment Financing District
Reinvestment Zone Number Six, City of Dallas, Texas
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$11,234	Interest Income
$0	Other revenue-developer reimbursement savings
$0	Proceeds from sale of land
$1,896,170	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$1,907,404	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$57,974	Administrative Expense
$0	Non-Capital outlay (1)
$2,906,267	Capital outlay (1)
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$2,964,241	**Total Expenditures**

(1) These expenditures were for the following projects:

	Capital	Non-Capital	Total
Farmers Market Area Redev-Shed 2	$355,477	$0	$355,477
Farmers Market Area Redev-Sheds 3 & 4	$2,550,791	$0	$2,550,791
			$0
Total	$2,906,268	$0	$2,906,268

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Farmers Market TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The zone has the following contingent obligations reimbursable from available TIF funds as of September 30, 2017:

Source of Funds	Project	Principal	Accrued Add'l Subsidy **(1)**	Total Due	Payments To Date	Net Balance Due
City of Dallas	Catalyst Infrastructure projects	$4,491,169	$6,385,758	$10,876,927	$0	$10,876,927
Camden Realty Trust	Townhomes Phase IIA	$162,225	$154,768	$316,993	$316,993	$0
Camden Realty Trust	Townhomes Phase IB	$742,031	$244,610	$986,641	$986,641	$0
Cadiz Street Properties	Harlan Building redevelopment	$649,900	$51,242	$701,142	$701,142	$0
	Total	**$6,045,325**	**$6,836,378**	**$12,881,703**	**$2,004,776**	**$10,876,927**

Note: The above developer payments (Cameden Realty Trust) have been made. However, the TIF received an advance from the City of Dallas for catalyst infrastructure projects from the 1985 bond funds. Those funds, plus interest, will be paid once developer obligations have been paid.

c. The Zone has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2017:

Developer	Project Name	Principal TIF Award	Maximum TIF Award	Principal	Less Payments Accrued Add'l Subsidy **(1)**	Total P & I Payments	Net Bal. Remaining
FM Futsal, Ltd.	Farmers Market Area Redev-Futsal	$589,888	$589,888	$0	$0	$0	$589,888
Taylor Street 2111, LP	Farmers Market Area Redev-2101 & 2111 Taylor St.	$3,553,480	$3,553,480	$0	$0	$0	$3,553,480
Texas Intown Homes LLC	Intown Townhomes	$3,000,000	$3,000,000	$3,000,000	$0	$3,000,000	$0
DFM Developer, Ltd.	Farmers Market Area Redev-Phase I	$1,664,832	$1,664,832	$1,664,832	$0	$1,664,832	$0
DFM 1, LLC.	Farmers Market Area Redev-Shed 1	$300,000	$300,000	$300,000	$0	$300,000	$0
DFM 2, LLC.	Farmers Market Area Redev-Shed 2	$355,477	$355,477	$355,477	$0	$355,477	$0
DFM Developer, Ltd.	*Farmers Market Area Redev-Sheds 3 & 4	$13,704,350	$13,704,350	$2,550,791	$0	$2,550,791	$11,153,559
	Total	**$23,168,027**	**$23,168,027**	**$7,871,100**	**$0**	**$7,871,100**	**$15,296,927**

*reimbursements began in fiscal year 2015 and will continue each year after project completion and upon availabiltiy of TIF funds
(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

4 Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017	Base Year 1996 Value	Est. Captured Value 2017*****
City of Dallas	$375,506,941	$35,714,091	$339,792,850
Dallas County	$375,506,941	$118,319,554	$257,187,387

***** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

5 Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	**Assessment Per $100**	**Amount of Estimated 2017 Increment**
City of Dallas	0.78040	$2,386,569
Dallas County	0.09724	$250,089
Total for all Jurisdictions	$1.59494	$2,636,658

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,636,658. For the 2016 tax year, increment in the amount of $1,896,170 was received.

City of Dallas, Texas
Farmers Market Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $1,112,684 (in current $) of the TIF to reimburse the City for administrative costs. The City began billing the Zone for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone has received advances from City of Dallas to fund improvements that have been made by the Department of Public Works and Transportation. The City used the funds from the 1985 bond program that were allocated to fund these public improvements in the TIF district. Funds advanced by the City, which bear interest from the date of advance, include the following:

   $1,791,030 advance as of March 11, 1999 bears interest at 5.20% compounded annually;

   $1,995,017 advance as of September 25, 2000 bears interest at 5.20% compounded annually;

   $478,886 advance as of October 01, 2001 bears interest at 5.20% compounded annually; and

   $226,237 advance as of September 25, 2002 bears interest at 5.20% compounded annually; and

6. "Due to general fund" amount of $16,786 for the prior year at September 30, 2017 represents the TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

7. All project costs resulting in capital improvements that are owned by the City of Dallas are capitalized.

Appendix B –
Project Payback Assumptions

FY	Net Available for Reimbursement	Harvest Lofts	Taylor Building	Futsal	TIF Advance of Bond Funds	Total Payments	Net Available Funds
2018	$2,511,769	$2,511,769				$2,511,769	$0
2019	$2,593,126	$2,593,126				$2,593,126	$0
2020	$2,426,803	$2,426,803				$2,426,803	$0
2021	$2,626,534	$2,626,534				$2,626,534	$0
2022	$2,670,106	$995,328	$1,674,778			$2,670,106	$0
2023	$2,714,332		$1,878,702	$589,888	$245,742	$2,714,332	$0
2024	$2,759,222				$2,759,222	$2,759,222	$0
2025	$2,804,784				$2,804,784	$2,804,784	$0
2026	$2,851,031				$2,851,031	$2,851,031	$0
2027	$2,897,971				$2,897,971	$2,897,971	$0
2028	$2,945,615				$2,945,615	$2,945,615	$0
	$29,801,291	**$11,153,559**	**$3,553,480**	**$589,888**	**$14,504,364**	**$29,801,291**	**$0**

Estimated Payback Schedule is based on the following assumptions:

1. Increment is produced as estimated
2. Projects are completed and developer obligations are met
3. District Set-Aside (5% of Annual Increment) and Administration Costs are funded prior to funding developer projects (Net Available for Reimbursement)
4. A portion of Harvest Lofts payments were made in 2017 ($2,550,791); Total TIF funding is in the amount of $13,704,350
5. All approved TIF District current TIF funding obligations are due to the same developer for Phase II components of the FM Redevelopment Project; Payback based on assumption that no other projects receive TIF funds (distribution would be per Increment Allocation Policy)
7. Current projections show that full Plan Budget amount is not collected

AGENDA ITEM # 30

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 6, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	44 D H M P Q R; 45 A E F J K N

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 23688 on October 28, 1998, establishing Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District). On August 25, 1999, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 24002, as amended. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012 by Ordinance No. 28672.

The Sports Arena TIF District’s assessed tax value in 2017 was $1,157,112,070. This represents an increase of 1716% ($1,093,381,701) over the adjusted 2012 adjusted base year assessed value of $63,730,369 and an increase of 32% ($278,581,464) from the previous year 2015 value. With the participation of the City and Dallas County, the district's value will result in the collection of approximately $8,485,338 (City $7,679,476; County $805,862) in incremental revenue for the Sports Arena TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, the Sports Arena TIF District, by Ordinance No. 23688, as amended.

On August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District, by Ordinance No. 24002, as amended.

On January 31, 2018, the Sports Arena TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, ("Sports Arena TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 25, 1999, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District, by Ordinance No. 24002, as amended; and

WHEREAS, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 31, 2018, the Sports Arena TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seven to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Sports Arena TIF District
FY 2016-2017
Annual Report



Medialon 2007

City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org/

October 1, 2016 to September 30, 2017

Amended Reinvestment Zone Number Seven
Sports Arena Tax Increment Financing District

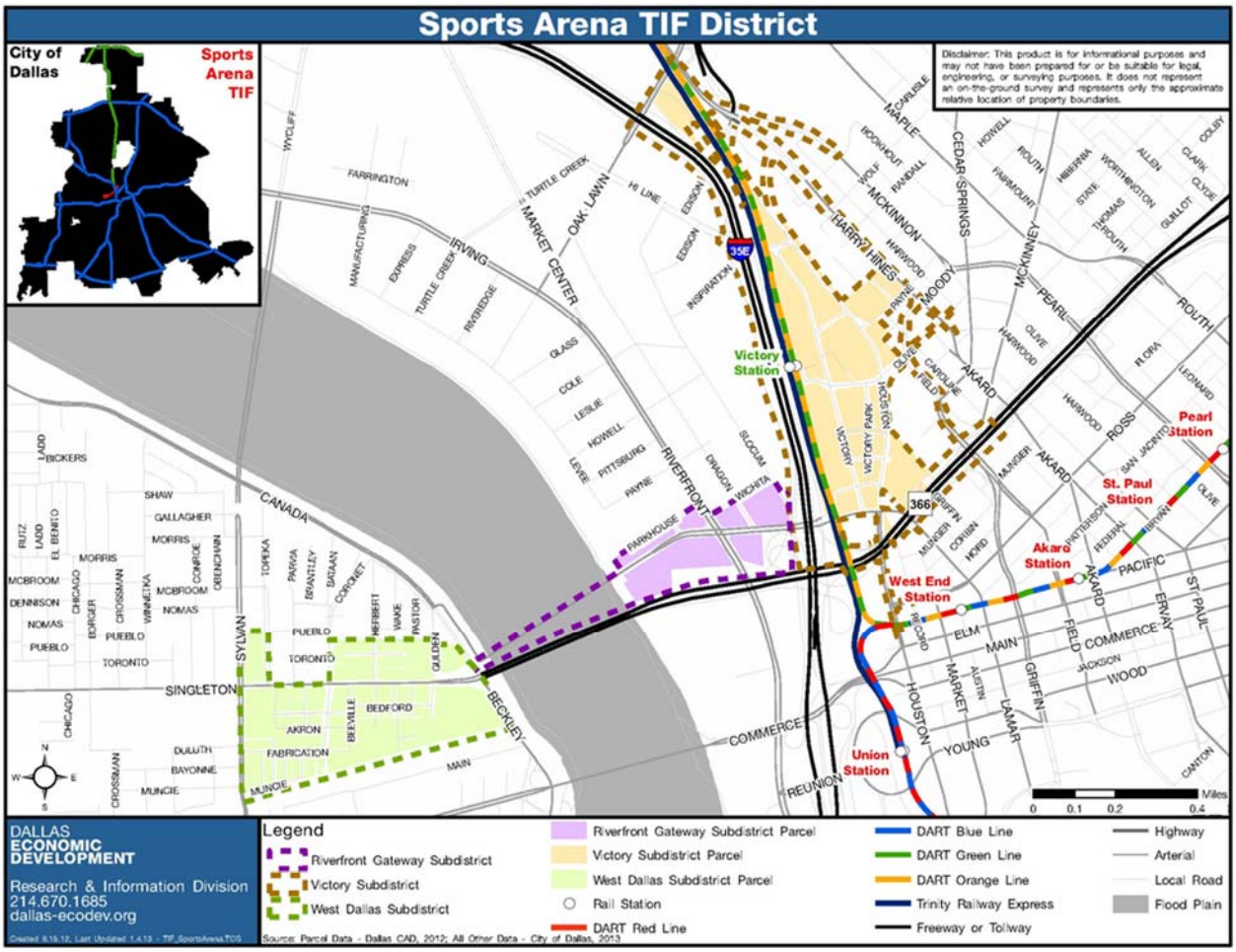


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Mission Statement

The mission of the Sports Arena TIF District ("District" or "Zone") is to generate tax increment sufficient enough to reimburse costs of roadway improvements and other public improvements in the District that were beneficial to the redevelopment of the area around the American Airlines Center (AAC). The mission of the district was amended in 2012 to provide a means of funding needed improvements to shift AAC event parking from surface parking lots to structured parking within the Victory area, facilitate redevelopment in West Dallas that currently serves as a gateway from the west to the Victory area, improve occupancy rates of retail space in the Victory area and create new retail opportunities in the West Dallas area.

Dallas City Council created the Sports Arena TIF District (Reinvestment Zone Number Seven) by Ordinance No. 23688 on October 28, 1998. The District took effect January 1, 1999 and its original termination date was December 31, 2018, or when all district project costs and any interest on these costs were paid in full. The termination date of the TIF District was extended by 10 years to December 31, 2028 on May 23, 2012, by Ordinance No. 28672. The City Dallas participation rate in all three sub-districts is 90%. Dallas County's participation rate in the Victory Sub-district is 45% while the participation rate for the Riverfront Gateway and West Dallas Sub-districts is 55%.

Since its inception, the Sports Arena TIF has leveraged over $1.6 billion in new development completed or begun through fiscal year 2017. District development includes, 3,925 residential units, 251 hotel rooms, 434,200 square feet of retail space, and 1,021,000 square feet of office space.

District Accomplishments

During the fiscal year, the following projects in the Victory Sub-district either completed or continued construction.

Projects Completed During FY 2016-2017 – Victory Sub-district



The Ascent, high rise residential tower with 302 units and 3,000 square feet of ground floor retail space completed construction during the fiscal year.



Victory Place, a 25-story, 352 unit residential high rise tower with 8,250 square feet of ground floor retail space completed construction during the fiscal year.

Placemaking Project, construction of this phased project continued throughout the fiscal year. The project (1) constructed vertical improvements to complete redesigned streets within the sub-district (Victory Park Lane, Houston Street, Victory Avenue and Olive Street); (2) replaced existing directories along Victory Park Lane with directories that can display up-to-date tenant listings and locations as well as seasonal or promotional messages; (3) installed adaptable seating along sidewalks and pedestrian nodes activating the public realm; and (4) installed district markers and banners that uniquely identify Victory Park.

Projects Continuing Construction During FY 2016-2017 – Victory Sub-district

KATY Station, 28-story, 461-unit residential tower with 2,000 square feet of ground floor retail space continued construction during the fiscal year. Construction completion is anticipated in the 1st quarter of 2018.



The 23 Dallas, construction continued during the fiscal year on a 23-story mixed-use development that will feature 285 apartment homes 23,000 square feet of restaurant and retail space and Cinepolis Luxury Cinemas-Victory Park, an eight-screen, 700-seat luxury movie theater. Anticipated construction completion is 2018.



Retail Redevelopment, Garage Renovations, construction began during the fiscal year to make improvements to an existing garage in the Victory Sub-district. The project includes the completion of the garage and vertical transportation as well as skinning the garage with ground floor retail and restaurant space. The shell construction completed in 2017, tenant finish-out and occupancy expected in 2018.





Projects Approved or Continued Construction During FY 2016-2017 – West Dallas Sub-district

Cypress at Trinity Groves Mixed Use Project, TIF funding for this project was approved by City Council in April of 2014. Construction of approximately 34,200 square feet of retail space, 349 multifamily units and 237,100 square feet of parking completed in 2017, but public improvements and ground floor retail leasing continued throughout the fiscal year.





Pinkston High School Workforce Training Program, a TIF Grant in the amount of $50,000 will fund the Workforce Ready Program for 100 seniors attending L.G. Pinkston High School who have chosen to enter the workforce upon graduation. The program focuses on four career pathways (25 students in each pathway): (1) architecture; (2) automotive technology; (3) emergency operator; and (4) welding. Students participating in the program will develop technical and soft skills required for their chosen career pathway.

TIF Related Projects[1]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Projects Located Within the TIF District Utilizing TIF Funding						
TIF Infrastructure		2001	Complete	-	-	$23.9M
South Parking Garage[6]	2401 Victory Park Ln	2014	Existing	629 Space Parking Garage	$8,031,200	$12,825,000
North Parking Garage (city-owned)	2503 Victory Ave	2015	Complete	1,200 Space Parking Garage	$20,339,370	$33,271,841
Victory Park Lane Improvement Project	Victory Park Ln	2016	Complete	-	-	$1,226,500
Olive Street Improvement Project	Olive St	2016	Complete	-	-	$825,100
Two-Way Conversion (Houston St & Victory Ave)	Houston St & Victory Ave	2016	Complete	-	-	$3,718,000
Trinity Groves – Restaurant Incubator	3011 Gulden Ln	2016	Complete	106,000 sf retail/restaurant space	$5,480,560	$3,505,000
Placemaking Project	Olive St., Victory Ave, Houston St, Victory Park Ln	2017	Complete	-	-	$5,974,804
Cypress at Trinity Groves	320 Singleton Blvd	2018	Under Construction	352 Apts. 34,200 sf retail	$44,906,920	$13,950,000
District Wide Retail Project	Victory Park Lane	2019	Under Construction	45,000 sf retail	$17,796,062	$3,500,000
Projects Located Within the TIF District Not Utilizing TIF Funding						
American Airlines Center[5]	2500 Victory Ave	2001	Complete	840,000 sf entertainment space	$204,364,470	$0
Center Operating Company	2427 N. Houston St	2001	Complete	parking garage	$3,816,450	$0
Platinum Parking Garage	1620 Lyte St.	2001	Complete	2,000 space parking garage	$41,361,770	$0
W Dallas Victory Hotel & Residences	2408, 2430 & 2440 Victory Park Ln.	2006	Complete	145 condos 251 hotel rooms 42,500 sf retail	$157,870,540	$0
The Terrace	2323 N. Houston St	2006	Complete	97 condos 24,000 sf retail	$31,364,260	$0
The Vista	2345 N. Houston St	2007	Complete	127 apts 28,000 sf retail	$28,930,000	$0
Victory Plaza Buildings	3030 & 3090 Olive St	2007	Complete	65,000 retail 155,000 office	$41,872,520	$0
Cirque	2500 N Houston St	2008	Complete	252 apts 11,000 sf retail	$74,000,000	$0
One Victory Park	2323 Victory Ave	2008	Complete	9,000 sf retail 430,000 office	$138,666,840	$0
The House by Starck & Yoo	2200 Victory Ave	2009	Complete	150 condos 30,000 sf retail	$86,233,950	$0
Arpeggio Victory Park	2425 Victory Ave	2014	Complete	378 apts	$69,900,000	$0
Moda	1855 Payne St	2014	Complete	263 apts 3,500 sf retail	$50,101,650	$0

SkyHouse Dallas	2320 N. Houston St	2015	Complete	336 Apts. 5,000 sf retail	$76,913,000	$0
Camden Victory Park	2823 N. Houston St.	2016	Complete	425 Apts.	$76,535,250	$0
The Ascent	2500 Alamo St.	2017	Complete	302 Apts. 3,000 sf retail	$55,397,540	$0
Victory Place	1611 Payne	2017	Complete	352 Apts. 3,000 sf retail	$50,237,940	$0
Garage Renovations	2401 Victory Park Ln	2017	Under Construction	-	$11,212,550	$0
Katy Station	1400 Alamo St. 3111 N. Houston St.	2018	Under Construction	461 Apts. 2,000 sf retail	185,000,000	$0
The 23 Dallas	2100 Victory Ave	2018	Under Construction	285 Apts. 23,000 sf retail 44,000 sf cinema	$80,000,000	$0
Hines Office Bldg	2371 Victory Ave	2020	Announced	436,000 office	$70,000,000	$0
			Subtotal	**3,925 res. units 251 hotel rooms 434,200 sf retail 1,021,000 sf office 884,000 sf entertainment 3,625 spaces parking garage**	$1,627,889,342	$99,196,245

[1] All information updated as of September 30, 2017.
[2] Based upon information gathered from the developer. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) approximate private investment for anticipated projects, or 2) DCAD market value for completed projects (unless project has not yet been assessed). Arena value includes roads and parking. Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Sports Arena TIF funds were dedicated for infrastructure for the TIF district, not individual projects.
[5] Tax-exempt property.

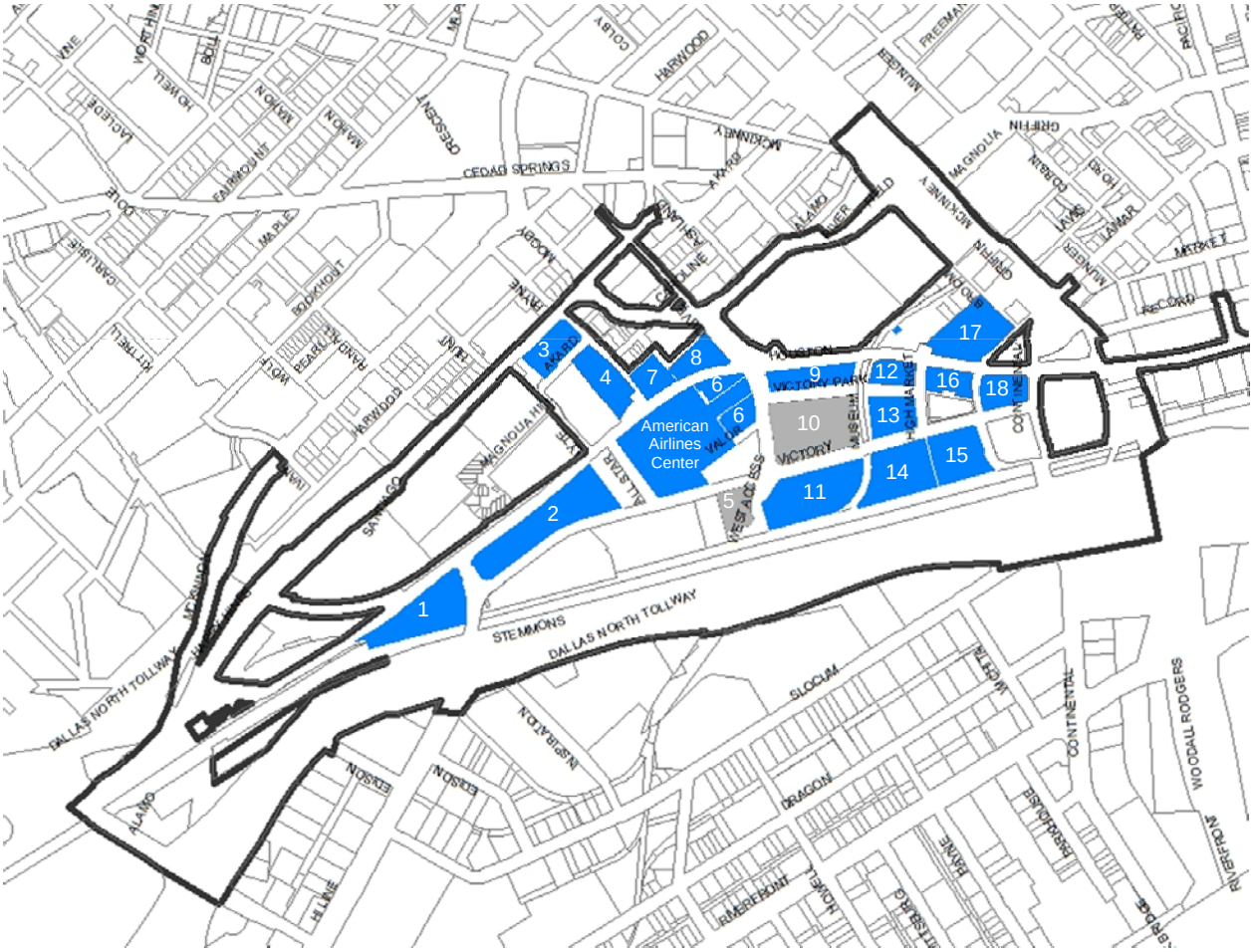
Projects Adjacent to TIF[1]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment
Perot Museum of Nature and Science	2201 N. Field St.	2012	Complete	180,000 sf	$137,294,800	$0
The Alexan Skyline Apartments	3333 Harry Hines Blvd	2016	Complete	365 apts 6,410 sf retail	$72,240,870	$0
CVS	2501 N. Field St.	2016	Complete	10,000 sf retail	$4,498,540	$0
			Subtotal	**365 apts; 196,410 sf retail**	**$214,034,210**	**$0**

[1] All information updated as of September 30, 2017.
[2] Based upon information gathered from the developer. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) approximate private investment for anticipated projects, or 2) DCAD market value for completed projects (unless project has not yet been assessed). Arena value includes roads and parking. Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Orange Roadways	Improvements to Houston St, McKinney Ave., Ross Ave., Continental Ave., Lamar Street and Wichita St.	Complete	$20,988,088	TIF Funding
Woodall Rodgers Plaza	Improvements to Woodall Rodgers Plaza between McKinney Ave., Continental Ave., and Houston Street	Complete	$2,000,000	TIF Funding
District Wide Technical Studies	Parking, traffic, vehicular and pedestrian circulation, place making and retail design for Victory Sub-district	Complete	$700,000	TIF Funding
Central Core Connector Project (Dallas Bikeway System)	Bikeway program implemented through the use of shared lanes on roadways going through the American Airlines Center/Victory area, the West End, Downtown, and Deep Ellum.	Phase I Complete	$90,452 Total (Downtown Dallas Inc. - $41,000; City of Dallas Streets Department - $12,188; TIF Funding - $37,264 – divided by four TIF districts)	TIF Funding (Deep Ellum, City Center, Downtown Connection and Sports Arena TIF Districts) & Dallas Downtown, Inc.
District Wide Retail Project	Construction of new retail space and renovation of existing vacant retail space on Victory Park Lane – 40,000 to 45,000 square feet	Under Construction	$17,796,062	TIF Funding - $3,500,000
Pinkston High School Workforce Training Program	Funding the Workforce Ready Program for 100 seniors attending L.G. Pinkston High School who have chosen to enter the workforce upon graduation.	In Progress	$50,000	TIF Funding – $50,000
Other Initiatives				
Victory Sustainable Development Project	Victory Park Lane, DART Street, Laws Street, and related public improvements, including lighting improvements to the Katy Trail.	Roadway construction completed November 2007. Katy Trail lighting completed August 2009	$8,505,000	Sustainable Development Funds and developer match
Trinity Strand/Katy Trail Connection	Trail connecting the Katy Trail over Goat Hill, through Stemmons Park, to the base of the Trinity Strand Trail at Oak Lawn Avenue	Under Construction	$310,620	2006 Bonds for engineering
			Total budget: $8.5 million	Remainder to be raised

Development Location Map – Victory Sub-district



Legend – Victory Sub-district Projects

1. Katy Station
2. Camden Victory Park
3. Moda
4. Victory Place
5. North parking Garage
6. Victory Plaza Buildings
7. The Ascent
8. Cirque
9. W Victory Hotel and Residences
10. South Parking Garage/Renovations
11. Arpeggio
12. The Vista
13. The 23 Dallas
14. Proposed Hines Office Building
15. One Victory Park
16. The Terrace
17. SkyHouse Dallas

For project information, refer to charts on Pages 8 and 9.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. In 2012, the district's project plan was amended to add the requirement of mixed income housing for residential projects receiving TIF funding. Accordingly, twenty percent (20%) of all housing units in projects using direct, site-specific TIF funding assistance from the District are subject to the City's and County's established criteria for mixed income housing. Since 2012, only one residential project in the District received TIF funding, Cypress at Trinity Groves. Of the 352 residential units constructed, 70 units (20%) have been set-aside as affordable.

Value and Increment Revenue Summary

The base value of the Zone is the total appraised value of all taxable real property in the District, as determined by the Dallas Central Appraisal District's certified property tax roll for the base year. The base value is established the year when a property is placed within TIF boundaries.

The Sports Arena TIF District's original assessed 1998 tax value was $16,423,773. The district's financing plan was amended in 2012 to create three sub-districts: Victory Park, Riverfront Gateway, and West Dallas. As a result, each sub-district will have its own base year value.

Victory Park Sub-district – In 2012, the Victory Park sub-district's amended base value was $33,515,323. The sub-district's appraised value in 2017 was $1,059,907,003, an increase of $226,633,165 (27.2%) from 2016's sub-district value ($833,273,838). This increase will result in an estimated collection of approximately $7,925,383 in incremental revenue.

Riverfront Gateway Sub-district – In 2012, the Riverfront Gateway sub-district's base value was $18,624,970. The sub-district's appraised value in 2017 was $21,187,430, an increase of $1,306,990 (6.6%) from 2016's sub-district value ($19,880,440). This increase will result in an estimated collection of approximately $21,424 in incremental revenue.

West Dallas Sub-district – In 2012, the West Dallas sub-district's base value was $11,598,966. The sub-district's appraised value in 2017 was $76,017,637, an increase of $50,641,309 (199.6%) from 2016's sub-district value ($25,376,328). This increase will result in an estimated collection of approximately $538,656 in incremental revenue.

The Zone's (includes all sub-districts) total value in 2017 was $1,157,112,070, an increase of $278,581,464 (31.7%) from 2016's total district value ($878,530,606). This increase in total district value will result in an estimated collection of approximately $8,485,463 in total incremental revenue for the Sports Arena TIF District in June 2018.

Objectives, Programs, and Success Indicators

The original Sports Arena TIF District Project and Reinvestment Zone Financing Plan was adopted August 25, 1999.

In 2012, the District's Project and Reinvestment Zone Financing Plan was amended and the goals and objectives were revised to include additional public improvements as well as private development in the District.

Specific actions addressing these objectives follow in italics:

- Attract 250,000 square feet of additional retail space.

  Approximately 434,200 square feet of retail space (includes restaurant and theater space) completed, continued or began construction within the Zone since 2012 (174% of the total goal).

- Attract 3,000 additional residential units including town home, multifamily and condominium units.

  Two residential projects in the Victory Sub-district of the Zone completed construction during the 2017 fiscal year (the Ascent and Victory Place), adding 654 apartments. Katy Station and The 23 Dallas continued construction of residential units during the 2017 fiscal year. Upon completion, these residential projects will add 746 units to the Victory sub-district.

  During fiscal year 2017, construction of 352 residential units completed as part of the Cypress at Trinity Groves Mixed Use Project in the West Dallas Sub-district.

  In total 3,925 residential units have completed construction or are currently under construction (131% of the total goal) since 2012.

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the Sports Arena TIF District, especially the Trinity River, Trinity Strand Trail, Katy Trail and proposed Continental Pedestrian Bridge.

  Continental Avenue Bridge Project – The Bridge was permanently closed to vehicular traffic on July 8, 2013. The construction cost for the Continental Avenue Bridge and West Dallas Gateway project was funded by private donations and bond funds. The bridge reopened for pedestrians only in 2015, providing a new outdoor destination with recreational amenities, parking at the West Dallas Gateway and non-motorized vehicular access across the Trinity River.

Katy Trail Extension – As part of the two-way conversion of Houston Street a dedicated bicycle track on both sides of Houston Street was constructed, connecting to the current terminus of the KATY Trail and extending it throughout the sub-district improving bicycle circulation.

- Increase the utilization of structured parking to provide public and American Airlines Center (AAC) event parking.

  Construction of the North Parking Garage providing AAC event parking completed in 2015. 425 spaces in South Parking Garage provide additional AAC structured parking. These two facilities enabled the redevelopment of approximately 12.3 ± acres previously used for surface parking.

- Improve access and connectivity between the Victory, Riverfront Gateway Sub-district and West Dallas Sub-districts.

  Improvements to the bike trail and pedestrian network, Continental Bridge improvements and ongoing work at Trinity Groves is intended to improve connectivity within the Sports Arena TIF District.

Year-End Summary of Meetings and Council Items

The Sports Arena TIF District Board of Directors met three (3) times during FY 2017: January 19, 2017; March 30, 2017; April 25, 2017.

The Sports Arena TIF District Board of Directors consists of nine (9) members, including six (6) City of Dallas appointees, one (1) Dallas Independent School District (DISD) appointee, one (1) Dallas County appointee and one (1) Dallas County Hospital District (DCHD) appointee. During FY 2017, the Sports Arena TIF Board consisted of the following members:

Noel Aveton – City Appointee (Attended 3 of 3 meetings)
Eva Elvove – City Appointee (Attended 3 of 3 meetings)
Herbert Goodman – City Appointee (Attended 2 of 3 meetings)
Elizabeth Solender – City Appointee (Attended 3 of 3 meetings)
Arman Rupani – City Appointee (Attended 1 of 3 meetings)
Orlando Alameda – DISD Appointee (Attended 2 of 3 meetings)
Rick Loessberg – Dallas County Appointee (Attended 3 of 3 meetings)
Joe Mayer – DCHD Appointee (Attended 3 of 3 meetings)

During FY 2017, the City Council approved fourteen (14) items directly or indirectly associated with the Sports Arena TIF District. The council actions are listed below.

- On December 14, 2016, City Council approved Resolution Nos. 16-1955, authorizing a grant agreement with Blocks GKM, L.P. and Victory Park UST Joint Venture I, L.P.,

to reimburse a portion of project costs associated with the construction of new retail space and renovation of existing vacant retail space totaling approximately 40,000 to 45,000 square feet in an amount not to exceed $3,500,000 from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) and establish minimum investment, occupancy, and employment requirements as a condition of grant payment.

- On January 25, 2017, City Council approved Resolution No. 17-0194, authorizing approval of the recommended plan for the proposed alignment of Amonette Street from Akron Street to Commerce Street, new construction.

- On January 25, 2017, City Council approved Resolution No. 17-0195, authorizing approval of the recommended plan for the proposed alignment of Bataan Street from Singleton Boulevard to the Union Pacific Railroad (UPRR) right-of-way, from its current alignment to the proposed alignment of Bataan Street, and Bataan Street from the UPRR right-of-way to Commerce Street, new construction.

- On January 25, 2017, City Council approved Resolution No. 17-0196, authorizing approval of the recommended plan for the proposed alignment of Herbert Street from Akron Street to Commerce Street, new construction.

- On February 22, 2017, City Council approved Resolution No. 17-0362 authorizing A resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On April 12, 2017, City Council approved Ordinance Nos. 30421 and 30422 and Resolution No. 17-0635, conducted a public hearing to receive comments regarding an application for and (1) an ordinance granting the creation of a new sub-district within Planned Development District No. 784 to allow a tower/antenna for cellular communication use by Specific Use Permit; and authorized an ordinance granting a Specific Use Permit for the tower/antenna for cellular communication use on property zoned the Mixmaster Riverfront Subarea within Planned Development District No. 784, Trinity River Corridor Special Purpose District, on the southeast side of Rock Island Street, west of South Riverfront Boulevard.

- On May 10, 2017, City Council approved Resolution No. 17-0768, authorizing an (1) a management and operating agreement with Center Operating Company, L.P., the American Airlines Center (Arena) operator, for the management and operation of the City-owned North Parking Garage (Silver Garage) addressed as 2503 Victory Avenue in the Victory Sub-district of the Sports Arena TIF District, as a public parking garage and Arena event parking for a term concurrent with the Arena Lease, subject to existing Arena parking rights restrictions, no annual management and maintenance fees and revenue sharing; and (2) a grant to Center Operating Company, L.P. in an amount not to exceed $1,521,114, as consideration from increment accruing to Tax

Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) Victory Sub-district.

- On May 10, 2017, City Council approved Resolution No. 17-0769, authorizing Authorize (1) the establishment of appropriations in the Sports Arena TIF North Parking Garage Fund in an amount not to exceed $200,000 to fund capital expenditures for the North Parking Garage (Silver Garage); (2) the receipt and deposit into the account all of the City's share of revenue generated by the Silver Garage from Center Operating Company, L.P., for the term of the management agreement; (3) dedication of monthly parking revenue received by the Sports Arena TIF District-Victory Sub-district as a source for annual payments to the account for the term of the management agreement in an amount not to exceed $100,000 annually or $1,450,000 over the term of the contract; and (4) a one-time payment of $200,000 to the account on or before December 31, 2019, from increment accruing to the Victory Sub-district of the Sports Arena TIF District.

- On May 24, 2017, City Council approved Ordinance No. 30473 and Resolution No. 17-0866, authorizing an ordinance to (1) amend Tax Increment Financing Reinvestment Zone Number Seven's (Sports Arena TIF District) Project and Reinvestment Zone Financing Plans and Grant Program to include workforce training programs as an eligible TIF Grant project; and (2) make corresponding modifications to the Sports Arena TIF District's Project and Reinvestment Zone Financing Plans and Grant Program, consistent with the requirements and limitations of the Act.

- On May 24, 2017, City Council approved Ordinance No. 30473 and Resolution No. 17-0867, authorizing an ordinance to (1) amend Tax Increment Financing Reinvestment Zone Number Seven's (Sports Arena TIF District) Project and Reinvestment Zone Financing Plans and Grant Program to include workforce training programs as an eligible TIF Grant project; and (2) make corresponding modifications to the Sports Arena TIF District's Project and Reinvestment Zone Financing Plans and Grant Program, consistent with the requirements and limitations of the Act - Financing: No cost consideration to the City

- On August 9, 2017, City Council approved Resolution No. 17-1169, authorizing Supplemental Agreement No. 4 to the professional services contract for (1) assignment of the contract from URS Corporation to AECOM Technical Services, Inc.; and (2) additional engineering services to complete the design of three new street crossings under the Union Pacific Railroad tracks at Bataan, Herbert and Amonette Streets for the West Dallas Gateway Project, Phase II - Not to exceed $3,417,963, from $623,823 to $4,041,786 - Financing: 2012 Bond Funds ($925,692), General Obligation Commercial Paper Funds ($2,286,266), Water Utilities Capital Improvement Funds ($123,600) and Water Utilities Capital Construction Funds ($82,405).

- On August 9, 2017, City Council approved Ordinance No. 30548 Resolution No. 30548 and Resolution No. 17-1184, an ordinance abandoning a portion of Bedford Street to Singleton Trinity Groves, LP, the abutting owner, containing approximately

5,665 square feet of land located near the intersection of Singleton Boulevard and Borger Street; and authorizing the quitclaim.

- On September 13, 2017, City Council authorized Resolution No. 17-1426 authorizing a resolution to endorse the Dallas Area Rapid Transit (DART) Victory/Commerce/Swiss alignment as the locally preferred alternative for a second light rail alignment through Downtown Dallas (D2).

Budget and Spending Status

Sports Arena TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**Budget**	**Total Committed or Spent**	**Total Remaining**
Original Improvements			
Total Original Improvements	$38,588,359	$38,389,665	$198,694
Victory Sub-district Amended Budget			
West Dallas Set-Aside	$11,666,595	$1,777,365	$9,889,230
Tier One Improvements	$47,679,815	$47,679,815	$0
North Parking Garage			
South Parking Garage			
Economic Development TIF Grants			
Tier Two Improvements	$60,165,798.12	$13,903,582	$46,262,216
Additional North Parking Garage			
Additional South Parking Garage			
Other District Improvements:			
Open Space/Connectivity, Special Studies			
Infrastructure Improvements and Retail			
Total Victory Sub-District[1]	$158,100,567	$101,750,427	$56,350,140
Category	**Total Budget**	**Total Committed or Spent**	**Total Remaining**
West Dallas Sub-district			
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies Environmental/Demolition			
Total West Dallas Sub-District	$88,708,392	$17,455,000	$71,253,392
Riverfront Gateway Sub-district			
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition Open Space, Connectivity and Retail			
Total Riverfront Gateway Sub-district	$10,048,271	$0	$10,048,271
Administration and Implementation[2]	$2,008,164	$866,248	$1,141,916
Total Amended Budget	**$297,453,753**	**$158,461,340**	**$138,992,413**
Original Sports Arena TIF District Budget	$46,961,785		

[1] Victory Sub-district's Total Budget includes original improvements and amended budgets.

[2] Total Committd or Spent Administration and Implementaiton total includes FY 2017 costs.

** Revenues shown above are estimated current dollars to be collected over the life of the TIF, as of September 30, 2017.*

Sports Arena TIF District Project Plan Budget	
Category	**TIF Budget***
Original Improvements**	**$23,498,088**
Victory Sub-district Amended Budget	
Tier One Improvements	**$13,547,539**
North Parking Garage	
South Parking Garage	
Economic Development TIF Grants	
Total Tier One Improvements	
Tier Two Improvements	**$22,301,524**
Additional North Parking Garage	
Additional South Parking Garage	
Other District Improvements:	
Open Space/Connectivity, Special Studies	
Infrastructure Improvements and Retail	
Total Tier Two Improvements	
Total Victory Sub-District	**$35,849,063**
Category	**TIF Budget***
West Dallas Sub-district	
Economic Development Grants, Retail Incentives, Infrastructure Improvements, Technical Studies	
Environmental/Demolition	
Total West Dallas Sub-District	**$31,120,420**
Riverfront Gateway Sub-district	
Economic Development Grants, Infrastructure Improvements, Environmental/Demolition	
Open Space, Connectivity and Retail	
Total Riverfront Gateway Sub-district	**$3,595,888**
Administration and Implementation	**$345,546**
Total Amended Budget	**$94,409,005**
Original Sports Arena TIF District Budget	$25,498,568

** All values in Victory Sub-district were discounted to NPV 1999 dollars.*

** All values in Riverfront Gateway and West Dallas Sub-districts are in NPV 2013 dollars.*

M/WBE Participation

Although public bidding is not required for TIF projects, all TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF reimbursed projects. The BID Plan goal for TIF projects is 25 percent (25%) M/WBE participation in construction costs of TIF awarded subsidy.

Sports Arena TIF Project M/WBE Participation (completed projects only)

Project	Total Construction Contract Amount	Local M/WBE Amount	Non-Local M/WBE Amount	Total M/WBE Participation	Total M/WBE Participation Percentage
North Parking Garage*	$21,756,462	$2,329,577	$64,522	$2,394,099	11%
Olive Street Improvement Project	$698,649	$156,275	$32,500	$188,775	27%
Victory Park Lane Improvement Project	$1,892,078	$741,046	$34,344	$775,390	41%
Two Way Conversion Project - Phase I	$2,881,557	$795,170	$0	$795,170	28%
Trinity Groves Restaurant Incubator Project	$3,483,496	$1,413,288	$224	$1,413,512	41%
Placemaking Project - I	$1,750,586	$713,499	$6,285	$719,784	41%
Cypress at Trinity Groves	$43,795,169	$5,455,084	$5,507,075	$10,962,159	25%
Totals	**$76,257,997**	**$11,603,939**	**$5,644,949**	**$17,248,889**	**23%**

FY 2018 Work Program

The FY 2018 Work Program for the Sports Arena TIF District is as follows:

- Adoption of the Sports Arena TIF District FY 2016-2017 Annual Report
- Promote projects in the Riverfront Gateway Sub-District
- Continue annual reimbursement of completed projects in Victory Sub-district
- Complete audit of TIF projects completed during FY 2016-2017 and begin reimbursement in June of 2018

Appendix A: District Financials

City of Dallas, Texas
Sports Arena Area Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$4,857,193	$2,928,249	$2,601,939	$4,919,187	$5,605,046
Accrued parking revenue receivable	$0	$17,672	$0	$0	$0
Interest receivable	$11,939	$4,073	$12,027	$5,220	$6,068
Total assets	$4,869,132	$2,949,994	$2,613,966	$4,924,407	$5,611,114
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$4,165,587	$0	$11,852	$1,597,653	$680,662
Advances from developers	$0	$0	$0	$0	$0
Due to general fund	$26,583	$26,583	$26,583	$26,583	$26,583
Accrued liability	$0	$0	$0	$168,907	$0
Total liabilities	$4,192,170	$26,583	$38,435	$1,793,143	$707,245
Fund Balance (Deficit):					
Fund Balance (Deficit)	$676,963	$2,923,411	$2,575,531	$3,131,264	$4,903,869
Total Liabilities and Fund Equity	$4,869,132	$2,949,994	$2,613,966	$4,924,406	$5,611,114
	$0	($0)	($0)	($0)	($0)

Sports Arena Area Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$40,887,067	$5,733,584	$4,591,316	$3,643,978	$3,031,552	$3,137,644
Tax increment-Intergovernmental	$20,161,168	$484,211	$293,993	$126,844	$81,341	$2,559,694
Parking Revenue	$380,834	$153,242	$141,451	$86,142	$0	$0
Interest income	$1,243,895	$54,398	$30,473	$19,979	$20,251	$18,774
Developer Participation	$1,189,939	$0	$0	$20,000	$0	$0
Net increase (decrease) in fair value of investments	$56,396	($12,285)	($1,290)	$5,977	($4,968)	$4,405
Total revenues	$63,919,299	$6,413,150	$5,055,942	$3,902,920	$3,128,176	$5,720,517
Expenditures:						
Administrative expenses	$6,499,629	$101,376	$102,075	$91,586	$111,782	$48,152
Non-Capital outlay	$6,204,393	$4,177,929	$1,787,851	$878,053	$2,351,427	$680,887
Capital outlay	$32,282,260	$3,579,224	$2,108,057	$3,382,982	$2,437,572	$1,200
Interest and fiscal charges	$18,374,767	$801,069	$710,078	$106,032	$0	$3,951
Total expenditures	$63,361,049	$8,659,599	$4,708,061	$4,458,653	$4,900,781	$734,189
Excess (Deficiency) of Revenues over Expenditures	$558,250	($2,246,449)	$347,881	($555,733)	($1,772,605)	$4,986,328
Fund balance (Deficit) at beginning of year as previously reported	$0	$2,923,411	$2,575,531	$3,131,264	$4,903,869	($82,459)
Prior period restatement	$2,352,877	$0	$0	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$2,352,877	$2,923,411	$2,575,531	$3,131,264	$4,903,869	($82,459)
Fund balance (deficit) at end of year	$2,911,126	$676,963	$2,923,411	$2,575,531	$3,131,264	$4,903,869

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Financial Status of the Zone
City of Dallas, Texas
Sports Arena Tax Increment Financing District
Reinvestment Zone Number Seven
As of September 30, 2017

Section 311.016 of the Tax Increment Financing Act requires the following information as part of the annual report on the status of the TIF District Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the Zone:

$42,113	Interest Income
$153,242	Parking Revenue
$6,217,795	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$0	Developer Participation
$6,413,150	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$101,376	Administrative Expense
$4,177,929	Non-Capital outlay *
$3,579,224	Capital outlay *
$801,069	Additional Subsidy in Form of Grant (in lieu of interest expense)
$8,659,599	**Total Expenditures**

* These expenditures were for the following projects:

	Total	Capital	Non-Capital
North Parking Garage Improvements	$1,191,966	$1,191,966	$0
South Parking Garage Grant	$855,000	$0	$855,000
Trinity Groves Restaurant/Retail Project	$1,778,329	$0	$1,778,329
Parking Mgt & Operating Agreement Grant	$1,521,114	$0	$1,521,114
Appraisal fees for American Airlines Parking Garage	$23,486	$0	$23,486
Two Way Conversion & Parking signage Project	$2,073,809	$2,073,809	$0
Victory Park Lane Public Imp.	$313,449	$313,449	$0
Total	**$6,565,187**	**$3,579,224**	**$4,177,929**

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Sports Arena TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2017:

Developer	Project		Principal	Add'l Subsidy **(1)**	Outstanding
Center Operating Company	Houston Street Extension		$21,241,017	$13,451,642	$34,692,660
Center Operating Company	Woodall Rodgers Plaza		$2,000,000	$1,701,821	$3,701,821
		Total	$23,241,017	$15,153,464	$38,394,481
	Less: payments		$23,241,017	$15,153,463	$38,394,480
	Net Balance Outstanding		$0	$0	$0

c. The Zone has reimbursed the following operator from available TIF funds as of September 30, 2017:

American Airlines Center's Parking Garage Operator	Type of Agreement	Principal	Add'l Subsidy **(1)**	Payments	Outstanding
Center Operating Company	Parking Mgt & Operating Agreement	$1,521,114	$0	$1,521,114	$0

d. The Zone has entered into a development agreement for each of the following projects and payment status as of September 30, 2017:

			Maximum		Payments			
		Principal	Accrued	Total		Accrued		Net Remaining
Developer	Project Name	TIF Award	Add'l Subsidy **(1)**	TIF Award	Principal	Add'l Subsidy **(1)**	Total	Balance
Anland GP, LP	North Parking Garage	$21,800,000	$6,430,193	$28,230,193	$4,689,627	$1,617,180	$6,306,807	$21,923,386
Victory Park UST Joint Venture I, L.P.	South Parking Garage	$12,825,000	$0	$12,825,000	$3,420,000	$0	$3,420,000	$9,405,000
Anland GP, LP	North Parking Garage Enhancements	$3,600,000	$0	$3,600,000	$3,600,000	$0	$3,600,000	$0
Victory Park UST Joint Venture I, L.P.	Victory Park Lane Improvement Project	$1,226,500	$0	$1,226,500	$1,226,500	$0	$1,226,500	$0
Victory Park UST Joint Venture I, L.P.	Olive Street Improvement Project	$825,100	$0	$825,100	$825,100	$0	$825,100	$0
Victory Park UST Joint Venture I, L.P.	Two Way Conversion & parking signage Project	$4,748,500	$0	$4,748,500	$2,073,809	$0	$2,073,809	$2,674,691
Trinity Groves, LLC	Trinity Groves-Restaurant/Retail Project	$3,505,000	$0	$3,505,000	$1,778,329	$0	$1,778,329	$1,726,671
Victory Park UST Joint Venture I, L.P.	Placemaking Project	$5,974,804	$0	$5,974,804	$0	$0	$0	$5,974,804
Trinity Groves Residential I, L.P.	Trinity Groves Mixed Use Phase I	$13,950,000	$0	$13,950,000	$0	$0	$0	$13,950,000
	Total	**$68,454,904**	**$6,430,193**	**$74,885,097**	**$17,613,365**	**$1,617,180**	**$19,230,545**	**$55,654,552**

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

4. Tax increment base and current captured appraised value retained by the zone:

	Taxable Value 2017	Base Year 1998 Value	Est. Captured Value 2017**
City of Dallas-Victory Sub-District	$1,059,907,003	$33,515,323	$1,026,391,680
City of Dallas-Riverfront Sub-District	$21,187,430	$18,624,970	$2,562,460
City of Dallas-West Dallas Sub-District	$76,017,637	$11,590,076	$64,427,561
Dallas County-Victory Sub-District	$1,060,348,003	$405,570,974	$654,777,029
Dallas County-Riverfront Sub-District	$21,187,430	$18,624,970	$2,562,460
Dallas County-West Dallas Sub-District	$76,017,637	$11,590,076	$64,427,561

**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of tax increment received and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2017 Increment
City of Dallas-Victory Sub-District	0.70236	$7,208,965
City of Dallas-Riverfront Sub-District	0.70236	$17,998
City of Dallas-West Dallas Sub-District	0.70236	$452,513
Dallas County-Victory Sub-District	0.10940	$716,293
Dallas County-Riverfront Sub-District	0.13371	$3,426
Dallas County-West Dallas Sub-District	0.13371	$86,143
Total for all Jurisdictions	**$2.48389**	**$8,485,338**

b. The total amount of estimated tax increment to be billed for the 2017 tax year is $8,485,338. For the 2016 tax year, increment in the amount of $6,217,795 was received

City of Dallas, Texas
Sports Arena Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017
(Unaudited)

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $765,000 (in Current $) over the life of the TIF to reimburse the City for administrative costs. The City began reimbursing the general fund for administrative costs in FY'1998-99. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The Zone fully reimbursed the developer for a total amount of $38,308,587 to date, including principal of $23,159,074 and accrued interest of $15,149,513, and had no advances outstanding at September 30, 2017.

6. "Due to general fund" amount of $26,583 at September 30, 2017 represents prior year TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

7. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

Appendix B: Project Pay-Off Estimates

Developer	Project Name	Max. TIF Award	Pay-Off Date
Victory Sub-district			
Anland GP, LP	North Parking Garage	$21,800,000	2028
Victory Park UST Joint Venture I, L.P.	South Parking Garage	$12,825,000	2028
Victory Park UST Joint Venture I, L.P.	Victory Park Lane Improvement Project	$1,226,500	2017
Victory Park UST Joint Venture I, L.P.	Two Way Conversion Project	$3,718,000	2018
Victory Park UST Joint Venture I, L.P.	Placemaking Project	$5,974,804	2019
Blocks GKM, L.P. Victory Park UST Joint Venture I, L.P.	Sub-district Wide Retail	$3,500,000	2022
West Dallas Sub-district			
Trinity Groves, LLC	Trinity Groves-Restaurant Incubator	$3,505,000	2019
Trinity Groves Residential I, L.P.	Cypress @ Trinity Groves	$13,950,000	2023

Estimated pay-off dates may change and are subject to the following

(1) Changes in increment collected annually;

(2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);

(3) Changes in the participation rate of participating taxing jurisdictions; and/or

(4) Completion dates of projects listed in the district's reimbursement queue

Appendix C: Sub-district Set-Aside Funds

The District's Project and Financing Plans created a West Dallas set-aside within the Victory Sub-district. Additionally, the adopted Increment Allocation Policy for the District gave the TIF Board the discretion to set aside increment for "sub-district wide improvements" such as gateways, trails, open space, public facilities, workforce training or utility/streetscape improvements benefiting multiple properties or blocks within in the sub-districts.

Victory Sub-district Set-Asides

West Dallas Set-Aside - Ten percent (10%) of the total collected City and County increment revenue (after administrative expenses) for the Victory Sub-district shall be allocated to the West Dallas Sub-district.

Victory Sub-district Wide Improvements Set-Aside – From 2014 annual sub-district increment, after payment of completed Tier One projects, $500,000, shall be set-aside for eligible sub-district wide improvements. Eligible improvements are limited to future design and construction of public improvements that may be required as a result of the implementation of the following Tier Two infrastructure improvement projects: Olive Street Reconfiguration and Two-Way Conversion of Houston Street and Victory Avenue.

Riverfront Gateway Sub-district Set-Aside

Riverfront Gateway Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment generated from the Riverfront Gateway Sub-District, up to $955,000, shall be set aside for eligible improvements. Eligible improvements shall specifically include streetscape, open space and trail improvements that benefit multiple properties within the Riverfront Gateway Sub-district whether constructed as part of a single development project or independent of a development project. These funds may also be used as a match for potential grant funding for eligible improvements.

West Dallas Sub-district Set-Asides

Zoning Sub-district Wide Improvements Set-Aside – Five percent (5%) of the increment generated from the West Dallas Sub-District, up to $3,000,000, shall be set aside for Planned Development District (PD) 891 zoning required improvements (Zoning Sub-district Wide Improvements). Zoning Sub-District Wide Improvements shall specifically include PD 891 Open Space Improvements, whether constructed incrementally or in conjunction with specific private development projects or constructed independent of a specific private development project. PD 891 improvements specifically include: Muncie Street Linear Park, Herbert Plaza and the Akron Park Greenway.

General Sub-district Wide Improvements Set-Aside – Ten percent (10%) of the increment transferred from the Victory Sub-district shall be set-aside for other West Dallas Sub-

district wide improvement projects (General Sub-district Wide Improvements) and to be used as a match for potential grant funding of improvement projects.

Sports Arena TIF District - Sub-district Set-Asides			
Sub-districts	**Max Set-Aside Amount**	**Collected to Date**	**Committed or Spent to Date**
Victory Sub-district			
West Dallas Set-Aside*	-	$1,777,366	$1,777,366
Sub-district Wide Improvements Set-Aside	$500,000	$500,000	$0
Riverfront Gateway Sub-district			
Sub-district Wide Improvements Set-Aside	$955,000	$18,810	$0
West Dallas Sub-district			
Zoning Sub-district Wide Improvements Set-Aside	$3,000,000	$9,405	$0
General Sub-district Wide Improvements Set-Aside*	-	$177,737	$50,000

**There are no max amounts for these set-asides.*

AGENDA ITEM # 31

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 6
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	34 X Y; 44 B C D F G H M & 45 E J

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26021 on June 8, 2005, as amended, establishing Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District). On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26303, as amended.

The Design District TIF District's assessed tax value in 2017 was $769,691,650. This represents an increase of $487,817,897 or 173% over the base years (2005 and 2013) value and an increase of 17% over last year’s final value. With the participation of the City and Dallas County, this increase will result in the collection of approximately $4,051,308 in total incremental revenue for the Design District TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eight, the Design District TIF District by Ordinance No. 26021, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended.

On November 28, 2017, the Design District TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eight, ("Design District TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Design District area pursuant to Ordinance No. 26021, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Design District TIF District by Ordinance No. 26303, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on November 28, 2017, the Design District TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eight to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Design District TIF District
FY 2016-2017
Annual Report





City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Eight
Tax Increment Financing District

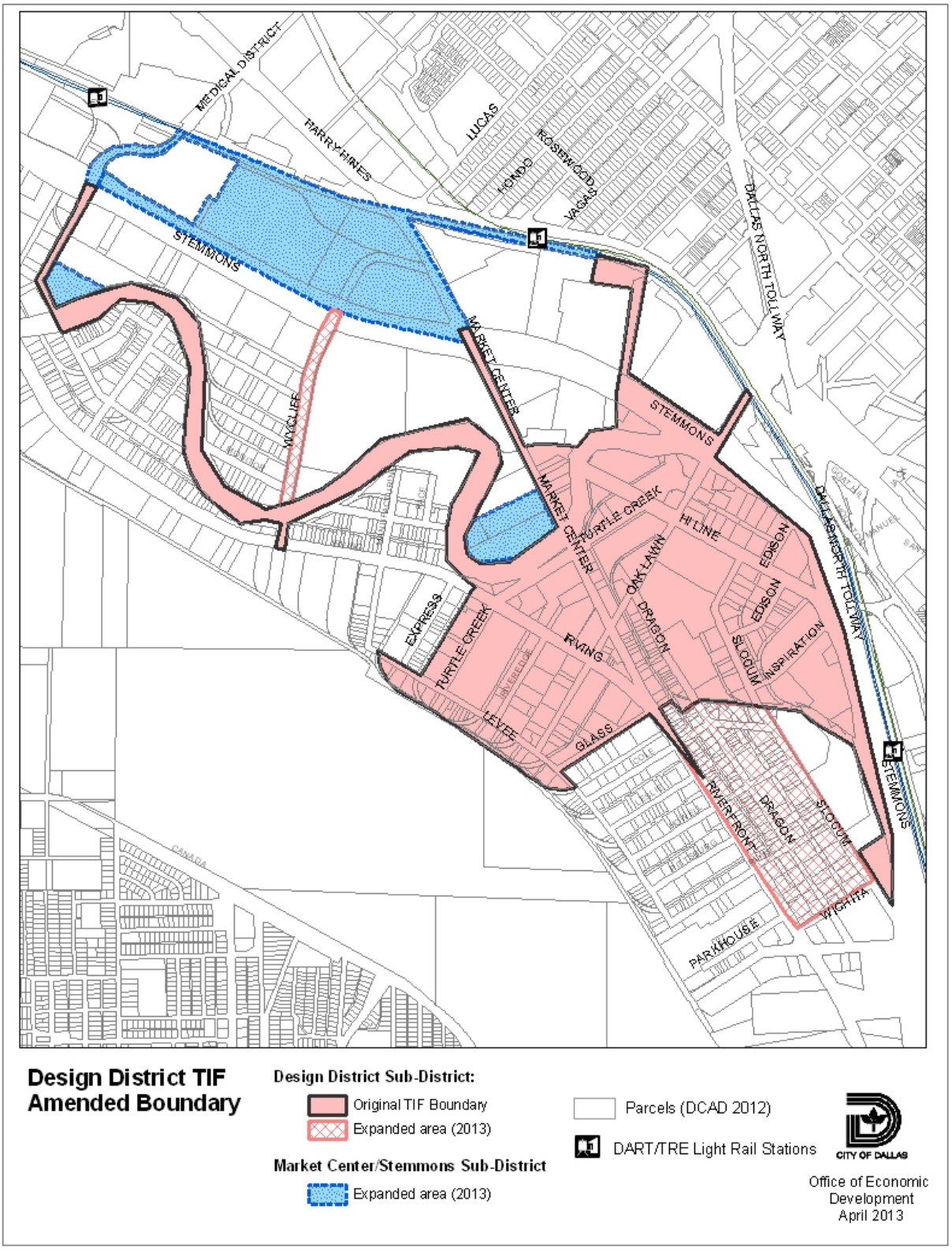


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Front cover shows the Alexan Riveredge project from the Turtle Creek entrance and units along the Levee Street "dockside".

Mission Statement

The mission of the Design District TIF District is to provide a source of funding for public infrastructure improvements that will assist in redeveloping an industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit oriented development, and to improve access to the Trinity River and the quality of development adjacent to the Trinity Corridor. The Design District TIF District duration began on January 1, 2006, and will terminate on December 31, 2027, (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028).

District Accomplishments

Dallas City Council established the Design District TIF District by Ordinance Number 26021 on June 8, 2005. The District was established to assist in the transformation of the old Stemmons Industrial area into a diversified, pedestrian friendly, mixed-use neighborhood near the heart of Downtown Dallas. The Design District TIF Board adopted the final Project Plan and Reinvestment Zone Financing Plan in 2006.

In February 2009, the TIF Board adopted a "Design District TIF Strategic Implementation Plan" to guide the next phases of development and improvements in the District.

During FY 2011, initial reimbursement process began for the "1525 Turtle Creek at the District" TIF project (apartments now called Alta 1900 Lofts). Public improvements associated with the TIF project were completed in late 2009-early 2010 and the Alta 1900 Lofts received a final certificate of occupancy in April 2010.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved a set of master design guidelines and mixed-income housing guidelines.

The TIF Board and City Council approved a development agreement with Texas Security Bank for the Turtle Creek Median district-wide improvement project dedicating up to $116,356 in TIF reimbursement for median and signage improvements along Turtle Creek Boulevard from Irving Boulevard to Market Center Boulevard. The median project was completed in 2013.

Also approved in FY 2012 was a development agreement with Friends of the Trinity Strand Trail to dedicate up to $400,000 for the design and engineering of the Trinity Strand Trail Soft Surface Trail Design Project. The proposed soft surface trail would be approximately 2 miles of decomposed granite trail mostly on top of the banks of the Old

Trinity Meanders extending from Farrington Street east of Medical District Drive, crossing below Wycliff Avenue, crossing Market Center Boulevard at street level and terminating at the Hi Line Drive trail plaza. Pedestrian bridges, low water crossings, and small plazas/overlooks will also be included in the design. The design study was completed in mid-2014.

During FY 2013, an expansion of the TIF district and plan amendment was approved by Ordinance Number 29037 to create two subdistricts within the Design District TIF District: (a) Design District Sub-District (original district boundary plus additional property along Slocum/Dragon Streets and Riverfront Boulevard) and (b) Market Center/Stemmons Sub-District (an expansion area to facilitate the redevelopment of the Dallas Apparel Mart site).

Two development agreements were also approved: 1) an agreement with Market Center Land, L.P., ("MCL"), an affiliate of Crow Holdings for the Apparel Mart Redevelopment Masterplan and 2) an agreement with Dallas Proton Treatment Center, LLC working in conjunction with MCL on a Phase I Dallas Proton Treatment Center (DPTC) project for a TIF funding dedication up to $7,025,000.

The multi-phased MCL master plan proposes medical/office, a hotel, residential, and mixed uses for the site bordered by Stemmons Freeway, Medical District Drive, Market Center Boulevard, and the Trinity Railway Express. The DPTC project experienced financial difficulties and has not moved forward. This TIF agreement authorization expired in December 2015.

During FY 2014, staff continued to work with PM Realty Group and the North Central Texas Council of Governments (NCTCOG) on the completion of the "Edison/Hi Line/Stemmons/Rail Transit Underpass Connection" project awarded funding in 2010.

The TIF Board adopted a set of "Guidelines for Wayfinding and Gateway Signage" to encourage consistency with signage improvements whether as a district-wide improvement or in conjunction with a development project.

In FY 2015, the TIF Board and City Council approved a development agreement for the Alexan Riveredge project dedicating up to $7,800,000 in TIF reimbursement for public infrastructure and an economic development grant in support of the project. The Board also held preliminary discussions on potential district-wide funding requests and approved a general process and set of criteria for evaluating those requests.

Initial projects within the District completed, under construction or in the development stage are shown in the table below. During FY 2017, staff also had discussions with development groups on other prospective projects including a TIF application under review for the Virgin Hotel project.

Design District TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
1525 Turtle Creek at the District (*now* Bell Design District)[7]	1500 Block of Turtle Creek Blvd. at Oak Lawn Ave.	2010	Complete	214 residential units	$39,989,970	$4,402,000*
Alexan Riveredge[8]	150 Turtle Creek Blvd.	2017	Complete	309 residential units	$40,124,160	$7,800,000
Virgin Hotel (Dunhill Partners)	1909 Hi Line Dr.	2019	Sitework	268 hotel rooms	$54,000,000	TBD
			Subtotal	**523 units; 268 hotel rooms**	**$134,114,130**	**$12,202,000**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
International on Turtle Creek	150 Turtle Creek Blvd.	2006	Complete	157,640 square feet showroom & retail space	$14,500,000	$0
Trinity Lofts & Work/Live Showrooms	1403 Slocum St. & 1430 Dragon St.	2007	Complete	~92 units & 28,063 square feet showroom (164,030 square feet total)	$17,865,330	$0
Alta Design District	1531 Inspiration Dr.	2009	Complete	309 residential units	$45,000,000	$0
Alexan Design District (*now* Camden Design District)	1551 Oak Lawn Ave.	2009	Complete	355 residential units	$58,409,040	$0
Green Zone, arts venue	161 Riveredge Dr.	2008	Complete	2,520 square feet performance space	$853,740	$0
Dallas Contemporary [6]	161 Glass St.	2010	Complete	6,000 square feet office space & 11,000 square feet gallery space for Center; & 22,000 square feet office/retail for tenants	$2,583,670	$0
1400 Hi Line	1400 Hi Line Dr.	2012	Complete	314 residential units; 29,000 square feet retail	$90,000,000	$0
Avant Apartments	1955 Market Center Blvd.	2013	Complete	301 residential units	$47,500,000	$0

Renaissance Hotel Conference Center expansion	2222 N. Stemmons Frwy.	2014	Complete	50,000 square feet meeting space	$11,700,000	$0
Alta Strand	1931 Market Center Blvd.	2017	Complete	400 residential units	$54,396,000	$0
Hotel/Apartments (Dunhill Partners)	1645 & 1700 Stemmons Frwy.	2020	Planned	250 hotel rooms; 100 apartments	$51,000,000	$0
Office Tower (Dunhill Partners)	1605 & 1615 N. Stemmons Frwy.	2021	Planned	240,000 square feet office space	$45,000,000	$0
			Subtotal	**1,871 units; 214,703 square feet retail/showroom; 13,520 square feet gallery/arts venue; 298,000 square feet office; 50,000 square feet hotel space; 250 hotel rooms**	**$438,807,780**	$0
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**2,394 residential units; 214,703 square feet retail/showroom; 13,520 square feet gallery/arts; 298,000 square feet office; 50,000 square feet hotel space; 518 hotel rooms**	**$572,921,910**	**$12,202,000**

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.

[5] Selected significant projects included.

[6] Tax-exempt property. Amount shown is approximate investment in improvements.

[7] Per the TIF program requirements when the development agreement was executed, the project provided 20% of units as affordable during the time period December 2009 – December 2012.

[8] Per current TIF program mixed-income housing requirement, the project will provide at least 20% of units as affordable.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, as part of TIF funding, a total of 523 units have been built to date and 62 are currently set-aside as affordable. Bell Design District had previously included 43 affordable units from 2009 to 2012; however, there was a provision in the agreement allowing a buyout of the remaining affordability period. The buyout totaled $524,600 and those funds been dedicated towards offsetting the cost of affordable units for the Alexan Riveredge project in the District. The buyout option is no longer included in TIF development agreements and deed restriction provisions are now being added to secure affordable housing.

A total of 1,894 residential units have been completed overall. Another 500 units are under construction or planned without any TIF subsidy or affordable units anticipated.

District Initiatives

The City and community partners have District-wide initiatives have been ongoing. The Trinity Strand Trail (formerly known as the Old Trinity Trail) Master Plan improvements are an integral part of attracting new mixed-use development in the Trinity River corridor and creating a vibrant neighborhood with recreational opportunities in the Design District area. A total of over $16 million has been raised to date including the value of land donations.

Two trailheads are complete at Hi Line Drive (by the river channel and the Turtle Creek Plaza and trailhead along Turtle Creek Boulevard between Market Center and Irving Boulevards. A Phase 1, 2.5-mile concrete trail (main/spine trail) running along the old Trinity River from Stemmons Freeway to Medical District Drive officially opened in 2015. In addition, $400,000 in TIF funds were utilized for the design of a soft surface trail that would parallel the Phase I concrete trail on the opposite banks. Those plans were completed in mid-2014.



In 2017, the "Dallas Circle of Heroes" memorial was dedicated along the trail located at 1350 Manufacturing Street under the leadership of Jim Lake Companies as a tribute to the fallen police officers in an ambush that occurred in downtown Dallas on July 7, 2016.

The Hi-Line Drive pedestrian improvement project is now complete. The project was funded through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's 2006 Sustainable Development Program. The improvements were constructed concurrently with TIF public improvements as part of the "1525 Turtle Creek at the District" project. As part of the developer's TIF reimbursement $207,447 in local match funds leveraged $829,789 in grant funds for a total project cost of $1,037,236.

The Edison/Hi Line/Stemmons/Rail Transit Underpass Connection project is complete. The $1.4 million pedestrian improvement project was part of the 2009 North Central Texas Council of Governments (NCTCOG) Sustainable Development (SD) Call for Projects. PM Realty Group was the private sponsor with the 1400 Hi Line mixed use development and provided the 20% local match, $287,766 of the total project cost of $1.4 million. The public infrastructure improvements included pedestrian and crosswalk improvements along Edison Street between Stemmons Freeway and Hi Line Drive, along southbound Stemmons frontage road and improvements to the underpass of Hi Line Drive under Stemmons Freeway. These improvements built on the 2006 SD Hi Line Drive improvements to create a stronger connection to the Victory DART Light Rail and TRE train stations and further enhance the gateway from downtown/Victory into the Design District.

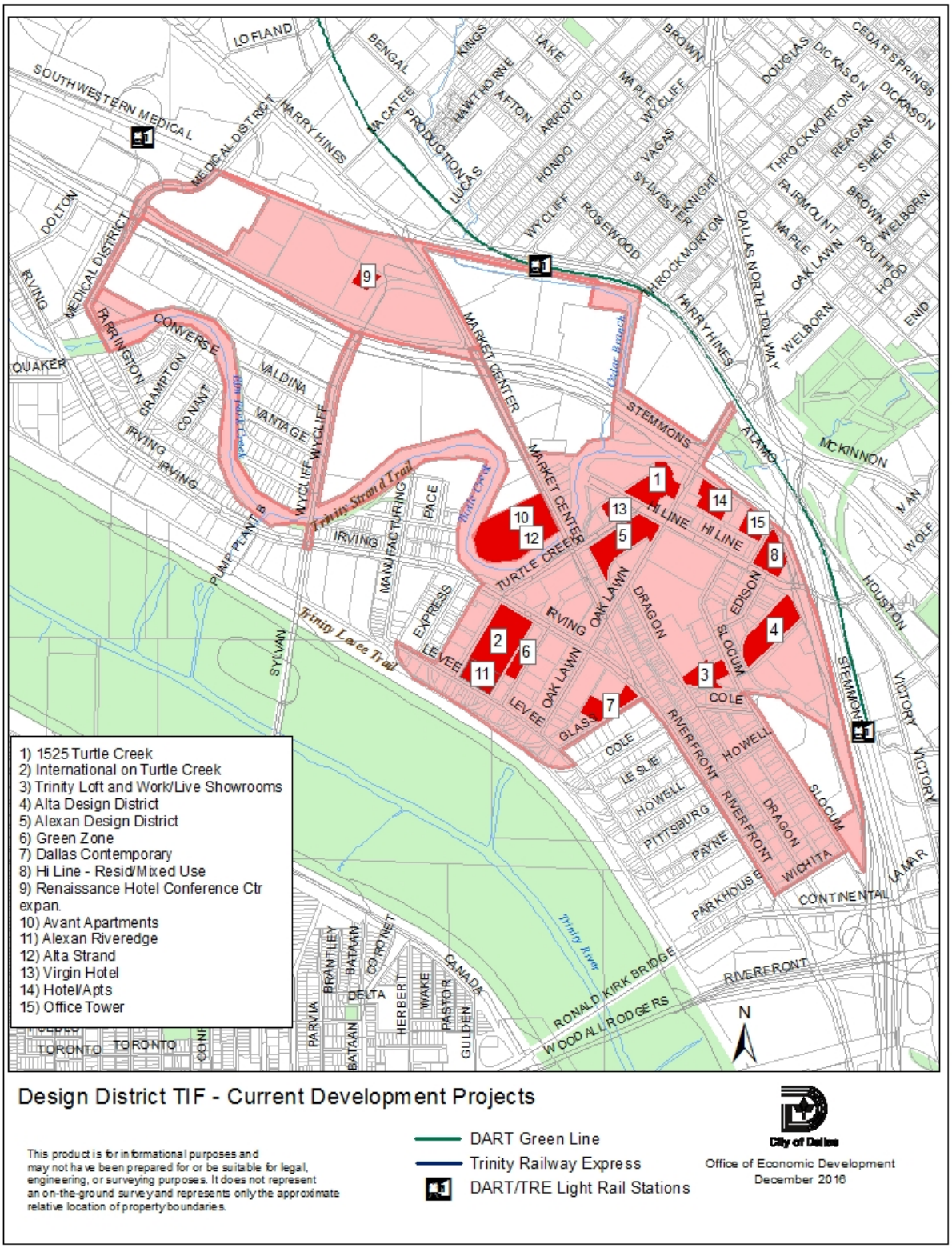
Currently the Friends of the Trinity Strand Trail is working with the City to explore funding for future phases that would connect to the medical center area and connections with the Katy Trail. In addition, there has been dialogue with the Friends of Reverchon Park on the feasibility of connecting Reverchon Park to Stemmons Park and the Trinity Strand Trail via the existing culverts underneath the Dallas North Tollway and Harry Hines Boulevard.

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Trinity Strand Trail Master Plan. Public/private partnership including the non-profit Friends of the Trinity Strand Trail.	To create a fully assessable hike, bike, and jogging trail system along the course of the original Trinity River as it winds northwest of downtown. Approximately 7.8 miles. Total cost estimated at $30 million. Phase 1 includes 2.5 miles of concrete trail from Stemmons Freeway to Farrington Drive,	*Underway.* The Master Plan for Trinity Strand Trail was adopted in December 2004 by the Dallas' Park & Recreation Board. City bond funds are committed and private fundraising continues. Construction began in 2013 on Phase 1, 2.5 miles of concrete trai and was completed in 2015. The trailhead at	$1 million for design and match for federal funds.	2003 Bond Program
			$2.5 million for trail development	2006 Bond Program
			$3.36 million for trail design & construction	2012 Bond Program
Trinity Strand Trail Master Plan *continued*			$4,536,039 *(required local match $1,134,010 part of City bond funds)*	NCTCOG funds – Regional Toll Revenue (RTR) initiative

	connecting to the Trinity River via Sylvan Ave.	Turtle Creek Plaza was completed in May 2010 and the Hi Line trailhead was completed summer 2009. 2012 bond funds allocated are for design and construction of a trail segment between IH35/Oak Lawn and Inwood Road. TIF funding for the design of a soft surface trail to parallel the Ph I concrete trail was approved in FY 12 and the design completed in 2014.	$1.1 million additional funds raised. Land donations valued at $4.2 million will benefit and assist with linkage of the Trinity Strand and Katy Trails TIF funding up to $400,000 from district wide improvement funds.	Individuals and foundations, including Eugene McDermott and Hoblitzelle Foundations and Texas Parks and Wildlife grant TIF funds
Turtle Creek Boulevard Public Improvements	Design and construction of street paving, storm drainage, water and wastewater improvements on Turtle Creek Blvd. from Market Center Blvd. to Levee St.	*Completed in fall 2009.*	$3,587,746	2003 Bond Funds & Water Utilities Capital Funds
Regional Transportation Council (RTC) Sustainable Development Program – Design District TIF Walking/Bike Improvements	Pedestrian improvements will be constructed along Hi-Line Dr. between Stemmons Frwy. & the Trinity Meanders	*Complete.* Funding approved by the RTC in 2006. Interlocal Agreement approved by City Council, June 2008. Design completed September 2008. Improvements completed summer 2009	$1,037,236 total includes: $829,789 $207,447	 RTC funds TIF funds
Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Edison/Hi Line/ Stemmons/Rail Transit Underpass Connection	Pedestrian improvements along Edison St. between Stemmons Frwy. and Hi Line Dr. and along Stemmons frontage and Hi Line passing under Stemmons Freeway toward the Victory DART Light Rail & TRE stations.	Project was selected by the RTC in June 2010. *Construction has been completed in 2013.*	$1,438,829 total includes: $1,151,063 $287,766	 RTC funds Private local match

Trinity River Corridor Project	Multi-faceted project involving transportation, flood protection, and recreational improvements. Several projects are adjacent or close to the TIF district (*shown on the right*)	*Complete:* Margaret Hunt Hill Bridge Sylvan Bridge (2014) Riverfront Blvd improv. (2014-17) Continental Bridge pedestrian/bike (2014)	$120 million $42 million $42 million $10.6 million	Multiple funding sources incl. private TXDOT City/County/NCTCOG City/private

TIF District Development Project Map



Value and Increment Summary

The Design District TIF District's assessed 2017 taxable value was $769,691,650 for the district as amended in 2013. This represents an increase of $487,817,897 or 173% over the base years (2005 and 2013) value and an increase of 17% over last year's final value. For the individual sub-districts, the Design District Sub-District 2017 taxable value was $607,234,100, an increase of 213% of the base year and the Market Center/Stemmons Sub-District taxable value was $162,457,550 an increase of 85% over the base year.

The positive increase in the District's tax base can be attributed on an approximate percentage basis for the Design District Sub-District to new construction (75%), property transactions (9%), and appreciating property values (16%). For the Market Center/Stemmons Sub-District on an approximate percentage basis the increase is attributed to new construction (95%) and appreciating property values 5%).

The TIF District anticipates collecting approximately $4,051,308 in incremental tax revenue for tax year 2017.

Objectives, Programs, and Success Indicators

The final Design District Project Plan and Reinvestment Zone Financing Plan was adopted in April 2006 and amended in June 2013. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Design District TIF District totaling approximately $1 billion.
  Nearly $573 million in new investment is completed, underway or planned (57% of the goal)

- To attract new private development in the District totaling approximately 1.4 million square feet of retail/showroom/gallery space, 500,000 square feet of office space, 550 hotel rooms, and 4,500 new residential units.

  Approximately 2,394 residential units, 214,703 square feet of new or upgraded retail/showroom space, 13,520 square feet of gallery/arts space, 298,000 square feet of office space, and 518 hotel rooms are completed, under construction or planned. (53% of the residential, 16% of the retail, 60% of the office, and 94% of the hotel room goal.)





Alta Strand apartments opened this year adjacent to the Trinity Strand Trail

- To reach ridership at the future DART Market Center light rail station averaging 2,500 riders per weekday by 2017.



This portion of the DART Green Line including the Market Center station opened in December 2010. During the first year of operations average daily ridership was 281. The annualized ridership for FY 2017 is 185,315, according to DART. This represents an 143% increase over the base year (FY 2011) and 8% increase from last year. Average daily ridership is 603, a 10% increase from last year.

Market Center DART Station

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Market Center	76,100	-	-
FY 2012	Market Center	114,455	50.40%	50.40%
FY 2013	Market Center	146,936	28.8%	93.08%
FY 2014	Market Center	159,901	8.82%	110.12%
FY 2015	Market Center	167,167	4.54%	119.67%
FY 2016	Market Center	171,517	2.60%	125.38%
FY 2017	Market Center	185,315	8.04%	143.51%

- To improve the access and connections to the DART light rail system within the Design District TIF District.

  Streetscape and open space improvements constructed as part of the approved "1525 Turtle Creek at the District' project have provided more pedestrian accessibility in the northern gateway of the District. Improvements completed this year near Edison Street and Hi Line Drive connecting through the underpass at Stemmons Freeway will provide improved access from the District to the Victory DART Light Rail and TRE Stations. The expansion of the TIF district boundary in 2013 may also facilitate future opportunities to connect to multiple stations.

- To support the conversion of the Design District area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood that complements the Victory development and the Trinity River Project.

  Mixed-use projects like the completed Trinity Lofts and others in the planning stages show positive movement for the District. The Trinity Lofts project was a mixture of new construction and conversion – the site previously had an 88,000-square foot warehouse/office and was redeveloped into 164,030 square feet of residential and showroom space. For other projects in the district approximately 219,676 square feet of space was demolished for new residential construction/showroom upgrade and 196,640 square feet of space converted into upgraded showrooms or new retail, gallery and office uses.

  Some former showroom buildings or vacant commercial properties have been repurposed for new uses including restaurants, a coffee house, and Bowl Lounge (bowling alley).



New restaurant space at the Decorative Center along Oak Lawn Avenue at Hi Line Drive including Wheelhouse (left) and an artistic entrance to outdoor patio for dining (right) for both Wheelhouse and Sassetta restaurants

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail, in the District.

  The Master Plan for the Trinity Strand Trail has been adopted and initial funding of over $12 million for design and trail development has been secured. Two trailheads are now completed at Turtle Creek Plaza along Turtle Creek Boulevard between Market Center and Irving Boulevards and at the western end of Hi Line Drive (by the river channel). Construction of Phase I of the trail from Stemmons Freeway to Medical District Drive was completed and the trail officially opened in 2015. The design project for a soft surface trail to parallel the Phase I concrete trail was completed in 2014. A civic plaza at Oak Lawn Avenue and Hi Line Drive has also been completed as part of the "1525 Turtle Creek at the District" project. Funding for additional phases of the trail to connect to the medical center area and Katy Trail is being explored.

- To generate approximately $76.9 million (net present value) in increment over 20 years of collections.

  The District's 2017 total taxable value of $769,691,650 for the amended district. The revised budget figure of $76.9 million was approved in a 2013 plan amendment and 2014 was the first year that expanded areas began generating increment. The estimated collection for 2017 is $4,051,308. Total collections (NPV) are currently 17% of the amended final plan goal.

Year-End Summary of Meetings

The Design District TIF District Board of Directors met once during the fiscal year from October 1, 2016 to September 30, 2017. The Board approved and forwarded one item to City Council.

The Board, based on amended composition, can consist of up to seven members, including six City of Dallas appointees and one Dallas County appointee. During FY 2017 the Board members were Ed Oakley – City Representative, Chair (1 of 2 meetings), Tayo Ayanlola, City Representative (2 of 2 meetings), Larry Bennett, City Representative, (2 of 2 meetings), Ryan Garcia (2 of 2 meetings), Mike Kutner, City Representative (2 of 2 meetings), and Rick Loessberg – Dallas County Representative (2 of 2 meetings).

During the fiscal year, the City Council approved three items associated with the Design District TIF District:

- On January 25, 2017, the City Council held a public hearing and passed Ordinance Number 30347 granting a granting the creation of a new subdistrict on property zoned Subdistricts 1 and 1C within Planned Development District No. 621, the Old

Trinity and Design District Special Purpose District at the southwest intersection of Inspiration Drive and North Stemmons Freeway. *Related to future mixed-use project.*

- On February 22, 2017, the City Council passed Resolution Number 17-0363 accepting the FY 2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On September 13, 2017, the City Council passed Resolution Number 17-1432 authorizing Supplemental Agreement No. 2 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. to add scope of work associated with the Trinity Strand Trail Phase II extending the existing Trinity Strand Trail running through the Dallas Design District and the Southwest Medical District north-northeast from the intersection of Market Center Drive and Turtle Creek to the Inwood Road DART Station - Not to exceed $157,475, from $447,000 to $604,475 - Financing: 2012 Bond Funds

Pending TIF Items

- Consideration of the FY 2016-2017 TIF District Annual Report and a recommendation to the City Council for approval.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. Below is the current TIF District budget:

Design District TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**TIF Budget[1]**	**Allocated[2]**	**Balance**
Design District Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$81,699,707	$12,525,000*	$69,174,705
Market Center/Stemmons Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$30,035,423	$0	$30,035,423
Trinity Strand Trail	$7,507,711	$400,000	$7,107,711
Administration and implementation[3]	$4,504,626	$353,428	$4,180,772
Total Project Costs	**$123,747,466**	**$13,248,856**	**$110,498,610**

[1] *Budget shown above in current dollars; TIF Project Plan shows the budget in net present value.*
[2]*Allocated amount includes $222,896 in interest accrued as of FY 2013 (September 30, 2013). No additional interest has accrued since.*
[3] TIF administration costs shown are expended or committed through FY 2017.

Design District TIF District Project Plan Budget	
Category	**TIF NPV Budget***
Design District Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$47,487,686
Market Center/Stemmons Sub-District: Paving & Streetscape Wayfinding & District Signage Water, Wastewater & Storm Open Spaces, Plazas, Portals, Civic Environmental Remediation & Demolition Utility Burial Economic Development Grants	$23,088,979
Trinity Strand Trail	$4,000,000
Administration and Implementation	$2,400,000
Total	$76,976,666
** As approved in the Project Plan and Reinvestment Zone Financing Plan.*	

Design District TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Phase I – 1525 Turtle Creek Project development site public improvements	Spoor Electric & KDA Landscapes	$1,108,021	44.4%
Phase II & III – 1525 Turtle Creek Project district-wide improvements	John Burns Construction Company of Texas & Metheny Landscape Development	$3,473,759	30.2%
Turtle Creek Median Project	focusEGD & ArtOGrafx	$100,105	48.5%
Trinity Strand Trail Soft Surface Design Project	Bowman-Melton, Integrated; Environmental Solutions; Di Sciullo-Terry Stanton & Associates; and Jakan Engineering, PLLC	$387,495	39.8%
Alexan Riveredge	McPherson Electric, Inc Mission Site Services	$680,446	80.6%
Total		**$5,749,826**	**$2,292,250 (39.9%)**

FY 2017-2018 Work Program

The FY 2017-2018 work program includes:

- Continue coordination efforts for implementation of current development projects.
- Attracting $40 million in taxable value, including new development.
- Continue working with stakeholders on potential district wide improvements such as connections to trails and open space, signage and other projects benefiting the District.
- Investigate additional sources of funding for the District.

Appendix A – Financials

City of Dallas, Texas
Design District Tax Increment Financing District Fund
Reinvestment Zone Number Eight
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$63,204	Interest Income
$3,108,706	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$0	Affordable Housing Buyout
$3,171,910	Total Revenue

2. Amount and purpose of expenditures from the fund:

$29,573	Administrative Expense
$0	Non-Capital outlay
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$29,573	Total Expenditures

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Design District TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement with Alta Block 1500, LLC for the development of the "1525 Turtle Creek at the District" project in the TIF in an amount not to exceed $4,402,000 plus additional subsidy in form of grant (in lieu of interest) on certain public improvements. The developer was fully reimbursed in fiscal year 2014.

c. The Zone authorized a development agreement with Dallas Proton Treatment Center, LLC for the development of the Dallas Proton Treatment Center in an amount not to exceed $7,025,000; however, the authorization expired in December 2015.

d. The Zone entered into a development agreement with AR Apartments, LLC for the development of the "Alexan Riveredge" project in the TIF in an amount not to exceed $7,800,000 with reimbursement to begin upon completion of all documentation.

4 The zone has reimbursed the following obligations from available TIF funds as of September 30, 2017:

Project	Advance Principal	Accrued Add'l Subsidy **(1)**	Less Payments	Total (P & I) Outstanding
1525 Turtle Creek Project	$4,402,000	$222,896	$4,624,896	$0
Total	$4,402,000	$222,896	$4,624,896	$0

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017 *	Base Year 2005 Value	Est. Captured Value 2017**
City of Dallas	$769,691,650	$281,873,753	$487,817,897
Dallas County-Zone A & B	$607,234,100	$193,915,663	$413,318,437
Dallas County-Mkt. Center/Stemmons SD	$162,457,550	$87,958,090	$74,499,460

* 2017 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment****
City of Dallas	0.70236	$3,426,238
Dallas County-Zone A & B	0.13371	$552,627
Dallas County-Mkt. Center/Stemmons SD	0.09724	$72,443
Total for all Jurisdictions	$0.93331	$4,051,308

***City of Dallas participates at 90% for zone A & B for tax years 2008-2023 and 90% for Market Center/Stemmons for tax years 2014-2027. Dallas County participates at 55% for zone A & B for tax years 2008-2023 and 40% for Market Center/Stemmons sub-district for tax years 2014-2027.

****The District began collecting increment in 2009.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $4,051,308. For the 2016 tax year, increment in the amount of $3,108,706.22 was received.

City of Dallas, Texas
Design District Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, 2013, and 2012 (Audited)

	2017	2016	2015	2014	2013	2012
Assets:						
Pooled cash and cash equivalents	$10,380,298.98	$7,253,264	$4,613,287	$2,467,791	$1,126,233	$740,193
Interest receivable	$25,079.53	$9,778	$5,510	$2,592	$1,317	$1,276
Total assets	$10,405,379	$7,263,042	$4,618,797	$2,470,383	$1,127,550	$741,468
Liabilities and Fund Balance (Deficit):						
Liabilities:						
Accounts and contracts payable	$0	$0	$0	$0	$17,428	$0
Due to general fund	$11,135	$11,135	$11,135	$11,135	$11,135	$0
Total liabilities	$11,135	$11,135	$11,135	$11,135	$28,564	$0
Fund Balance (Deficit):						
Fund Balance (Deficit)	$10,394,243	$7,251,906	$4,607,662	$2,459,248	$1,098,986	$741,468
Total Liabilities and Fund Equity	$10,405,379	$7,263,042	$4,618,797	$2,470,383	$1,127,550	$741,468
	$0	$0	$0	$0	$0	$0

Design District Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, 2013, and 2012 (Audited)

	ITD	2017	2016	2015	2014	2013	2012
Revenues:							
Tax increment-Governmental	$12,838,866	$2,639,115	$2,213,363	$1,844,597	$1,589,921	$1,191,274	$950,774
Tax increment-Intergovernmental	$2,317,352	$469,592	$401,192	$320,286	$291,020	$220,252	$180,059
Interest income	$202,008	$90,501	$47,841	$21,469	$8,986	$5,454	$3,812
Affordable Housing Buyout	$524,600	$0	$0	$0	$0	$524,600	$0
Net increase (decrease) in fair value of investments	($17,029)	($27,297)	$739	$9,755	($1,204)	($428)	($96)
Total revenues	$15,865,798	$3,171,910	$2,663,134	$2,196,107	$1,888,723	$1,941,151	$1,134,550
Expenditures:							
Administrative expenses	$353,428	$29,573	$18,890	$34,240	$30,285	$54,321	$50,483
Non-Capital Outlay	$451,319	$0	$0	$13,453	$437,692	$0	$0
Capital outlay	$4,443,911	$0	$0	$0	$60,485	$1,495,747	$808,297
Interest and fiscal charges	$222,896	$0	$0	$0	$0	$33,566	$72,365
Total expenditures	$5,471,554	$29,573	$18,890	$47,693	$528,461	$1,583,634	$931,145
Excess (Deficiency) of Revenues over Expenditures	$10,394,243	$3,142,337	$2,644,244	$2,148,414	$1,360,262	$357,518	$203,404
Fund balance (Deficit) at beginning of year as previously reported	$0	$7,251,906	$4,607,662	$2,459,248	$1,098,986	$741,468	$538,064
Fund balance (deficit) at end of year	$10,394,243	$10,394,243	$7,251,906	$4,607,662	$2,459,248	$1,098,986	$741,468

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Design District Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed 4,504,626 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $11,135 at September 30, 2017 represents prior year TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City

Appendix B – Financial Obligations Estimated Payoff

The Alexan Riveredge project is the only outstanding developer obligation for up to $7,800,000. A portion of the subsidy, $150,000 is pending a plan for a trail connection that is part of district-wide set aside funds. The $7,785,000 net obligation can be reimbursed with available funds once the project has submitted all required documentation.

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Design District TIF District currently provides for 20% of any district increment, after administrative expenses, to be set aside for District-Wide Improvements. However, if the annual balance in the District-Wide Improvement Set-Aside exceeds $500,000; the TIF Board may evaluate whether to reduce this percentage set-aide in any given year. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

The balance for the district-wide set aside as of the end of FY 2017, totals $2,225,916. The only commitment at this time is $150,000 set aside for a trail connection as part of the Alexan Riveredge project.

Potential uses of the funds based on stakeholder and TIF Board over the last several years include:

- Gateway signage for Riverfront Boulevard near Parkhouse at the western entrance to the District estimated at $200,000.
- Potential Levee Street connection points into the Trinity River Corridor, cost TBD.
- Friends of the Trinity Strand Trail requests, TBD
- Virgin Hotel project pending request to include an extension of streetscape improvements and utility burial along Hi Line Drive, $2.2 million.

The intent is to leverage TIF funds as a match for other funding.

AGENDA ITEM # 32

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	13
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	26 P T and U

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25964 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District). On December 14, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26181, as amended.

The Vickery Meadow TIF District's 2016-2017 assessed taxable value was $486,131,430. This represents an increase of $321,352,340 (195%) over the 2005 base year value and an increase of $60,286,380 (14%) over the taxable value for 2016. The increase over the previous year's taxable value is largely attributed to new construction and leasing at The Shops at Park Lane. With the participation of the City and Dallas County, the increase over the base year value will result in the collection of approximately $2,441,330 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District, by Ordinance No. 25964, as amended.

On December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended.

On January 18, 2018, the Vickery Meadow TIF Board of Directors recommended the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 18, 2018, the Vickery Meadow TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 201-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nine, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

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

Exhibit A

Vickery Meadow TIF District
FY 2016-2017
Annual Report



(Source: Northwood Retail, LLC)

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1690
http://www.dallas-ecodev.org/area_redevelopment.html/

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Nine
Vickery Meadow Tax Increment Financing District

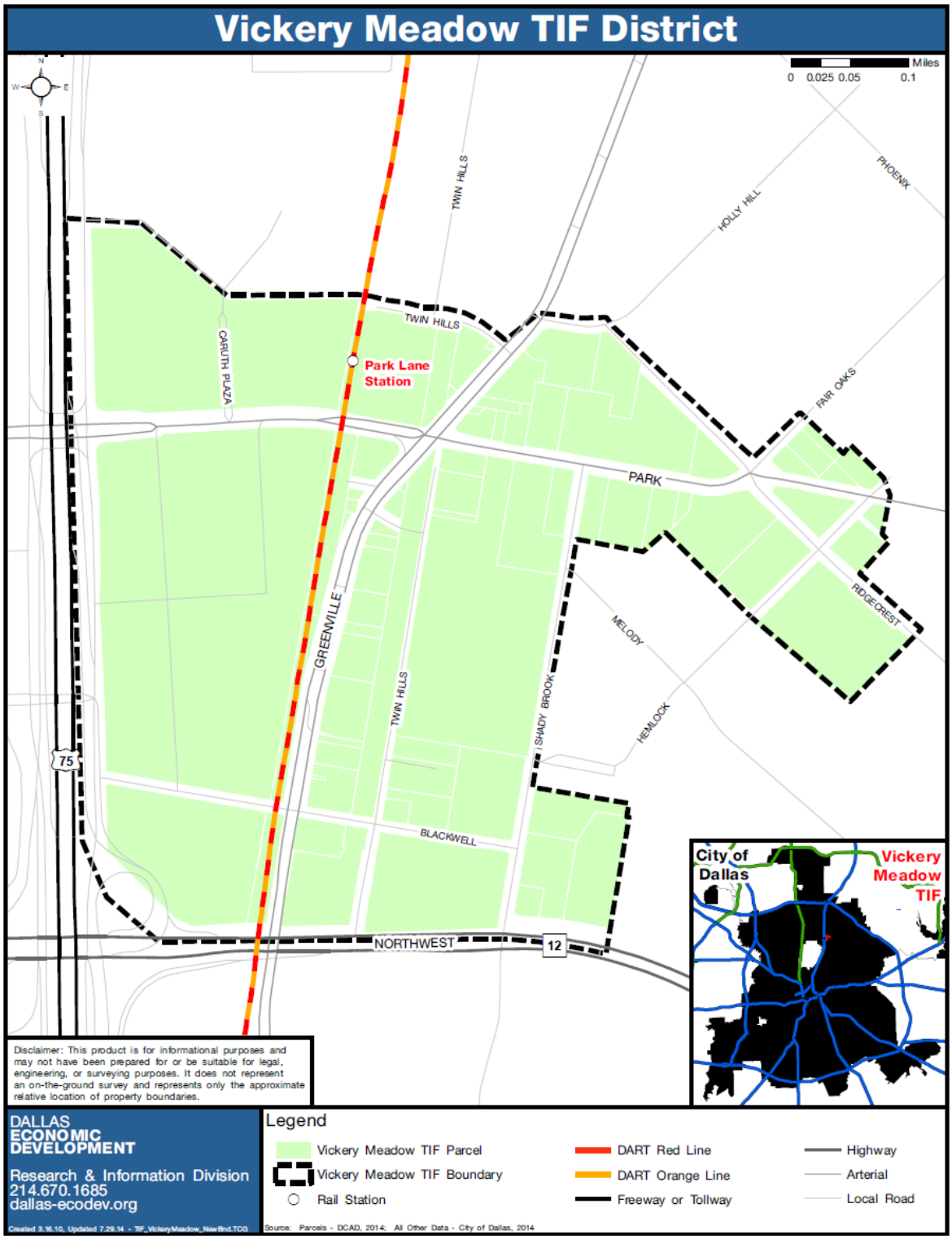


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Mission Statement

The Vickery Meadow Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the expanding DART light rail system, to promote transit oriented development and to implement appropriate urban design standards. The mission of the Vickery Meadow TIF District is to provide a source of funding to enhance private investment in the real estate market for the Vickery Meadow TIF District area.

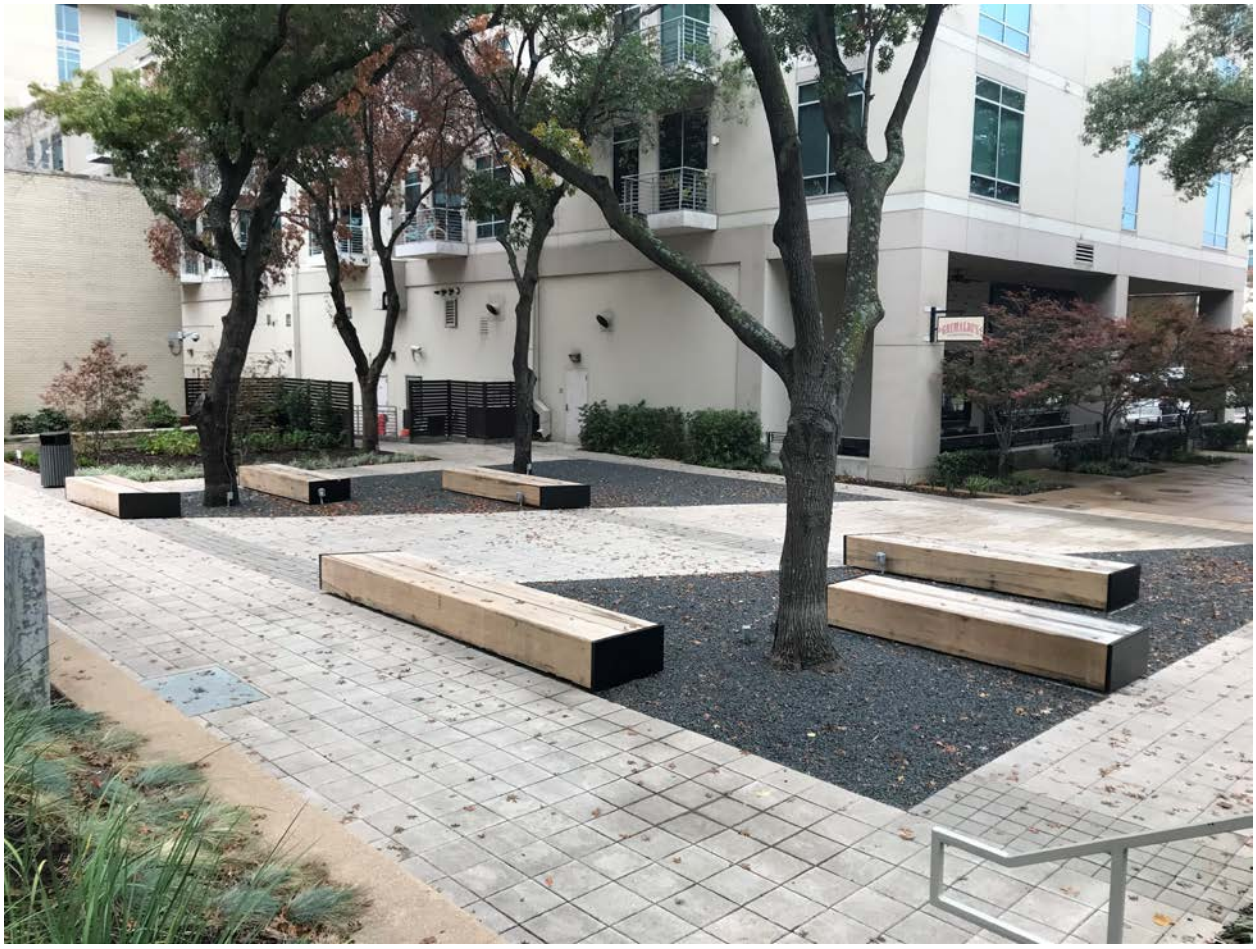
The Dallas City Council established the Vickery Meadow TIF District by Ordinance Number 25964 on April 27, 2005. The Vickery Meadow TIF District took effect on January 1, 2006, and will terminate on December 31, 2027, (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $33.4 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 80%, and the County's participation is 55% of taxes generated by the properties within the district by the respective taxing jurisdictions.

District Accomplishments

The District was established to facilitate the creation of a catalyst mixed-use development on North Central Expressway and Park Lane (The Shops at Park Lane) and to, ultimately, stimulate redevelopment activities within the District's remaining areas, including the area generally known as "Five Points" (located generally around the intersection of Park Lane, Ridgecrest Road and Fair Oaks Avenue).



In FY 2016-2017, Eddie Bauer, Torrid, I Love Juice Bar, Laser Away, DSW Designer Shoe Warehouse and Vitaliv Infusions Therapies opened. In addition, Northwood Retail, LLC also completed leasing of a five story, Class A mixed-use development (Block A) during FY 2016-2017. Its build-out includes approximately 35,000 square feet of retail space, 122,000 square feet of office space, 176 parking spaces (100 underground and 76 surface parking) and a community park (10,000 square feet). The main courtyard serving the office buildings was completely renovated, including new wooden benches and landscaping.



With these openings and improvements, the center achieved the following lease rates:

- Retail space – 96.0% leased
- Office space – 93.0% leased
- Residential space – 92.0% leased

Sales activity at The Shops at Park Lane continues to be strong as most of its retailers perform in the top 20% of their national sales averages.

Construction of 179 apartments on the second residential component at Galleries of Park Lane began leasing at end of 2016, consisting of 246 apartments. Block A is the first component of The Shops at Park Lane's second phase.

In September 2017, Northwood announced plans for the construction of an 11-story, 340,000 square foot office tower located at 8010 Park Lane (north of the community park). This development will include ground floor retail space in addition to the office space.



Galleries at Park Lane Apartments
(Source: Northwood Retail, LLC)

Additionally, the first phase of Half Price Books, Records, Magazines, Inc.'s multi-phase plan to redevelop the former Parker Plaza site was completed in 2015. It included the demolition of two dilapidated structures and the conversion of a vacant warehouse into a REI sporting goods store that contains 34,296 square feet of retail space. Although Half Price Books has not determined when construction on the second phase will commence, the company is marketing the project to include 16,184 square feet of retail/restaurant space and 335 parking spaces just north adjacent to REI.



The REI sporting goods store that was built as part of Half Price Books' multi-phase plan to redevelop the former Parker Plaza site
(Source: Dallas Office of Economic Development)

Past, Current and Anticipated Projects

Projects Within TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Status**	**Year Complete**	**Units/Square Feet[2]**	**Approximate Investment/ Assessed Value[3]**	**TIF Investment[4]**
"The Shops at Park Lane" Phase I	SE corner of Park Lane and Central Expressway	Phase I construction is complete	2009	585 apartment units; 666,524 square feet* of retail space; 383,640 square feet of office space; and parking	$292,971,470 (assessed value)	$20,000,000 (principal); $13,000,000 (interest)
Half Price Books Mixed-use Project Phase II	6730 Shady Brook Lane	Planned	TBD	Approximately 6,184 square feet of retail/ 10,000 office space	$3,100,000 (approximate planned investment)	TBD
Total				**585 apartment units; 672,708 square feet of retail/restaurant space; 393,640 square feet of office space; parking**	**$292,971,470 (assessed value)** **$3,100,000 (approximate planned investment)**	**$33,000,000**

[1] *All information updated as of September 30, 2017.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[4] *Principal amount not to be exceeded per the development agreement; total interest estimated based on conservative increment collections.*

Projects Within TIF District That Are Not Utilizing TIF Funding[1]						
Project	**Location**	**Status**	**Year Complete**	**Units/Square Feet[2]**	**Approximate Investment/ Assessed Value[3]**	**TIF Investment**
Half Price Books Mixed-use Project Phase I	5929 and 5905 East Northwest Highway	Phase I Complete	2015	Approximately 34,296 square feet of retail space, and Starbucks location	$8,700,220 (assessed value)	$0
Library (Acacia Apartments' former site)	8255 Park Lane	Planned	TBD	TBD	$1,575,800 (planned investment; non-taxable)	TBD
DART Park Lane light rail station (Red and Orange Lines)	8169 Park Lane	Complete	1997	1,200 parking spaces	$3,836,900 (market value; non-taxable)	$0
Total				**34,296 square feet of retail/restaurant space; 1,200 parking spaces**	**$8,700,220 (assessed value)**	**$0**

[1] *All information updated as of September 30, 2017.*

[2] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Vickery Meadow Improvement District (VMID) – TREC 2006 Community Grant	The Real Estate Council (TREC) of Dallas awarded a grant to be used to create a Planned Urban Design (Neighborhood Plan) for the Vickery Meadow Community	Organizational stages. James Harwick + Partners, Inc. architectural design firm was hired to complete the plan. The plan was completed in 2009 and was adopted by the VMID Executive Board January 15, 2010.	$78,000 total Includes: $50,000 $28,000	TREC of Dallas VMID funds
The Real Estate Council Foundation, McCormack, Baron Salazar (MBS) – Economic Development Action Plans	The Real Estate Council Foundation and private donations provided financial support to engage McCormack Baron Salazar to develop action plans for economic development in three City Council designated areas: 1. Lancaster Corridor 2. South Dallas/Fair Park 3. Five Points in Vickery Meadow	The Development Action Plans by MBS were released in January 2011.	$750,000 min Includes: $275,000 $275,000 $200,000	The Real Estate Council Foundation of Dallas MBS Investment Private Donations
HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing	Community Challenge Planning Grant from HUD used for planning and preconstruction activities related to affordable housing and transit oriented development for 7 DART stations. Completed 5 area plans, including the Vickery Meadow area plan. Also funded preconstruction and design work for a mixed-use development anchored by a new VM branch library.	City Council authorized a professional services contract with Fregonese Associates, Inc. for the related planning activities on December 14, 2011. City Council authorized a professional services contract with DMA Development Company, LLC for the related activities on September 25, 2013	Total federal grant Amount: $2,225,000/ $2,670,000 overall Approximately $950,000 spent in for the Vickery Meadow TIF District including $445,000 as the local match	$505,000 HUD Funds $445,000 TIF Funds
Vickery Community Court Initiative at former Fire Station	6742 Greenville Avenue to repurpose for community court, associated offices, and lease space to serve Vickery Meadow Neighborhood	Undergoing zoning change to utility or government installation**- 6,453 sq. ft building for court, law and social service offices. And tenant lease space for office use**.	TBD	TBD

Value and Increment Summary

The Vickery Meadow TIF District's 2017 assessed taxable value was $486,131,430. This represents an increase of $321,352,340 (195.02%) over the 2005 adjustable base year value and an increase of $60,286,380 (14.2%) over the taxable value for 2016. The increase over the previous year's taxable value is largely attributed to appreciation of properties at The Shops at Park Lane and Half Priced Books. With the participation of the City and Dallas County, the increase over the base year value will result in FY 2017 collection of approximately $2,441,330 in total incremental revenue for the District.

Objectives, Programs and Success Indicators

The Vickery Meadow Final Project Plan and Reinvestment Zone Financing Plan were approved on December 14, 2005. The plans' development goals are provided below:

- Facilitate private development within the Vickery Meadow TIF District to stimulate and diversify the area's economy, eliminate unemployment or underemployment, and develop or expand business, transportation, and commercial activity.

  Approximately $466 million in private investment is planned as part of full build-out of The Shops at Park Lane. The project is anticipated to create 2,600 new jobs.

- Secure new private development consisting of at least 850,000 square feet of retail space, 200 hotel rooms, 625 residential units (rental and owner occupied), and 410,000 square feet of office space.

  The following progress has been made since the District's creation:

  - *Approximately 700,820 square feet of retail and restaurant space is complete. Collectively, this represents 82.4% of the goal.*

  - *0 hotel rooms have been built or are planned (0.0% of the goal)*

  - *585 residential units have been built offering various types of housing for sale and rental at the Shop of Park Lane. Collectively, this represents 93.6% of the goal.*

  - *383,640 square feet of office space has been built and another 16,453 square feet is being planned or converted into office space (97.6% of the goal).*

- Focus on traffic improvements and the redevelopment of properties within the Five-Points area as increment funds accumulate and can be supplemented with non-TIF sources.

  Staff is currently working with the Vickery Meadow Public Improvement District (PID) and other stakeholders to address these issues.

- Generate additional taxable value totaling approximately $322 million as a result of new private investment projects within the TIF District.

  The FY 2016-2017 taxable value for the Vickery Meadow TIF District increased by $261,065,960 over the base. (81.1% of the goal).

- Encourage the redevelopment of the "Park Lane" site and improve pedestrian connections between the existing DART Park Lane light rail station to increase density while providing enhanced urban design for the TIF District.

  The following progress has been made since the District's creation:

  – *Staff is working with DART and Northwood Retail, LLC to identify potential funding for the construction of a pedestrian platform that would extend from the light rail station to the south side of Park Lane.*

  – *Pedestrian connection improvements for the Park Lane Station and its surrounding vicinity can be improved.*

  – *Staff is investigating improved pedestrian connections between Park Lane and NorthPark Center.*

- Increase commuters' use of the DART Park Lane light rail station from 2,183 passengers per weekday in 2007 to 3,500 passengers by 2012.

  The annualized ridership for the Park Lane station is 742,749, according to DART. This represents an 8.58% increase over the base year (FY 2005) but down nearly 5% from last year. Average daily ridership is 2,256, a slight decrease from last year.

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2005	Park Lane	676,334	-	-
FY 2006	Park Lane	684,072	1.14%	0.00%
FY 2007	Park Lane	671,085	-1.90%	-1.90%
FY 2008	Park Lane	696,314	3.76%	1.79%
FY 2009	Park Lane	667,600	-4.12%	-2.41%
FY 2010	Park Lane	611,540	-8.40%	-10.60%
FY 2011	Park Lane	614,287	0.45%	-10.20%
FY 2012	Park Lane	733,605	19.42%	7.24%
FY 2013	Park Lane	904,555	23.30%	32.23%
FY 2014	Park Lane	860,738	-4.84%	25.83%
FY 2015	Park Lane	836,947	-2.76%	22.35%
FY 2016	Park Lane	780,084	-6.79%	14.04%
FY 2017	Park Lane	742,749	-4.79%	8.58%

- Generate approximately $32.2 million (2006 NPV) in increment over a 20-year period (approximately $52.6M in total collections).

  Including the planned FY 2016-2017 collection, the Vickery Meadow TIF District NPV collections are $11.7M (36.3% of the goal) and $14.9M in total collections (28.3% of the goal).

Year-End Summary of Meetings

Based on amended composition the Vickery Meadow TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The board, which met four times during the fiscal year, consisted of the following members:

- Gay W. Donnell – City Representative (attended 4/4 meetings)
- Brian Driesse – City Representative (attended 4/4 meetings)
- Michon Fulgham – Chair and City Representative (attended 4/4 meetings)
- Jake Golvach – City Representative (attended 3/4 meetings)
- Douglas J. Lattner – City Representative (attended 3/4 meetings)
- Rick Loessberg – Dallas County Representative (attended 3/4 meetings)
- Raj Narayanan – City Representative (attended 0/3 meetings; term limited as of July 1, 2016)

The Dallas City Council approved one item during the fiscal year related to the District. The items are summarized below:

On February 22, 2017, City Council approved Resolution Number 17-0364, a resolution accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

Pending TIF Items

The Vickery Meadow TIF District’s pending items include the following:

- Approval of the FY 2016-2017 Annual Report

Budget and Spending Status

The Vickery Meadow TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The District budget and spending to date are provided on the following charts:

Vickery Meadow TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget[1]	Allocated[2]	Balance
"Park Lane" Project: Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non-project costs	$32,653,946	$32,653,946	$0
Five-Points Area Improvements: Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non-project costs	$16,326,973	$0	$16,326,973
Administration and Implementation[3]	$3,583,934	$356,394	$3,227,540
Total Project Costs	**$52,564,853**	**$33,010,340**	**$19,554,513**

[1] *Budget shown above in total dollars; TIF Project Plan shows the budget in net present value.*

[2] *Allocated amount includes the total amount of principle and interest estimated to accrue on this project.*

[3] *Administration and Implementation amount shown is through FY 2015-2016 and includes $50,000 for District audits through 2012 and $2,500 for consultant fees.*

Vickery Meadow TIF District Project Plan Budget (NPV Values)	
Category	**TIF Budget (NPV)***
"Park Lane" Project: - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, enhanced pedestrian area design & acquisition, engineering & design, non-project costs	$20,000,000
Five-Points Area Improvements: - Environmental remediation, interior/exterior demolition, street/utility improvements & relocation, streetscape improvements, land acquisition, park/plaza design & acquisition, DART related improvements, engineering & design, non-project costs	$10,000,000
Administration and implementation	$2,195,100
Total	$32,195,100

** As approved in the Project Plan and Reinvestment Zone Financing Plan in 2006 dollars.*

*** Budget is for the 20-year term of the District.*

Vickery Meadow TIF District M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Park Lane (Public Work – goal 25%)	Varies	$13,624,760	37.85% ($5,156,683)
Park Lane (Private Shell – goal 5%)	Varies	195,538,520	9.67% ($18,911,015)
Total		**$209,163,280**	**11.51% ($24,067,698)**

Vickery Meadow TIF District Affordable Housing Set-aside		
Budget*	**Allocated**	**Balance**
$1,000,000	$445,000	$555,000

** Funds deposited in the Vickery Meadow TIF District Tax Increment Fund by Harvest NPE, L.P. to support the development of affordable housing within the District in lieu of the developer constructing affording housing units as part of The Shops at Park Lane Project.*

FY 2017 Work Program

The FY 2017-2018 work program for the Vickery Meadow TIF District is as follows:

- Identify additional redevelopment sites, potential developers and continue to seek growth in the District through the attraction of mixed-use, high-density development.

- Provide assistance with the implementation of The Shops at Park Lane development project.

- Work with the DART, Vickery Meadow Public Improvement District and other entities on improvement initiatives for the Vickery Meadow area.

- Investigate additional funding sources for District-wide improvements that include a pedestrian platform that would extend from the Park Lane Light Rail Station across Park Lane.

Appendix A – Financials

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District
Reinvestment Zone Number Nine
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following as part of the annual report on the status of the TIF District. Information is contained in detail on the financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$7,281	Interest Income
$0	Affordable housing payment
$1,980,740	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$1,988,021	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$41,820	Administrative Expense
$1,544	Non-Capital Outlay (1)
$1,025,351	Principal retirement
$880,649	Additional Subsidy in Form of Grant (in lieu of interest expense)
$1,949,364	**Total Expenditures**

(1) These expenditures were incurred for the following services:

TIF annual audit (fiscal year 2016)	$1,544
Other	$0
Total	$1,544

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:

Vickery Meadow TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The zone has reimbursed the following contingent obligations from available TIF funds as of September 30, 2017:

Developer	Project	Advance Principal	Accrued Add'l Subsidy **(1)**	Less Payments	Total Outstanding
Northwood PL Holdings, LLC	The Shops at Park Lane	$20,000,000	$8,803,716	($11,938,410)	$16,865,308
Total		$20,000,000	$8,803,716	($11,938,410)	$16,865,308

Reimbursement of the project's outstanding TIF-eligible project costs are subject to the availability of TIF funds.

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2005 Value	Est. Captured Value 2017*
City of Dallas	$486,131,430	$164,779,090	$321,352,340
Dallas County	$486,131,430	$170,131,750	$315,999,680

*2017 Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment***
City of Dallas	0.62432	$2,006,267
Dallas County	0.13371	$422,507
Total for all Jurisdictions	$0.75803	$2,428,774

***Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2027.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,428,774. For the 2016 tax year, increment in the amount of $1,980,740 was received.

7. Independent audits of the TIF for fiscal years 2007, 2008, 2009, 2010, 2011, and 2012, as approved by the board in an amount not to exceed 50,000, were completed by Grant Thornton LLP, the City's external auditors. Total cost for the audits was $34,900. The balance of the approved funds were used for an audit of fiscal year 2013. The TIF Board approved an additional amount of $20,000 for the audit of fiscal years 2014,and 2015. Audits for fiscal years 2013, 2014, and 2015 were conducted by Grant Thornton LLP. During the fiscal year 2016 audit, it was determined that audit was no longer needed because the TIF will not issue bonds. For the fiscal year 2016, audit fee is for partial service by Grant Thornton LLP.

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$733,483	$695,714	$680,407	$669,670	$1,146,374
Interest receivable	$1,851	$963	$852	$740	$771
Total assets	$735,334	$696,677	$681,259	$670,410	$1,147,145
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Due to general fund	$13,625	$13,625	$13,625	$13,625	$13,625
Total liabilities	$13,625	$13,625	$13,625	$13,625	$13,625
Fund Balance (Deficit):					
Fund Balance (Deficit)	$721,709	$683,052	$667,634	$656,785	$1,133,520
Total Liabilities and Fund Equity	$735,334	$696,677	$681,259	$670,410	$1,147,145
	$0	$0	$0	$0	$0

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$10,327,613	$1,636,005	$1,441,253	$1,199,674	$1,211,882	$1,109,114
Tax increment-Intergovernmental	$2,105,724	$344,735	$302,329	$237,223	$246,736	$195,403
Interest income	$103,802	$9,559	$8,449	$4,862	$3,470	$2,556
Affordable housing payment	$1,000,000	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($1,282)	($2,278)	($477)	$1,539	($639)	($2,367)
Total revenues	$13,535,856	$1,988,021	$1,751,553	$1,443,298	$1,461,449	$1,304,706
Expenditures:						
Administrative expenses	$356,394	$41,820	$20,535	$38,249	$43,184	$29,356
Non-Capital Outlay	$519,344	$1,544	$8,600	$10,200	$445,000	$10,000
Capital outlay	$0	$0	$0	$0	$0	$0
Principal retirement	$3,373,689	$1,025,351	$784,623	$404,412	$485,793	$219,413
Interest and fiscal charges	$8,564,720	$880,649	$922,377	$979,588	$964,207	$1,018,996
Total expenditures	$12,814,147	$1,949,364	$1,736,135	$1,432,449	$1,938,184	$1,277,765
Excess (Deficiency) of Revenues over Expenditures	$721,709	$38,657	$15,418	$10,849	($476,735)	$26,942
Fund balance (Deficit) at beginning of year as previously reported	$0	$683,052	$667,634	$656,785	$1,133,520	$1,106,578
Fund balance (Deficit) at beginning of year, as restated	$0	$683,052	$667,634	$656,785	$1,133,520	$1,106,578
Fund balance (deficit) at end of year	$721,709	$721,709	$683,052	$667,634	$656,785	$1,133,520

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Financial Notes

City of Dallas, Texas
Vickery Meadow Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $2,195,100 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. The TIF entered into a development agreement with a developer on December 14, 2005 to reimburse the developer for TIF eligible costs up to principal amount of $20.0 million plus accrued interest thereon, at an interest rate of 4.86%, for the construction of the Park Lane Project. The developer satisfied all contingencies as required by the terms of the agreement and the liability for the principal amount of $20.0 million plus the accrued interest was recorded in fiscal year 2008-09. The TIF began reimbursing the developer in fiscal year 2009-10. The developer obligation balance, including principal and accrued interest, outstanding at September 30, 2017 is $16,865,308.

6. "Due to general fund" amount of $13,625 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds

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7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations/Estimated Payoff

The Shops at Park Lane project is the only outstanding developer obligation for up to $1,285,071. The net obligation is estimated to be reimbursed in 2018 with available funds once the project has submitted all required documentation.

Vickery Meadow TIF District Obligations		
Project Obligations	**Allocated**	**Projected Year Reimbursement**
Shops at Park Lane	$22,970,358	2026
Projects must meet all provisions of executed Development Agreements prior to reimbursement.		

Vickery Meadow TIF District

Principal & Interest Calculation for Vickery Meadow TIF Reimbursement-Park Lane Project

Developer: Northwood PL Holdings, LLC (Agreement Assigned by Harvest Partners)

							Less: Payment			Balance Remaining	
DATE	**PERIODIC INTEREST**	**PRINCIPAL BALANCE**	**ACCRUED INTEREST BALANCE**	**PRINCIPAL + INTERST BALANCE**	**Available Funds**	**Principal**	**Remaining Interest thru Payoff**	**Estimated Outstanding Total Payment**	**Principal**	**Accrued Interest**	**Principal & Interest**
9/30/2015	$265,015	$18,436,284	$265,015	$18,701,299		$0	$0	$0	$18,436,284	$265,015	$18,701,299
6/15/2016	$657,362	$18,436,284	$922,377	$19,358,661	$1,707,000	$784,623	$922,377	$1,707,000	$17,651,661	$0	$17,651,661
9/30/2016	$253,736	$18,436,284	$253,736	$18,690,020		$0	$0	$0	$18,436,284	$253,736	$18,690,020
6/15/2017	$654,385	$17,651,661	$908,121	$18,559,782	$1,858,331	$950,210	$908,121	$1,858,331	$16,701,451	$0	$16,701,451
6/15/2018	$833,243	$16,701,451	$833,243	$17,534,694	$2,122,872	$1,289,629	$833,243	$2,122,872	$15,411,822	$0	$15,411,822
6/15/2019	$768,903	$15,411,822	$768,903	$16,180,725	$2,214,247	$1,445,344	$768,903	$2,214,247	$13,966,478	$0	$13,966,478
6/15/2020	$696,794	$13,966,478	$696,794	$14,663,272	$2,327,592	$1,630,798	$696,794	$2,327,592	$12,335,681	$0	$12,335,681
6/15/2021	$615,433	$12,335,681	$615,433	$12,951,114	$2,442,955	$1,827,522	$615,433	$2,442,955	$10,508,159	$0	$10,508,159
6/15/2022	$524,257	$10,508,159	$524,257	$11,032,416	$2,556,573	$2,032,316	$524,257	$2,556,573	$8,475,843	$0	$8,475,843
6/15/2023	$422,864	$8,475,843	$422,864	$8,898,706	$2,672,215	$2,249,351	$422,864	$2,672,215	$6,226,491	$0	$6,226,491
6/15/2024	$310,643	$6,226,491	$310,643	$6,537,134	$2,789,916	$2,479,274	$310,643	$2,789,916	$3,747,218	$0	$3,747,218
6/15/2025	$186,950	$3,747,218	$186,950	$3,934,168	$2,902,116	$2,715,166	$186,950	$2,902,116	$1,032,052	$0	$1,032,052
6/15/2026	$51,490	$1,032,052	$51,490	$1,083,542	$3,016,314	$1,032,052	$51,490	$1,083,542	$0	$0	$0
6/15/2027	$0	$0	$0	$0	$3,132,546	$0	$0	$0	$0	$0	$0
6/14/2028	$0	$0	$0	$0	$2,981,282	$0	$0	$0	$0	$0	$0
	$13,002,767		**$17,775,516**		**$32,723,958**	**$20,000,000**	**$5,318,697**	**$22,970,358**		**$2,527,399**	
							Total Paid	**$33,002,767**			

INTEREST RATE:	
Nominal Rate (Compounded S	**4.860%**
Effective Annual Rate	4.919%
Effective Daily Rate (used in calcu	0.0133%

Appendix C – District-wide Set Aside Funds

The Vickery Meadow TIF District does not have a district-wide improvement set-aside fund.

AGENDA ITEM # 33

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	34 T U X Y & 44 C

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 25965 on April 27, 2005, establishing Tax Increment Financing Reinvestment Zone Number Ten, (the Southwestern Medical TIF District). On January 11, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26204, as amended.

The Southwestern Medical TIF District's assessed 2017 tax value was $249,200,389, an increase of $181,789,335 over the base year value (183.6%) (increased from base value). The 2017 tax value increased $31,239,602 (14.3%) from the 2016 tax value. The total increment revenue collected in 2017 is expected to be $1,381,063. The actual construction that occurred in FY 2017 will be reflected on the FY 2018 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten, the Southwestern Medical TIF District by Ordinance No. 25965.

On January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District, by Ordinance No. 26204, as amended.

On January 22, 2018, the Southwestern Medical TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Ten, ("Southwestern Medical TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Southwestern Medical area pursuant to Ordinance No. 25965, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on January 11, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Southwestern Medical TIF District by Ordinance No. 26204, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 22, 2016, the Southwestern Medical TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Ten, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

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

Exhibit A

Southwestern Medical TIF District
FY 2016-2017
Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org.

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Ten
Southwestern Medical Tax Increment Financing District

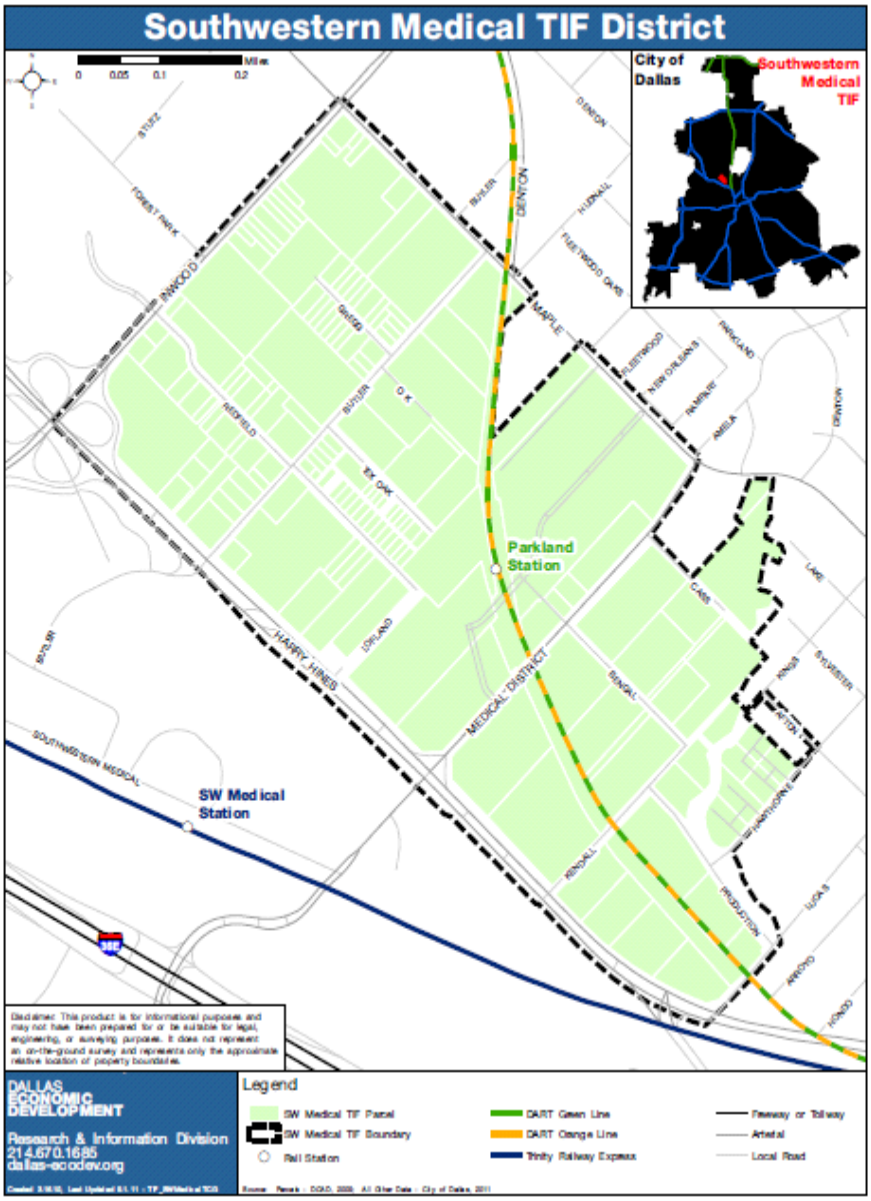


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Mission Statement

The mission of the Southwestern Medical Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Southwestern Medical TIF District area. The Southwestern Medical TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system, to promote transit oriented development, especially in areas that are major employment centers like the Medical District, and to implement appropriate urban design standards.

The Dallas City Council established the Southwestern Medical TIF District by Ordinance Number 25965 on April 27, 2005 and amended. The Southwestern Medical District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment on calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $27.5 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions; The City's participation is 80%, and the County's participation is 55% of incremental revenue collected.

Southwestern Medical TIF District Accomplishments

The initial project for the Southwestern Medical TIF District is the Colonial Reserve at Medical District (formerly Cityville Southwestern Medical District). In 2007, FirstWorthing completed the first phase of this transit oriented development, including approximately 45,000 square feet of retail/office space and 278 apartment units near the Southwestern Medical District/Parkland light rail station. Current taxable value as per the Dallas Central Appraisal District (DCAD) is $43.1 million.

FirstWorthing, after completing the first phase (now called the Colonial Reserve at Medical District), sold their remaining land holdings to Trammel Crow Residential Development (TCR) and Ronald McDonald House. Vibe Medical District Apartments (formerly The Alexan Southwestern) is a residential, transit oriented development, and includes 396 luxury apartments, completed in 2009. The project is comprised of approximately 377,816 square feet of residential space, located at 2140 Medical District Drive. Current taxable value as per the DCAD is $62.8 million.

Adjacent to the Vibe Medical District Apartments, Ronald McDonald House constructed 60 units of low-cost, temporary lodging/dorm facilities for families with children receiving medical care, totaling approximately 64,000 square feet of space, located at 4707 Bengal Street.

The Link on Maple (formerly Maple Garden LP.), a 120-apartment complex at 5219 Maple Avenue, adjacent to Parkland East Parking Lot (EPL) started leasing their units in summer of 2012. Current taxable value as per the DCAD is $15.5 million.

Parkland undertook a major construction project, replacing the outdated main hospital facility with a new one. The $1.2 billion Parkland expansion plan include a 17-story hospital flanked by a new 5-story clinic building and 1,700 car parking garage, all in close proximity to the Southwestern Medical District/Parkland DART light rail station. The new hospital opened in August of 2015, while the clinic building opened in December 2016. In December 2017, Parkland closed on the purchase of 2311 Medical Drive, adding 2.2 acres to its real estate portfolio.

UT Southwestern Medical Center continues its expansion in the Medical District. In early April, the Simmons Comprehensive Cancer Center opened a new Radiation Oncology Building, a $66 million structure on the east campus, with three floors and 63,000 square feet of space. Its modern design and array of leading-edge technology has already garnered multiple awards.

Construction also continues on the West Campus Master Plan. The Phase I building, which will open this summer, adds 275,000 square feet of space over 11 floors. Approximately half will be used for academic and educational space, with the remainder for expansion of UT Southwestern Health System ambulatory clinics. Phase 1 will also include construction of the new thermal energy plant and a garage with 1,600 parking spaces to improve faculty, visitor, and patient access.

UT Southwestern is also undertaking a $480 million expansion of its flagship William P. Clements Jr. University Hospital. A 12-story third tower, scheduled to open in 2020, will serve as the clinical home for the Peter O'Donnell Jr. Brain Institute, consolidate acute inpatient care services currently provided at Zale Lipshy University Hospital, and add operating rooms, interventional suites, a newly expanded Emergency Department, and two new parking facilities.

DART Green Line expansion (NW corridor) is completed and the Southwestern Medical District/Parkland light rail station was opened in December 2010. The Orange Line runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas, which opened in 2014. During FY 2017, on an average, the Southwestern Medical District/Parkland light rail station serviced 2,630 passengers per week day, a 0.3% increase in ridership compared to last year.

Total taxable private development in the Southwestern Medical TIF District is valued at approximately $206.7 million. Listed below are the projects in the Southwestern Medical TIF District at various stages of development.



New Parkland Hospital



The New Parkland Hospital



Colonial Reserve



The Link on Maple



Parkland Ambulatory Center



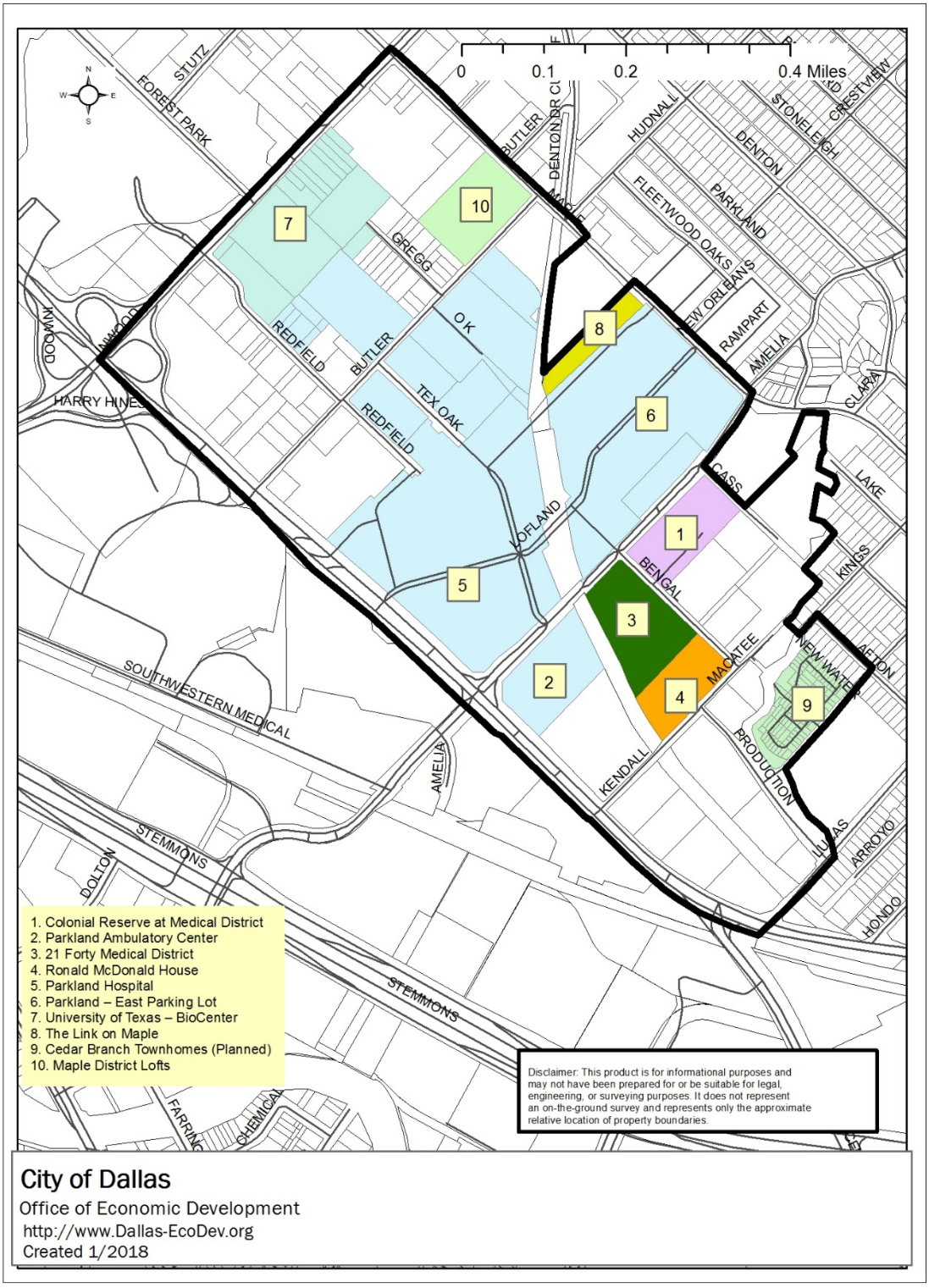
Ronald McDonald House



Vibe Medical District Apts.



Maple District Lofts


0 0.1 0.2 0.4 Miles
STUTZ
FOREST PARK
BUTLER
DENTON DR
HUDNALL
STONELEIGH
CRESTVIEW
DENTON
PARKLAND
FLEETWOOD OAKS
NEW ORLEANS
RAMPART
AMELIA
CLARA
LAKE
KINGS
REDFIELD
BUTLER
O K
TEX OAK
REDFIELD
HARRY HINES
LOFLAND
CASS
BENGAL
MACATEE
NEW WATER
ARTION
SOUTHWESTERN MEDICAL
AMELIA
KENDALL
PRODUCTION
LUCAS
ARROYO
HONDO
STEMMONS
DOLTON
STEMMONS
FARRING
CHEMICAL
7
10
8
6
1
5
3
2
4
9
1. Colonial Reserve at Medical District
2. Parkland Ambulatory Center
3. 21 Forty Medical District
4. Ronald McDonald House
5. Parkland Hospital
6. Parkland – East Parking Lot
7. University of Texas – BioCenter
8. The Link on Maple
9. Cedar Branch Townhomes (Planned)
10. Maple District Lofts
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
City of Dallas
Office of Economic Development
http://www.Dallas-EcoDev.org
Created 1/2018

Current Development Status in the District
Southwestern Medical TIF District Projects

Southwestern Medical TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Cedar Branch Townhomes	4623 Hawthorne Avenue	2020	Planned	112 Townhomes	$41,398,336	$7,898,366
Cedar Branch Bridge	Adj to Cedar Branch TH	2019	Planned	Bridge	TBD	$826,500
Total					$41,398,336	$8,724,866

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF	Approx. Value	TIF Investment
Colonial Reserve	2222 Medical District Drive	2007	Complete	278 res. units; 45,000 SF commercial	$43,137,750	$0
Vibe Medical District Apts (Fmr. Alexan Project by Trammell Crow Residential)	2140 Medical District Dr.	2009	Complete	396 units	$62,790,000	$0
Parkland Ambulatory Center [6]	4900 Harry Hines Boulevard	2006	Complete	62,267 SF medical office	$20,487,430 (non-taxable	$0
Ronald McDonald House[6]	4707 Bengal Street	2009	Complete	64,000 SF lodging for 60 families	$15,091,920 (non-taxable)	$0
Maple Garden Apartments	5219 Maple Avenue	2011	Complete	120 apartments	$15,550,000	$0
Parkland Hospital [6]	5201 Harry Hines Boulevard	2014	Complete	2,000,000 SF medical office space	$1,009,892,210 (non-taxable)	$0
Maple Avenue Lofts By Glenbrook Residential Inc	5415 Maple Avenue	2015	Complete	342 residential units	$43,806,550	$0

Total - Taxable	$206,682,636	
Total - (Non-Taxable)	$1,045,471,560	
Completed: 1136 res. units; 45,000 SF retail; 2,062,267 SF medical office and 64,000 SF lodging.	$165,284,300 Completed	$0
112 Res. Units	$41,398,336 Planned	$8,724,866

[1] All information updated as of September 30, 2017.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt properties.

Value and Increment Revenue Summary

The Southwestern Medical TIF District encompasses approximately 245.7 acres. The base value is the total appraised value of all taxable real properties in the Southwestern Medical TIF District as determined by the Dallas Central Appraisal District in the certified roll. The Southwestern Medical District's assessed 2017 tax value was $249,200,389, an increase of $181,789,335 over the base year value 183.6% (increased from base value). The 2017 tax value increased $31,239,602 (14.3%) from the 2016 tax value. The total increment revenue collected in 2017 is expected to be $1,381,063. The actual construction that occurred in FY 2017 will be reflected on the FY 2018 tax roll.

Objectives, Programs, and Success Indicators

The final Southwestern Medical Project Plan and Reinvestment Zone Financing Plan was approved in January 2006 and was amended in December 2008. Among the goals of the Plan are:

- Additional taxable value attributed to new private investment in projects in the Southwestern Medical TIF District shall total approximately $280 million.

  Completed projects within the district have contributed approximately $165.28 million (59.0% of goal) in additional taxable value from the inception of the District. Planned projects will contribute approximately $41.3 million (14.8% of goal). Total complete and planned projects of the term of the district will reach 73.8% of goal.

- New private development in the Southwestern Medical TIF District shall add a total of approximately 300,000 square feet of retail/office space and at least 3,000 new apartment units.

Projects completed within the district contribute a minimum of 2,107,267 square feet of retail and medical space (702.4% of goal) and 1,136 residential units completed (37.9% of goal). In addition, the Parkland Hospital expansion plan alone features 2,000,000 square feet medical space (included in retail/office goal), 17-story hospital surrounded by new clinics and parking garages, valued approximately $1.2 billion (non-taxable).

- Ridership at the Southwestern Medical District/Parkland light rail station shall average 4,000 - 5,000 riders per weekday by 2015.

  During FY 2016-2017, the Southwestern Medical District/Parkland light rail station ridership is reflected on the below chart.

Year	Station	Ridership	Change from Previous Year	Change from Base Year
FY 2011	Park Lane	393,891	-	0.00%
FY 2012	Park Lane	605,996	53.85%	53.85%
FY 2013	Park Lane	709,502	17.08%	80.13%
FY 2014	Park Lane	702,827	-0.94%	78.43%
FY 2015	Park Lane	715,140	1.75%	81.56%
FY 2016	Park Lane	742,466	3.82%	88.50%
FY 2017	Park Lane	782,292	5.36%	98.61%

- Improve the access and connections to the DART light rail system within the Southwestern Medical TIF District.

  The Southwestern Medical District/Parkland light rail stations opened in 2010 and currently serve the district. Staff and the Board will continue to foster working relationships with Parkland, DART, and potential developers to encourage access and connections to this rail station. The Colonial Reserve at Southwestern Medical District development includes streetscape improvements along Medical District Drive and Bengal Streets.

- Support the conversion of the Southwestern Medical area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood that complements the Medical District.

  Staff and the Board will continue to foster a working relationship with Parkland, DART, and potential developers to encourage transit oriented development that complements the district. The Colonial Reserve at Southwestern Medical, Vibe Medical District Apartments projects have resulted in the conversion of former industrial and warehousing uses to residential and retail uses. The Stemmons Corridor - Southwestern Medical District Area Plan (Vision and Policy Plan) was adopted by the City Council in June, 2010.

- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.

  Staff and the Board will seek ways to increase recreational opportunities and trail connections (Trinity Strand Trail) within the District and in construction with the Parkland construction. Previous discussions have discussed the creation of a trail along Cedar Branch. The trail would be on City-owned land and easements plus DISD property that would connect Kings Road to Lucas Drive by running parallel to Cedar Branch. The proposed trail would be adjacent to the proposed Cedar Branch townhomes development along Hawthorne Avenue and run through the lower quarter of DISD property (Esperanza Medrano Elementary School). The aim of the neighborhood trail would link neighborhoods adjacent to the Trinity Strand Trail along DART's overhead rail line. Staff is currently designing Trinity Strand Trail Phase I, with consideration of a Phase II south of Phase I that would be connected to the DART line under development.

- The Southwestern Medical TIF District will generate approximately $27.5 million in increment over 20 years.

  The growth is significant in initial Zone A and new area Zone B that has been added will develop over the next couple of years. The district started collecting increment and it is estimated that the district will generate $27.5 million (in 2006 dollars) before the TIF expires in 2027. Between, the City and Dallas County, the district as of 2017 has collected in cash collections $6,738,566 (24.5% of the goal), $4,785,230 (17.4% of the goal) in NPV collections.

- Develop a grant program to promote private medical industry and economic development in the District.

  Staff and the Board will continue to foster a working relationship with UT Southwestern Medical Center, Children's Hospital and Parkland Hospital to create investment opportunities in the District.

Year-End Summary of Meetings

During the fiscal year, the Southwestern Medical TIF District Board of Directors met for two meetings. During FY 2016-17 the Board members were: Robert Prejean – City Representative, Chair (attended 2 of 2 meetings), John Wilson (attended 2 of 2 meetings) – City Representative, Derek Watson – City Representative (attended 0 of 2 meetings), Michael Serber – City Representative (attended 1 of 2 meetings), Rob Elmore – City Representative (attended 2 of 2 meetings), and Rick Loessberg – Dallas County Representative (attended 1 of 2 meetings).

During the fiscal year, the City Council approved five (5) items associated with the Southwestern Medical TIF District:

- On February 22, 2017 the City Council approved Resolution 17-0365 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- On June 22, 2016 the City Council authorize an amendment to Resolution No. 14-1271, previously approved on August 13, 2014, which authorized a TIF development agreement with Texas InTownHomes, LLC, to extend deadlines to start construction, obtain building permits, meet the minimum investment requirements, obtain a certificate of occupancy, complete construction of the infrastructure improvements, complete construction of each phase of the project, and to execute an operating and maintenance agreement for the Cedar Branch Townhomes Project.

- On May 10, 2017, the City Council authorized an ordinance abandoning portions of four drainage easements, two water and wastewater easements, and two wastewater easements to Texas Intownhomes, LLC, the abutting owner, containing a total of approximately 29,598 square feet of land, located near the intersection of Production Drive and Hawthorne Avenue; and providing for the dedication of approximately 31,287 square feet of land needed for wastewater easements, a drainage easement, water and wastewater easements, and a wastewater and drainage easement - Revenue: $8,400, plus the $20 ordinance publication fee.

- On June 14, 2017, the City Council authorize (1) an amendment to Resolution No. 14-1271, previously approved on August 13, 2014, which approved a Tax Increment Financing development agreement with Texas InTownHomes, LLC, for the development of for sale townhomes, to extend deadlines to start construction, obtain building permits, meet the minimum investment requirements, obtain a Certificate of Occupancy, complete construction of the infrastructure improvements, complete construction of each phase of the project; and (2) execution of an operating and maintenance agreement for the Cedar Branch Townhomes Project - Financing: No cost consideration to the City.

- On June 14, 2017, the City Council authorize amendments to Resolution No. 14-1273, previously approved on August 13, 2014, which approved a Tax Increment Financing development agreement with Texas InTownHomes, LLC, to incorporate additional requirements for the construction of a bridge, a hike and bike trail system, and a retaining wall - Financing: No cost consideration to the City.

Pending TIF Items

- FY 2016-2017 Annual Report, Southwestern Medical TIF District.

Budget and Spending Status

Each TIF district establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Southwestern Medical TIF District was established in April 2005, amended in December 2008 and October 2009. The Project Plan estimates for TIF public improvements total approximately $44.5 million ($27.6 million in 2006 dollars). The final budget for the district is below:

Southwestern Medical TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget*	Allocated**	Balance
Paving, streetscape, utilities, public-use improvements, design & engineering	$13,589,860	$1,583,366	$12,006,494
Environmental remediation and demolition	$3,838,491	$610,000	$3,228,491
Utility burial	$7,080,864	$695,000	$6,385,864
Economic Development Grant	$11,076,999	$5,010,000	$6,066,999
Administration and implementation***	$1,340,323	$397,221	$943,102
Total Project Costs	**$36,926,536**	**$8,295,587**	**$28,630,949**

**Budget shown above in current dollars; TIF Project Plan shows the budget in net present value*

***Includes money expended and committed for existing and future projects including interest accrued on advanced funds as of the end of FY2017.*

****TIF administration fees include funds expended or committed through FY 2017.*

Southwestern Medical TIF District
Project Plan Budget

Category	Revised TIF Budget (in 2006 $)
Paving, streetscape, utilities, public-use improvements, design & engineering	**$10,139,246**
Environmental remediation and demolition	**$2,863,856**
Utility burial	**$5,282,955**
Economic Development Grant	**$8,264,428**
Administration and implementation	**$1,000,000**
Total Project Costs	**$27,550,485**

** As approved in the Project Plan and Reinvestment Zone Financing Plan.*

M/WBE Participation

M/WBE Participation

Project	Contractor	Total Contract Award Amount	Percentage Minority Participation
Colonial Reserve at Southwestern Medical [1]	Davis Excavation	$1,376,916.70	27.71% ($381,544)

[1] voluntarily participated in the M/WBE program

FY 2018 Work Program

The work items for FY 2018 for the Southwestern Medical TIF District include:

- Increase recreational opportunities and improved connections to the City of Dallas trails and open space system in the Southwestern Medical Area.
- Assist with facility improvements included in Medical District Master Plan coordinated/adopted by Parkland Health and Hospital System, Children's Medical Center, and UT Southwestern Medical Center.
- Review Project Plan amendment to support redevelopment near the Inwood DART Station.



Cedar Branch Townhomes site - corner of Hawthorne Avenue and Production Drive

Appendix A – Financials

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $1,671,830 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in public improvements which are owned by the City are capitalized.

6. "Due to general fund" amount of $5,764 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$5,115,944	$3,996,186	$3,066,767	$2,398,625	$1,805,320
Interest receivable	$12,445	$5,435	$3,679	$2,548	$1,957
Total assets	$5,128,390	$4,001,621	$3,070,445	$2,401,173	$1,807,277
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Due to general fund	$5,764	$5,764	$5,764	$5,764	$5,764
Accrued liability	$0	$0	$0	$0	$0
Total liabilities	$5,764	$5,764	$5,764	$5,764	$5,764
Fund Balance (Deficit):					
Fund Balance (Deficit)	$5,122,626	$3,995,857	$3,064,682	$2,395,409	$1,801,514
Total Liabilities and Fund Equity	$5,128,390	$4,001,621	$3,070,445	$2,401,173	$1,807,277
	$0	($0)	$0	$0	$0

Southwestern Medical Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$4,440,067	$945,089	$785,111	$567,873	$531,991	$385,098
Tax increment-Intergovernmental	$910,506	$200,198	$165,321	$115,993	$111,382	$73,801
Interest income	$173,668	$46,404	$27,619	$15,030	$9,309	$7,419
Developer Participation & other revenue	$1,481,970	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($3,702)	($14,182)	($703)	$6,588	($1,677)	($1,313)
Total revenues	$7,002,509	$1,177,508	$977,348	$705,484	$651,005	$465,005
Expenditures:						
Administrative expenses	$397,221	$49,840	$46,172	$36,211	$57,109	$19,871
Non-Capital Outlay	$900	$900	$0	$0	$0	$0
Capital outlay	$1,481,762	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$1,879,883	$50,740	$46,172	$36,211	$57,109	$19,871
Excess (Deficiency) of Revenues over Expenditures	$5,122,626	$1,126,768	$931,175	$669,273	$593,895	$445,134
Fund balance (Deficit) at beginning of year as previously reported	$0	$3,995,857	$3,064,682	$2,395,409	$1,801,514	$1,356,380
Fund balance (Deficit) at beginning of year, as restated	$0	$3,995,857	$3,064,682	$2,395,409	$1,801,514	$1,356,380
Fund balance (deficit) at end of year	$5,122,626	$5,122,626	$3,995,857	$3,064,682	$2,395,409	$1,801,514

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Southwestern Medical Tax Increment Financing District Fund
Reinvestment Zone Number Ten
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$32,222	Interest Income
$1,145,286	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$0	Developer Contribution
$1,177,508	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$49,840	Administrative Expense
$900	Non-Capital Outlay *
$0	Capital outlay *
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$50,740	**Total Expenditures**

* The non-capital expenditure of $900 relates to appraisal of 2201 Kings Road property (Cedar Branch/Street Project)

3. The Zone began reimbursing the general fund for administrative costs in fiscal year 2008-09.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Soutw estern Medical TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement w ith Texas InTow nHomes, LLC for the development of Cedars Branch Tow nhomes project in an amount not to exceed $7,898,366 w ith anticipated completion in 2017 and reimbursement to begin thereafter subject to availability of TIF funds.

c. The Zone entered into a development agreement w ith Texas InTow nHomes, LLC for the development of Cedars Branch Bridge project in an amount not to exceed $826,500 w ith anticipated completion in 2019 and reimbursement to begin thereafter subject to availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017**	Base Year 2005 Value	Est. Captured Value 2017***
City of Dallas	$249,200,389	$67,411,054	$181,789,335
Dallas County	$249,221,389	$67,411,354	$181,810,035
Dallas Independent School District	$0	$0	$0
Dallas County Hospital District	$0	$0	$0
Dallas County Community College Dist.	$0	$0	$0

**2017 taxable value show n for participating taxing jurisdictions. County values are approximate and w ill vary slightly from the City value due to different exemption levels.
***Based on DCAD Certified Taxable Value. The final values w ill be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment
City of Dallas	0.62432	$1,134,947
Dallas County	0.13371	$243,089
Total for all Jurisdictions	$0.75803	$1,378,036

***Participation rates for City of Dallas and Dallas County are 80% and 55% respectively for tax years 2008 - 2026.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $1,378,036. For the 2016 tax year, increment in the amount of $1,145,286 w as received.

Appendix B – Financial Obligations Estimated Payoff

The Cedar Branch Townhomes and Bridge project is currently under construction and is currently estimated for completion of Phase 1 in June 2020. The SWM TIF District is estimated to have $8,824,630 collected at that time. Based on the contract obligations, up to $1,650,000 in TIF funding for affordable housing is available for Phase 1 (up to 11 affordable units). Phase 2 will have the remaining TIF funding for affordable housing, up to $1,800,000 (up to 12 affordable units). The remaining $2,888,366 TIF funding for the Townhomes public improvement costs is estimated for completion June 2020. Bridge funding is available with TIF funding of up to $826,500. The bridge and all needed improvements is currently estimated to be completed by December 2019. Based on current projections, the TIF funding will collect up to $10,511,525 by 2021, well more than need to pay off all current obligations for Cedar Branch Townhomes and Bridge projects.

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Southwestern Medical Distict TIF District currently provides for a 10% set-aside for District-Wide improvements that will be used towards specific improvement projects as determined by the TIF Board. The Cedar Branch Bridge Project will be reimbursed from the District-Wide Improvement Set-Aside and will be given a priority until $826,500 is paid off for the Cedar Branch Bridge Project.

This set aside will be reviewed by the TIF Board annually based on updated financial projections and District needs. Funding for District-Wide Improvements will come from the portion of Shared Increment remaining in the Shared Increment category after Developers are paid their portion of the Shared Increment.

Potential uses as defined by the Increment Allocation Policy includes:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

This set aside will be reviewed by the TIF Board annually based on updated financial projections and District needs. There is no commitments at this time.

Specific District-Wide Improvement Projects are to be determined and the amount of this set-aside will be reviewed annually based on updated financial projections and District needs. As needed, the Southwestern Medial TIF District TIF Board may make modifications or corrections to this Policy to increase its effectiveness.

AGENDA ITEM # 34

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	45 A B E F K L P Q

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26020 on June 8, 2005, establishing Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District). On August 29, 2005, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26096, as amended.

The Downtown Connection TIF District's assessed tax value in 2017 assessed tax value was $3,564,017,215. This represents an increase of $2,999,099,898 (531%) over the adjusted base year value. The district’s value increased by $554,727,612 (18%) from the previous year. This increase will result in an estimated collection of approximately $25,074,425 (City $21,064,478; County $4,009,947) in incremental revenue for the Downtown Connection TIF District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, the Downtown Connection TIF District by Ordinance No. 26020, as amended.

On August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Ordinance No. 26096, as a mended.

On December 14, 2017, the Downtown Connection TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Downtown Connection area pursuant to Ordinance No. 26020, authorized by the City Council on June 8, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 29, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Downtown Connection TIF District by Ordinance No. 26096, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 14, 2017, the Downtown Connection TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eleven, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and the State Comptroller, as required by state law.

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

Exhibit A

Downtown Connection TIF District
FY 2016-2017 Annual Report



Photo Source: Centurion Acquisitions, LP

City of Dallas
Office of Economic Development
1500 Marilla Street, 2CN • Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org/

October 1, 2016 to September 30, 2017

Map of Reinvestment Zone Number Eleven

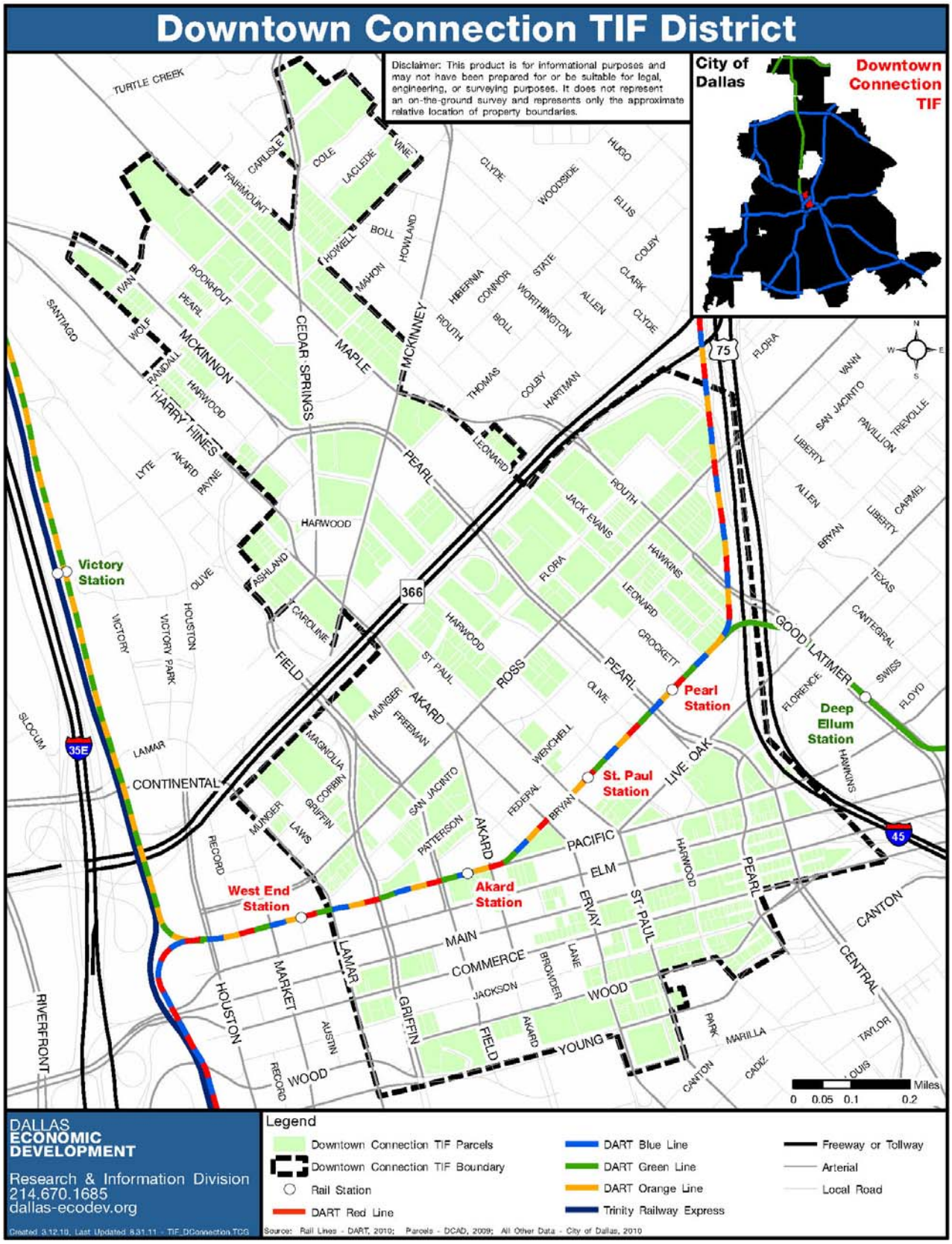


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Mission Statement

The mission of the Downtown Connection Tax Increment Financing District is to create a fund for public capital improvements in the core of Downtown essential for development of key spaces and buildings as well as focusing on catalyst projects to create a greater density and critical mass of development within the Main Street core area.

The Downtown Connection TIF District was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of the Downtown Improvement District and the Uptown Improvement District. The Downtown Connection TIF District took effect on June 8, 2005, per Ordinance No. 26020 and is scheduled to terminate on December 31, 2035 (including collections of the 2035 increment in calendar year 2036 or when the budget of $231.6 million (2006 dollars) has been collected.

District Accomplishments

Downtown redevelopment momentum continued during FY 2016-2017 (FY 2017). Projects continued or completed construction during the fiscal year.

TIF Funding Project Completed During FY 2017





Mayflower Building – 411 North Akard. Project construction to convert a vacant office building into 214 residential units with the apartments located on floors 4 through 9 of the building 156 parking spaces constructed on the 2nd and 3rd floors of the building for exclusive use of apartment tenants completed during fiscal year 2017. The project includes approximately 19,860 square feet of ground floor retail space.

TIF Funded Projects Continuing Construction During FY 2017



Statler/Library. Project construction began in 2014 and continued throughout the 2017 fiscal year. Statler Residences (219 units) opened in May of 2017 and is over 50% leased. The Statler Hotel (161 hotel rooms) opened October 17, 2017 along with Overeasy, a diner that faces Commerce Street, Bourbon and Banter, a speakeasy in the basement of the hotel. Other retail/restaurant venues within the Statler building



are currently under construction with completion slated for the second quarter of 2018. Old Dallas Library, the new home of the Dallas Morning News, will complete construction December 2017. The Developer's total investment is in excess of $250M, surpassing the required minimum investment of $175M.

The Drever – 1401 Elm Street.



The project continued construction during the fiscal year. In June of 2017, the project's completion deadline was extended from December 2018 to December 2019. Thompson Hotels will manage the hotel portion of the project. Upon completion, the project will provide approximately 324 residential units, 208 hotel rooms, 23,000 square feet of ground floor and upper level retail/restuarant space and 35,000 square feet of office space. The total project cost for the project is now approximately $400M.

1712 Commerce. Conversion of a vacant office building and adjoining surface parking lot into 244 hotel rooms (121 room Residence Inn and 123 room AC Hotel by Marriott) and approximately 16,428 square feet of ground floor retail space continued during the fiscal year. A parking garage is under construction on the existing surface parking lot, providing approximately 360 guest/public parking spaces for the hotel. In April of 2017, the project's completion deadline was extended by six months to January 2018. The total project cost is $54.8M.



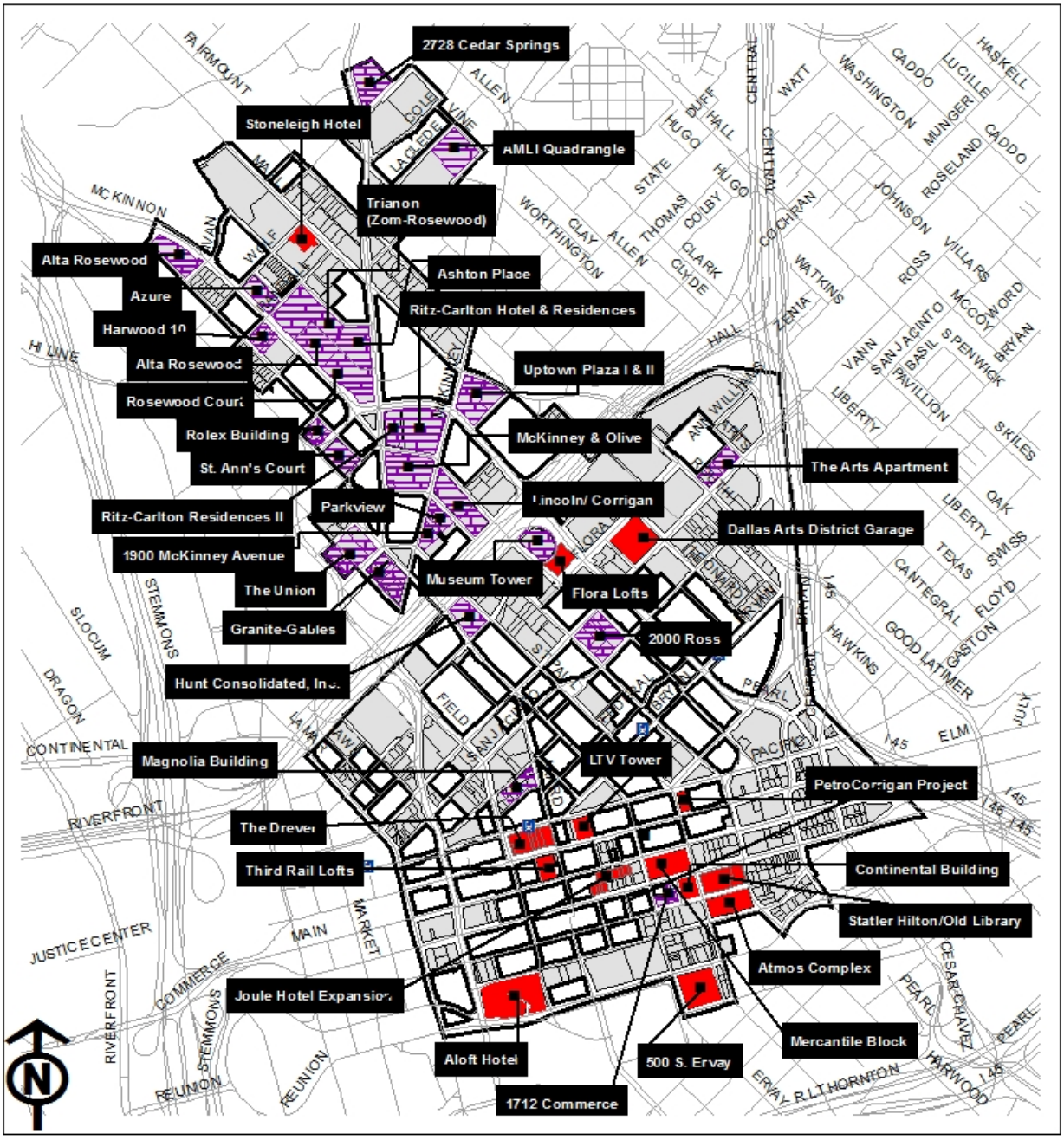
Tower Petroleum and Corrigan Tower Buildings. The phased conversion of two vacant office buildings continued construction during the fiscal year. Phase I - Tower Petroleum building is being converted into a boutique hotel (Saint Elm Hotel) with approximately 150 guestrooms and a ground level restaurant. Levels 1 through 4 of the Corrigan Tower is under renovation as part of Phase I to provide three ground floor retail/restaurant spaces, as well as a small motor court for the project. Phase I construction continued throughout fiscal year 2017. Total project cost for Phase I is approximately $52M.





Phase II of the project includes conversion of Levels 5-17 of the Corrigan Tower to 150 residential units. The developer closed a $53 million HUD 221-D4 loan August of 2016 and continued construction during the 2017 fiscal year. Leasing of Corrigan Tower apartments began during the fiscal year.

Map of Projects within the Downtown Connection TIF District



Downtown Connection TIF District
Project Location Map

Legend

- TIF Funded Projects
- Non-TIF Funded Projects
- Downtown Conneciton TIF Boundary

Source: Economic Development Department/Area Redevelopment Division

City of Dallas
Office of Economic Development
December 2016

Downtown Connection TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Yr Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Stoneleigh Hotel	2927 Maple	1st Quarter 2008	Completed	17 additional hotel rooms	$32,955,840	$2,500,000
Mercantile Block	1800 Main Street 1808 Main Street	4th Quarter 2008	Completed	366 res. units; 33,770 sf retail	$65,850,000	$58,000,000
Santa Fe Lofts IV (Aloft Hotel)	1033 Young Street	4th Quarter 2009	Completed	193 hotel rooms	$13,313,680	$3,734,419
Dallas Arts District Garage	2301 Ross Avenue	1st Quarter 2010	Completed	garage renovations/ updates	$10,502,490	$1,018,635
Continental Building	1810 Commerce Street	1st Quarter 2013	Completed	203 res. units; 5,871 sf retail	$23,694,930	$22,005,700
Lone Star Gas Lofts Phase I	300 S. St. Paul Street	1st Quarter 2013	Completed	107 res. units	$2,354,000	$4,256,965
Joule Hotel Expansion	Main and Commerce Streets	4th Quarter 2013	Completed	32 hotel rooms; 24,700 sf retail; 9,221 sf office	$8,241,420	$23,852,953
Lone Star Gas Lofts Phase II	301 S. Harwood Street	4th Quarter 2014	Completed	123 res. units; 9,500 sf retail	$3,918,080	$11,750,000
Hall Arts Center	2301 Ross Avenue	4th Quarter 2015	Completed	430,000 sf office; 30,000 sf retail	$122,984,580	$4,435,950
LTV Tower	1600 Pacific Avenue	4th Quarter 2015	Completed	171 hotel rooms; 186 res. units	$41,780,530	$26,730,391
The Drever	1401 Elm Street	4th Quarter 2019	Under Construction	324 res units; 23K sf retail; 36K sf office; 218 hotel rooms	$400,000,000	$50,000,000
Statler/Library	1914 Commerce 1954 Commerce	1st Quarter 2018	Under Construction	219 res units; 161 hotel rooms; 60,000 sf retail 88,000 sf office	$250,000,000	$46,500,000
Mayflower Building	411 N. Akard Street	3rd Quarter 2017	Under Construction	215 res units; 13,700 sf retail	$56,109,085	$10,000,000
1712 Commerce	1712 Commerce Street	1st Quarter 2018	Under Construction	244 hotel rooms; 16,428 sf retail	$52,934,700	$10,500,000
Corrigan Tower	1900 St. Paul Street	1st Quarter 2018	Under Construction	150 res units	$53,000,000	$9,700,000
Tower Petroleum Hotel	1907 Elm Street	2nd Quarter 2018	Under Construction	150 hotel rooms; 6,174 sf retail	$52,000,000	$10,300,000
			Subtotal	1,893 res. units; 1,186 hotel rooms; 223,631 sf retail; 562,969 sf office	$1,189,639,335	$295,285,013

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Yr Complete	Status	Units/ SF	Approx. Value	Non- TIF Incentives
Ashton	2215 Cedar Springs Road	2006	Completed	267 res. units	$105,000,000	$0
Trianon (Zom/ Rosewood)	2820 McKinnon Street	3rd Quarter 2006	Completed	317 res. units	$76,000,000	$0
Uptown Plaza Shopping I	2222 McKinney Avenue	3rd Quarter 2006	Completed	84,000 sf retail	$15,400,000	$0
Hunt Consolidated	1900 Akard Street	2nd Quarter 2007	Completed	400,000 sf office	$63,260,000	$6,300,000
Ritz-Carlton Hotel & Condos	2510 Cedar Springs	2nd Quarter 2007	Completed	71 res. units; 218 hotel rooms	$207,205,770	$0
Third Rail Lofts (1414 Elm portion)	1414 Elm Street	3rd Quarter 2007	Completed	14 res. units; 3,500 sf retail	$3,164,000	$1,800,000
Azure	2900 McKinnon Street	2nd Quarter 2008	Completed	154 res. units	$140,186,060	$0
1900 McKinney (Hanover)	1900 McKinney Avenue	4th Quarter 2008	Completed	230 res. units	$94,875,000	$0
Rosewood Court	2101 Cedar Springs Road	2nd Quarter 2009	Completed	400,000 sf office; 12,000 sf retail	$135,675,000	$0
Alta Rosewood	2728 McKinnon Street	4th Quarter 2008	Completed	375 res. units	$108,500,000	$0

AMLI/ Quadrangle	2717 Howell Street	4th Quarter 2008	Completed	220 res. units; 14,800 sf retail	$49,500,000	$0
2000 McKinney	2000 McKinney Avenue	2nd Quarter 2009	Completed	15 res. units; 445,000 sf office; 6,500 sf retail	$160,415,000	$0
Ritz-Carlton Residences II	2555 Pearl Street 2400 Olive Street	4th Quarter 2009	Completed	92 res. units	$163,757,050	$0
St. Ann's Court	2501 Harwood Street	1st Quarter 2010	Completed	320,000 sf office	$88,690,000	$0
Granite/Gables	1717 McKinney Avenue; 1700 Cedar Springs	2nd Quarter 2010	Completed	296 res. units; 382,980 sf office; 14,091 retail	$124,522,770	$0
CityWalk	511 N. Akard Street	4th Quarter 2009	Completed	209 res. units	$10,029,760	$11,000,000
The Arts Apartment by JPI	2611 Ross Avenue	3rd Quarter 2010	Completed	228 res. units	$41,200,000	$0
Museum Tower	1918 Olive Street	4th Quarter 2012	Completed	115 res. units	$222,721,860	$0
Residences at Stoneleigh	2919 Maple Avenue	4th Quarter 2014	Completed	76 res. units	$90,184,490	$0
The Brady	2728 Cedar Springs Road	1st Quarter 2015	Completed	299 res. units	$115,000,000	$0
McKinney & Olive	2001 McKinney Avenue	4th Quarter 2015	Completed	480,000 sf office; 50,000 sf retail	$186,600,000	$0
Uptown Plaza II	2212 McKinney Avenue	1st Quarter 2016	Completed	203 res. units	$56,400,000	$0
Forty Five Ten	1615 Main Street	4th Quarter 2016	Completed	37,000 sf retail	$6,790,770	$0
Harwood International Rolex Building	Harry Hines Boulevard and Moody Street	1st Quarter 2017	Completed	136,857 sf office	$40,000,000	$0
Parkview	1920 McKInney Avenue	1st Quarter 2017	Completed	150,000 sf office; 8,500 sf retail	$40,000,000	$0
Blue Ciel	3130 N. Harwood Street	3rd Quarter 2017	Completed	158 res. units; 12,000 sf retail	$45,809,880	$0
500 S. Ervay	500 S. Ervay	2nd Quarter 2017	Under Construction	274 hotel rooms; 238 res. units; 29,400 sf retail	$77,000,000	$0
Park District	2121 N. Pearl Street	1st Quarter 2018	Under Construction	228 res. units; 500,000 sf office; 20,000 sf retail	$220,500,000	$0
The Union	Field Street and Cedar Springs Road	4th Quarter 2018	Under Construction	309 res units; 417,000 sf office; 87,000 sf retail	$300,000,000	$0
2000 Ross Avenue	2000 Ross Avenue	4th Quarter 2018	Under Construction	200 hotel rooms; 400 res units; 26,000 sf retail	$58,000,000	$0
Harwood No. 10	Harwood and Randall Streets	4th Quarter 2018	Under Construction	220,548 sf office; 14,000 sf retail	TBD	$0
Amli Residential Tower	1800 Field Street	2nd Quarter 2019	Under Construction	367 res units	$150,000,000	$0
Hall Arts Residential & Hotel	2318 Ross Avenue	2nd Quarter 2019	Under Construction	183 hotel rooms; 44 res units	$250,000,000	$0
			Subtotal	4,925 res. units; 692 hotel rooms; 418,791 sf retail; 3,715,528 sf office	$3,446,387,410	$19,100,000
Projects Utilizing and Not Utilizing TIF Funding						
			Total	6,818 res. units; 1,878 hotel rooms; 642,422 sf retail; 4,278,457 sf office	$4,636,026,745	$314,385,013

[1] All information updated as of September 30, 2017.
[2] Based upon either TIF application or required minimum stated in development agreement. Updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amounts not to be exceeded per the development agreement.
[5] Selected significant projects included.
[6] Tax-exempt properties
[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, ten percent (10%) of all housing units in projects using direct, site-specific TIF funding assistance from the district are subject to the City's and County's established criteria for mixed income housing. In this district a total of 1,893 units have been built to date and 342 (18%) have been set-aside as affordable.

Value and Increment Revenue Summary

The base value of the zone is the total appraised value of all taxable real property in the District as determined by the 2005 certified Dallas Central Appraisal District tax roll, with adjustments made to accommodate boundary amendments. The Downtown Connection TIF District's adjusted base value for the district is $564,917,317. The Downtown Connection TIF District's 2017 assessed tax value was $3,564,017,215. This represents an increase of $2,999,099,898 (530.9%) over the adjusted base year value.

The district's value increased by $554,727,612 (18.4%) from the previous year. This increase will result in an estimated collection of approximately $25,074,425 (City $21,064,478; County $4,009,947) in incremental revenue for the Downtown Connection TIF District.

Development Goals and Objectives

The final Downtown Connection Project Plan and Reinvestment Zone Financing Plan were adopted in late 2005, as amended. The following objectives and action items set the framework for the planned improvements within the Downtown Connection TIF District:

- Improve access between and within the Uptown and Downtown areas

  Construction of Klyde Warren Park, a deck park spanning Woodall Rodgers Freeway, connecting Downtown to Uptown, celebrated its grand opening October 2012. The park's restaurant Savor opened in 2013.

  In July of 2010, the McKinney Avenue Transit Authority received a $4.9 million grant from the Federal Transit Administration and matching grant of $5 million from the North Central Texas Council of Government to complete the M-Line loop that branches off of McKinney Avenue at Olive Street. Construction of the Olive/St. Paul Street Loop began in 2012, with completion in 2015. The line improves connectivity between Uptown, Downtown, Klyde Warren Park, the Arts District and DART downtown transit mall.

In 2009, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) issued its third Sustainable Development Program call for projects. The Sustainable Development Program provides funding of infrastructure improvements associated with development projects that reduce the overall demand for transportation infrastructure and improve air quality. Two Downtown Connection TIF District projects were awarded funds under this program to enhance pedestrian and transportation linkages, access and safety to nearby bus/rail transit and City of Dallas public investments. City Council approved agreements between the City, NCTCOG, State of Texas and the project's developer for each project. Lone Star Gas Lofts completed construction of the project summer 2013, while construction of the Continental project completed in 2014.

- *Continental Building Project – $607,739*
- *Lone Star Gas Lofts Project – $462,686*



The creation of a circulator system for the downtown area was recommended by the Downtown Dallas 360 Area Plan. September 2013, City Council approved funding to participate in a two-year pilot program D-Link, a special service from DART that provides residents, workers and visitors a way to get to some of the city's most popular arts, dining and historic destinations. The free bus route includes destinations such as American Airlines Center, Klyde Warren Park, the Perot Museum of Nature and Science, The Sixth Floor Museum, Dallas Arts District and many other cultural, arts and entertainment-related stops.

The expected cost of the service for 2018 is approximately $1.1M. DART, Downtown Dallas Inc. and the City of Dallas share the costs of the program annually. On October 25, 2017, City Council authorized a funding agreement for 2018's service.

- Improve the image of the Downtown Connection Area

With the installation of numerous high-tech digital (video) sign boards within the Main Street core, continued redevelopment of vacant buildings, and completion and programming of the various downtown parks, activity downtown has increased dramatically.

Major corporate relocations to the downtown connection area over the years have included Moneygram International, AT&T and Comerica Bank. In 2014, three corporations relocated to buildings in the downtown core (Santander

Consumer USA, Inc., Active Network, LLC and Omnitrac, LLC), adding over 2,000 people to downtown's daytime population.

The increased downtown daytime population, residency and activities for residents and visitors have added to the evolving image of the area.

- Support redevelopment of the existing building supply

  During the fiscal year no new development projects were approved within the Downtown Connection TIF District, but one previously approved project completed construction and four continued construction.

- Develop a more diverse mixture of land uses within the Downtown Connection Area

  Projects announced, completed and/or underway within the district will contribute approximately 6,818 residential units; 1,878 hotel rooms; 642,422 square feet of retail; and 4,278,457 square feet of new office space.

- Increase open space and recreational opportunities in the Downtown Connection Area

  The original Downtown Parks Master Plan called for the creation of four parks downtown. The first park, Main Street Garden Park, opened in 2009. Belo Garden opened May 2012 The third park, Klyde Warren Park opened in October of 2012. Land for the fourth park, Pacific Garden Plaza/Park was acquired using 2006 Bond funds, but construction of the park was unfunded at the time.

  The City of Dallas has contracted with DowntownDallas Inc. to provide operations and programming of three of the four downtown parks (excludes Klyde Warren Park), as well as Pegasus Plaza. Main Street Garden Park hosts many events annually including Moonlight Movie Series showing free outdoor movies on Saturdays in the park and YMCA outdoor sporting leagues. Pegasus Plaza held the Taste of the Fair, where foods from the annual State Fair of Texas could be sampled during the fiscal year.

  March 2013, City Council endorsed an update of the Downtown Parks Master Plan that proposed three new downtown parks and construction of Pacific Plaza: West End Plaza, Carpenter Plaza near Deep Ellum and Harwood Park next to the Famers Market.

  At the beginning of fiscal year 2016, the Belo Foundation (now called Parks for Downtown Dallas) pledged $30 million to complete implementation of the updated Downtown Dallas Parks Masterplan. The plan calls for $70M in private and public funding to build four additional parks in downtown Dallas (Harwood Park, Carpenter Park, Pacific Plaza and West End Plaza). Two of the four

proposed parks are within the boundaries of the Downtown Connection TIF District – Harwood Park and Pacific Plaza. Belo Foundation will also raise an additional $5 million, for a total pledge of $35 million. The $35 million committed by Parks for Downtown Dallas was offered to the City through a dollar-for-dollar matching grant and the City will be responsible for contributing matching capital.

On November 7, 2017, City of Dallas voters approved a Capital Bond Program totaling $1.050 billion. The program allocated $35 million to re-develop/develop three downtown parks: Carpenter Park, Harwood and the West End Plaza as a match for the Park for Downtown Dallas grant. Additionally, $10 million was allocated as matching funds for the future expansion of Klyde Warren Park.

Browder Street Plaza Improvements - March 2012, the Office of Economic Development, in conjunction with Downtown Dallas, Inc., Downtown 360 Plan and the City Design Studio, issued a Request for Proposals for Browder Street Plaza retail development and leasing/management opportunities. The retail component of Browder Street Plaza, between Commerce Street and Jackson Street, was intended to add activity along this pedestrian thoroughfare and complement the public improvements constructed on the site. The City of Dallas invested $500,000 in public space improvements to install landscaping, shade, street furniture, paving, and other pedestrian and plaza improvements. Hamilton DPL Development Inc. and Hamilton DPL, LP won the solicitation with its proposed retail activation plan which focused on retail kiosks and food trucks within Browder Street Plaza. The space is now occupied with food trucks, tables and chairs, and shade structure.





- Incentivize catalyst project(s) to accelerate reaching a critical mass of residential units, retail establishments, and public amenities for a vibrant downtown

The District's catalyst project included the Mercantile Block, Lone Star Gas Lofts Complex and Continental building. In 2008, the Mercantile Block completed redevelopment. Phase I of the Lone Star Gas Lofts Complex and Continental Building projects were completed in 2013. Phase II of the Lone Star Gas Lofts Complex project completed construction in July of 2014. These projects have added 799 residential units (inclusive of 211 affordable units) and 50,000 square feet of retail.

Year-End Summary of Meetings

The Downtown Connection TIF District Board of Directors met five (5) times during FY 2017 – October 13, 2016, November 10, 2016; December 8, 2016, March 9, 2017, and June 27, 2017.

The Downtown Connection TIF District Board of Directors consists of nine (9) members including six (6) City of Dallas appointees, one (1) State Senator's office appointee, one (1) Dallas County appointee and one (1) State Representative's office appointee. During FY 2016, the Downtown Connection TIF Board consisted of the following members:

Board Member List
Evan Beattie – City Appointee (Attended 5 of 5 meetings)
Larry James – City Appointee (Attended 5 of 5 meeting)
Jon Ruff – City Appointee (Attended 4 of 5 meetings)
John Perry – City Appointee, appointed February 22, 2017 (Attended 1 of 2 meetings)
Vacant – City Appointee
Vacant – City Appointee
Rick Loessberg – Dallas County Appointee (Attended 4 of 5 meetings)
Vacant – State Senator's Office Appointee
Steve Bancroft – State Representative's Appointee (Attended 2 of 5 meetings)

During FY 2017, the City Council approved twenty-eight (28) items directly or indirectly associated with the Downtown Connection TIF District. The council actions are listed below.

- On October 11, 2016, City Council approved Resolution 16-1647 authorizing a second amendment of the development agreement with Drever 1401 Elm, LLC, for the 1401 Elm Street redevelopment project to extend the project's completion deadline by one year, from December 31, 2017 to December 31, 2018 - Financing: No cost consideration to the City.

- On October 11, 2016, City Council approved Resolution No. 16-1671, authorizing an Interlocal Agreement between the City of Dallas and the University of North Texas System (UNT System) providing for: (1) a contract for the sale of 106 South Harwood Street to UNT System for the UNT Dallas College of Law; and (2) an interim lease pending the closing of the sale - Estimated Annual Revenue: $1.00 onetime sale price and lease amount of $10.00 annually.

- On October 11, 2016, City Council approved Ordinance No. 30242 and Resolution No. 16-1684, authorizing an ordinance granting a private license to Hall Arts Residences, LLC for the use of a total of approximately 4,475 square feet of land to occupy, maintain and utilize a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers on portions of Flora and Leonard Streets and Ross Avenue rights-of-way, near the intersection of Flora and Leonard Streets -

Revenue: $400 one-time fee and $200 annually, plus the $20 ordinance publication fee.

- On October 11, 2016, City Council approved Resolution No. 16-1692, authorizing a resolution endorsing the following highest immediate priorities of the City of Dallas for improved transit services to be included in the Dallas Area Rapid Transit 2017 20-Year Financial Plan: (1) construction of a second light rail transit line (D2) in a subway through the Central Business District; and (2) expedited implementation of expanded bus services targeted toward the transportation needs of low income and transit-dependent riders; and (3) construction of the Central Dallas Streetcar Link and study of streetcar extensions to Knox Street, Deep Ellum and the Government District.

- On November 9, 2016, City Council approved Ordinance No. 30259 and Resolution No. 16-1820 authorizing an ordinance granting a private license to Butler Brothers Hospitality Group, LLC, for the use of a total of approximately 314 square feet of aerial space to install, occupy, use and maintain two canopies, one with lettering, one without lettering, over and above a portion of Ervay Street right-of-way, near its intersection with Young Street - Revenue: $1,000 annually and $100 one-time fee, plus the $20 ordinance publication fee.

- On December 14, 2016, City Council approved Resolution No. 16-1919, authorizing a third amendment of the development agreement with AP-Prescott Stoneleigh Hotel LP, for the Stoneleigh Hotel redevelopment TIF project completed in 2008 to remove the requirement to obtain City Council approval prior to: (1) assign the development agreement and TIF Subsidy from AP-Prescott Stoneleigh Hotel LP to HEI Stoneleigh Hotel, LLC; (2) remove requirement to obtain City Council approval for future assignments; and (3) require Director of Office of Economic Development consent for future assignments.

- On December 14, 2016, City Council approved Resolution No. 16-0530, authorizing (1) a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and (2) receipt and deposit of an estimated revenue amount of $11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation - Financing: Estimated Revenue: $115,000 (over the first ten years of the agreement).

- On December 14, 2016, City Council approved Ordinance No. 30274 and Resolution No. 16-1959, authorizing an ordinance to: (1) amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; (2) approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land

addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and (3) make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act

- On January 11, 2017, City Council approved Ordinance No. 30308 and Resolution No. 17-0120, authorizing a public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristic on Pearl Expressway between Pacific Avenue and Live Oak Street from a 5-lane roadway southbound within 85-146 feet of right-of-way to a 2-lane roadway northbound and a 2-lane roadway southbound within 85 feet of right-of-way; and, at the close of the hearing, authorize an ordinance implementing the change/

- On February 8, 2017, City Council approved Resolution No. 17-0350, authorizing a public hearing to be held on February 22, 2017, to receive comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code, as revised, in order to allow the nomination of The Neiman Marcus Group LLC, 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street as an Enterprise Zone Project.

- On February 22, 2017, City Council approved Resolution No. 17-0366, accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On February 22, 2017, City Council approved Resolution No. 17-0377 authorizing a public hearing to be held on March 22, 2017, to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of $7,579,038 with tax exempt bonds in the approximate amount of $14,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Flora Lofts, an existing apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorize: (1) DHFC to issue the tax exempt bonds in an amount not to exceed $14,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion and GREENarc CORP, on behalf of Flora Street Lofts, Ltd. (the "Applicant"), referred to as the Flora Street Lofts; and (2) a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts, Ltd. development located at 2121 Flora Street, Dallas, Texas by conducting a Public

Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §. 11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors.

- On February 22, 2017, City Council approved Resolution No. 17-0434 authorizing a public hearing to receive comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as amended, in order to allow the nomination of The Neiman Marcus Group LLC, located at 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street in Dallas as an Enterprise Zone Project.

- On February 22, 2017, City Council approved Ordinance No. 30376 and Resolution No. 17-0435 authorizing an ordinance to: (1) ordain the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as revised; and (2) nominate The Neiman Marcus Group LLC located at 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street in Dallas to receive designation as an Enterprise 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 .

- On March 22, 2017, City Council approved Resolution No. 17-0533 authorizing a public hearing to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of $7,579,038 with tax exempt bonds in the approximate amount of $15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the tentatively designated as Flora Street Lofts, a new construction apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorization will be granted for: (1) DHFC to issue the tax exempt bonds in an amount not to exceed $15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion TX and GREENarc Corp, Flora Street Lofts, Ltd. (the "Applicant"), tentatively designated as the Flora Street Lofts; and (2) to provide a resolution supporting the TDHCA's award of Low Income Housing Tax Credits for the acquisition and new construction of the Flora Street Lofts development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 Texas Administrative Code (TAC) §10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors.

- On March 22, 2017, City Council approved Resolution No. 17-0534 authorizing a development agreement with Flora Street Lofts, Ltd. and Green Arc Corporation,

its limited partner, to assist the development of the Flora Lofts Project located at 2121 Flora Street in the Arts District - Not to exceed $4,577,916 in the form of a TIF grant supporting affordable housing.

- On March 22, 2017, City Council approved Resolution No. 17-0535 authorizing a conditional grant agreement with Flora Street Lofts, Ltd. for construction of Flora Lofts, a 52-unit multifamily new construction project located at 2121 Flora Street, conditioned upon 2017 4% LIHTC award - Not to exceed $2,500,000.

- On April 12, 2017, City Council approved Ordinance No. 30410 and Resolution No. 17-0620 authorizing abandonment of a portion of a sidewalk and drainage easement to Arts District Properties, Ltd., the abutting owner, containing approximately 252 square feet of land, located near the intersection of Pearl and Flora Streets - Revenue: $46,053, plus the $20 ordinance publication fee.

- On April 12, 2017, City Council approved Resolution No. 17-0598 authorizing (1) application of seven candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in (a) the Active Transportation Project category for the proposed: Katy Trail Bridges Project, Lake Highlands Trail Northern Extension, Lake Highlands Trail Phase 2A, 2B Project, Ridgewood Trail Lighting Project, Trinity Forest Spine Trail Project, Trinity Strand Trail Phase 2 Project, and Union Bikeway Connector Project and (b) the Safe Routes to School Project category: Lake Highlands Trail Northern Extension Project; and (2) a required local match not to exceed $9,152,799.

- On April 12, 2017, City Council approved Ordinance No. 30429 and Resolution No. 17-0644 authorizing a public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to: (1) change the operational characteristics of Commerce Street from Houston Street to Cesar Chavez Boulevard from a four-lane eastbound roadway in 80 feet of right-of-way to a three-lane eastbound roadway in 80 feet of right-of-way; (2) delete Akard Street between Jackson Street and Wood Street; (3) change the operational characteristics of Akard Street from Wood Street to Young Street from a three-lane southbound roadway in 61-74 feet of right-of-way to a one-lane northbound and one-lane southbound roadway in 61-74 feet of right-of-way; (4) close Jackson Street between Field Street and 350 feet west of Lane Street to vehicular access; (5) change the operational characteristics of Jackson Street from 350 feet west of Lane Street to Cesar Chavez Boulevard from a three-lane westbound roadway in 50-70 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 50-70 feet of right-of-way; and (6) change the operational characteristics of Wood Street from Griffin Street to Pearl Expressway from a three-lane eastbound roadway in 45-80 feet of right-of-way to a one-lane westbound and one-lane eastbound roadway in 45-80 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change.

- On April 26, 2017, City Council approved Resolution No. 17-0696 authorizing a resolution adopting the Urban Transit Design Guidelines as the basis for advisory design review of all future Dallas Area Rapid Transit operated transit projects in the geographic area defined by the Downtown Dallas 360 Plan as amended, and generally bounded by the Trinity River to the west; Turtle Creek Boulevard, the Katy Trail, and Cole Avenue to the north; Haskell Avenue and Robert B. Cullum Boulevard to the east; and Al Lipscomb Way to the south.

- On April 12, 2017, City Council approved Ordinance No. 30404 and Resolution No. 17-0608 authorizing an ordinance abandoning a wastewater easement to Harwood International Center V, L.P., the abutting owner, containing approximately 1,925 square feet of land, located near the intersection of McKinnon and Randall Streets - Revenue: $5,400, plus the $20 ordinance publication fee.

- On May 24, 2017, City Council approved Resolution No. 17-0846 authorizing (1) the restoration of banners at the Majestic Theatre for the exterior enhancement project in an amount not to exceed $17,290, of which up to $8,000 may be reimbursed to the City in the form of a grant from Dallas CBD Enterprises, Inc. (DCBDE); (2) the acceptance of a grant in an amount not to exceed $8,000 from DCBDE for reimbursement of costs associated with the exterior enhancement project at the Majestic Theatre under the Downtown Dallas Inc.'s 2017 Matching Grant Program for the Downtown Improvement District (DID) for the period May 24, 2017 through November 15, 2017; (3) a local match in the amount of $9,290; (4) the receipt and deposit of grant funds in an amount not to exceed $8,000 in the DID Matching Grant DCBDE Majestic Theatre Banners Project Fund; (5) the establishment of appropriations in an amount not to exceed $8,000 in the DID Matching Grant-DCBDE Majestic Theatre Banners Project Fund; and (6) execution of the grant agreement - Total not to exceed $17,290.

- On May 24, 2017, City Council approved Resolution No. 17-0883 authorizing a public hearing to receive comments on and consideration of authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and a CA-1(A) Central Area District in an area generally bounded by Woodall Rodgers Freeway, North Central Expressway, San Jacinto Street, and St. Paul Street with consideration given to appropriate amendments to Planned Development District No. 145 and Planned Development District No. 708 and the expansion of Planned Development District No. 708 to include the property zoned CA-1(A) Central Area District, to include but not limited to use, development standards, and other appropriate regulations, enhancing pedestrian amenities, and providing for public art.

- On August 23, 2017, City Council approved Ordinance No. 30596 and Resolution No. 17-1324 authorizing an ordinance granting a private license to Butler Brother Hospitality Group, LLC for the use of approximately 300 square feet of land to install, maintain, and utilize nineteen tree wells, on a portion of Ervay and Marilla

Streets rights-of-way, near its intersection with Marilla Street - Revenue: $200 one-time fee, plus the $20 ordinance publication fee.

- On September 13, 2017, City Council approved Ordinance No. 30636 and Resolution No. 17-1482 authorizing a public hearing concerning the proposed levy of assessment for the Dallas Downtown Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District - Financing: No cost consideration to the City 90. * An ordinance approving and adopting the final 2018 Service Plan, the final 2017 Assessment Plan and the 2017 Assessment Roll (to be kept on file with the City Secretary); establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the Dallas Downtown Improvement District (District); closing the hearing and levying a special assessment on property in the District, for services and improvements to be provided during 2018; providing for reimbursement of city administrative costs for operational oversight of the District; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2017 assessment; providing for City participation in the District in an amount not to exceed $659,988; authorizing payment of City's 2016 assessment, 2017 assessment and all future City assessments directly to the District and providing for an effective date - Not to exceed $659,988 .

- On September 13, 2017, City Council approved Resolution No. 17-1426 authorizing a resolution to endorse the Dallas Area Rapid Transit (DART) Victory/Commerce/Swiss alignment as the locally preferred alternative for a second light rail alignment through Downtown Dallas (D2).

- On September 13, 2017, City Council approved Resolution No. 17-0377 authorizing a resolution to endorse the Dallas Area Rapid Transit (DART) Elm/Commerce alignment as the locally preferred alternative for the Dallas streetcar central link.

Budget and Spending Status

The Downtown Connection TIF District established a budget for public improvement expenditures is necessary to support private investment in the district. The Project and Reinvestment Zone Financing Plans estimate TIF public improvements totaling approximately $231.6 million (in 2006 dollars). The final, amended budget for the district is as follows:

Downtown Connection TIF District
Current Projected Increment Revenues to Retire TIF Fund Obligations

	B	C	B - C
Category	**Estimated Total Dollar TIF Budget**	**Allocated[3]**	**Estimated Total Dollar Balance**
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000	$68,000,000	$0
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing*	$243,190,811	$242,905,736	**$285,076**
Uptown/Downtown connection improvements	$0	$0	$0
Park and plaza design and acquisition	$3,211,032	$0	$3,211,032
Affordable Housing[2]	$3,000,000	$3,000,000	$0
Retail Initiative/Streetscape Improvements	$1,985,000	$459,845	$1,525,155
Downtown Area Plan	$515,000	$512,464	$2,536
Administration and Implementation[4]	$6,096,903	$1,840,905	$4,255,998
Debt Service (Interest Only)	$150,363,000	$150,363,000	$0
Total Project Costs	$476,361,746	$467,081,950	$9,279,796

[1]TIF Budget shown above in total dollars; TIF Project Plan shows the budget in net present value

[2]The Affordable Housing line item has been reduced by the amount of money allocated to the Continental project

[3]The Allocated total shown for the Redevelopment of Vacant/Underutilized Downtown Building line item reflects the total TIF District's commitment to projects currently in the Reimbursement Queue

[4]Administration and Implementation expenses shown are expended or committed through FY 2017.

Downtown Connection TIF District Plan Budget	
Category	**Budget in 2006 Dollars**
Catalyst Projects: - *Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies*	$68,000,000
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - *Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing*	$152,653,168
Uptown/Downtown Connection Improvements	$0
Park and Plaza Design and Acquisition	$1,500,000
Affordable Housing	$3,000,000
Retail Initiative/Streetscape Improvements	$1,985,000
Downtown Area Plan	$515,000
Administration and Implementation	$3,940,386
Debt Service (Interest Only)	-
Total Project Costs	**$231,593,554**
**Budget shown above in 2006 dollars; TIF Project Plan shows the budget in net present value.*	

Downtown Connection TIF Participation				
Participation Jurisdictions	**Duration of TIF District**	**Estimated TIF Collection Period**	**Participation Level**	**Contribution to TIF Fund**
City of Dallas	2006 -2035	30 years	90%	$446,714,644
Dallas County	2006 -2035	20 years	55%	$29,362,028
TOTAL				**$476,076,671**
All values are expressed in current dollars, except where noted. The legal TIF life is 30 years. TIF collection began in 2006. Actual collections period may vary.				

Downtown Dallas Development Authority Status of DDDA Bond Sales and Repayment				
Project	**Bond Sales**	**Principal + Interest**	**Total Paid**	**Balance Due**
Mercantile	Series 2006 $50,605,343	$139,671,210	$21,190,000	$118,481,210
Mercantile	Series 2007 $28,950,514	$67,301,055	$19,759,137	$47,541,918
Totals		**$206,972,265**	**$40,949,137**	**$166,023,128**

M/WBE Participation

Public bidding is not required for TIF projects. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF reimbursed projects. The BID Plan goal for TIF projects is 25 percent M/WBE participation in construction costs.

Downtown Connection TIF Project M/WBE Participation (completed projects only)					
Project	**Total Construction Contract Amount**	**Local MWBE Amount**	**Non-Local MWBE Amount**	**Total MWBE Participation**	**Total MWBE Participation Percentage**
Lone Star Gas Lofts Complex Phase I	$6,887,607	$853,912	$1,020,662	$1,874,574	27%
Lone Star Gas Lofts Complex Phase II**					
Continental Building	$30,796,191	$9,985,348	$1,063,266	$11,048,614	36%
Dallas Arts District Garage	$852,764			$439,839	52%
Hall Arts Center**					
Joule Hotel Expansion	$70,464,515	$12,054,208	$9,668,098	$21,722,305	31%
Mercantile Complex	$107,012,554			$26,707,787	25%
Sante Fe IV (Aloft Hotel)	$20,937,338			$5,811,923	28%
Stoneleigh Hotel	$25,106,706			$4,998,000	20%
Totals	**$262,057,675**	**$22,893,468**	**$11,752,026**	**$72,603,042**	**28%**

*M/WBE participation percentages for completed projects and as provided by the City's Business Inclusion and Development division.

**Information regarding M/WBE participation for these projects were not available. Projects' participation efforts are under review by the City's Business Inclusion and Development division.

FY 2018 Work Program

The work program items for FY 2018 for the Downtown Connection TIF District are as follows:

- Adoption of FY 2017 Annual Report
- Continue to support OED office/business retention efforts in the downtown core
- Complete existing projects
- Identify and promote redevelopment of key properties in the District
- Identify and support opportunities for improving physical connections between Downtown Core and surrounding districts including the Convention Center, Uptown, Victory, the Cedars and Deep Ellum neighborhoods
- Implement Ground Floor Activation Strategy for district
- Continue annual reimbursement of completed TIF projects
- Conduct City audit of TIF projects completed by June 1, 2017 and begin reimbursement in June of 2018
- City Council consideration of various proposed district/redevelopment projects:
    - Downtown Dallas 360 Plan update
    - North Central Texas Council of Government Project – Union Bikeway Connector Trail Matching Funds

Appendix A: District Financials

City of Dallas, Texas
Downtown Connection Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$14,232,640	$916,120	$718,665	$235,725	$452,474
Interest receivable	$34,289	$6,786	$1,032	$455	$446
Receivables from DDDA	$0	$0	$0	$26,873,440	$0
Total assets	$14,266,930	$922,906	$719,697	$27,109,620	$452,920
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and other payable	$192,677	$94,387	$163,383	$26,408,238	$6,000
Advances from developers	$0	$0	$0	$0	$0
Due to general fund	$39,040	$39,040	$39,040	$39,040	$39,040
Total liabilities	$231,717	$133,427	$202,423	$26,447,278	$45,040
Fund Balance (Deficit):					
Fund Balance (Deficit)	$14,035,212	$789,479	$517,273	$662,341	$407,879
Total Liabilities and Fund Equity	$14,266,929	$922,906	$719,697	$27,109,620	$452,919
	($0)	($0)	($0)	($0)	($0)

Downtown Connection Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, 2013, and 2012 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$93,381,397	$17,038,233	$14,209,948	$12,654,259	$11,306,531	$8,408,406
Tax increment-Intergovernmental	$17,452,918	$3,340,575	$2,586,843	$2,303,372	$2,123,189	$1,615,855
Interest income	$318,669	$92,694	$39,185	$39,935	$828	$6,942
Contributions from DDDA	$65,707,321	$14,807,015	$10,209,998	$9,630,838	$26,873,440	$225,000
Net increase (decrease) in fair value of investments	($20,163)	($30,187)	$5,615	$1,752	($372)	($1,110)
Total revenues	$176,840,143	$35,248,331	$27,051,589	$24,630,156	$40,303,617	$10,255,094
Expenditures:						
Administrative expenses	$1,628,201	$0	$169,249	$158,819	$202,814	$144,303
Non-Capital Outlay	$842,526	$94,807	$143,009	$12,734	$2,132	$6,587
Capital outlay	$246,294	$0	$0	$0	$6,250	$12,700
Affordable housing cost participation	$2,000,000	$0	$0	$0	$0	$0
Transfers to DDDA-Increment	$110,834,315	$20,378,808	$16,796,791	$14,957,631	$13,429,720	$10,024,261
Developer reimbursements-Principal	$46,853,203	$1,528,982	$9,670,334	$9,506,281	$26,147,606	$0
Interest and fiscal charges	$400,391	$0	$0	$139,759	$260,632	$0
Total expenditures	$162,804,931	$22,002,597	$26,779,383	$24,775,224	$40,049,155	$10,187,852
Excess (Deficiency) of Revenues over Expenditures	$14,035,212	$13,245,733	$272,206	($145,068)	$254,462	$67,242
Fund balance (Deficit) at beginning of year as previously reported	$0	$789,479	$517,273	$662,341	$407,879	$340,637
Fund balance (Deficit) at beginning of year, as restated	$0	$789,479	$517,273	$662,341	$407,879	$340,637
Fund balance (deficit) at end of year	$14,035,212	$14,035,212	$789,479	$517,273	$662,341	$407,879

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Downtown Connection Tax Increment Financing District Fund
Reinvestment Zone Number Eleven
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$62,507	Interest Income
$14,807,015	Transfers from DDDA
$20,378,808	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$35,248,331	Total Revenue

2. Amount and purpose of expenditures from the fund:

$0	Administrative Expense
$94,807	Non-Capital Outlay*
$0	Capital outlay
$20,378,808	Transfers to DDDA-Increment
$1,528,982	Developer reimbursements-Principal
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$22,002,597	Total Expenditures

* Non-Capital Outlay costs were incurred for the following:

DDDDA Annual Audit	$0
Downtown Area 360 Plan Update	$87,807
Other -appraisal fees	$7,000
Total	$94,807

3. a. Amount of Principal and Interest due-on outstanding indebtedness:

The Zone has a primary obligation to retire the bonds, issued by Downtown Dallas Development Authority (DDDA) from available tax increment generated over the life of the Zone.

b. The Zone has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2017:

Developer	Project Name	Principal TIF Award	Maximum Accrued Add'l Subsidy **(A)**	Maximum TIF Award	Less Payments Principal	Less Payments Accrued Add'l Subsidy **(A)**	Less Payments Total P & I	**Net Bal. Remaining**
APAPH Stoneleigh, L.P.	Stoneleigh Hotel	$2,500,000	$0	$2,500,000	$1,178,369	$0	$1,178,369	**$1,321,631**
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	$852,764	$2,000,000	$2,852,764	$852,764	$225,871	$1,078,635	**$0**
SANTA FE IV HOTEL, L.P.	Santa Fe IV - Aloft Hotel	$3,734,419	$0	$3,734,419	$3,734,419	$0	$3,734,419	**$0**
Federal Deposit Insurance Coporation	1600 Pacific	$8,830,000	$4,040,200	$12,870,200	$8,830,000	$400,391	$9,230,391	**$0**
TIF Hotel, Inc.	Joule Hotel Expansion	$20,658,500	$0	$20,658,500	$20,658,500	$0	$20,658,500	**$0**
Hamilton Atmos, L.P.[1]	Atmos Complex Phase I	$3,250,000	$3,000,000	$6,250,000	$3,250,000	$1,006,965	$4,256,965	**$1,993,035**
Hamilton Atmos, L.P.	Atmos Complex Phase II	$11,750,000	$5,000,000	$16,750,000	$0	$0	$0	**$16,750,000**
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	$3,194,403	$0	$3,194,403	$3,194,403	$0	$3,194,403	**$0**
FC MERC COMPLEX, P.P.	Continental Building A (Inc. only)	$3,700,000	$0	$3,700,000	$741,590	$0	$741,590	**$2,958,410**
FC MERC COMPLEX, P.P.[2]	Continental Building B	$13,036,809	$4,222,588	$17,259,397	$0	$2,180,273	$2,180,273	**$15,079,124**
Hall Lone Star Associates, L.P.[3]	Hall Lone Star Project - Phase II	$6,147,236	$0	$6,147,236	$0	$0	$0	**$6,147,236**
PetroCorrigan Towers, LP	Tower Petroleum-Phase I	$10,300,000	$0	$10,300,000	$0	$0	$0	**$10,300,000**
Federal Deposit Insurance Coporation[4]	LTV Tower Project	$16,500,000	$0	$16,500,000	$0	$0	$0	**$16,500,000**
Drever 1401 ELM, LLC	The Drever	$45,000,000	$5,000,000	$50,000,000	$0	$0	$0	**$50,000,000**
Centurion Acquisitions, L.P.	Statler/Library/Jackson Street	$46,500,000	$0	$46,500,000	$0	$0	$0	**$46,500,000**
Akard Owner, LLC.[5]	411 N. Akard-Mayflower Building	$9,000,000	$1,000,000	$10,000,000	$1,000,000	$0	$1,000,000	**$9,000,000**
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	$10,500,000	$0	$10,500,000	$0	$0	$0	**$10,500,000**
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	$9,700,000	$0	$9,700,000	$0	$0	$0	**$9,700,000**
Total		$225,154,132	$24,262,788	$249,416,920	$43,440,045	$3,813,500	$47,253,545	**$196,749,437**

*Reimbursements began in fiscal year 2014 and will continue each year after meeting bond reqirements, project completion and upon availabiltiy of TIF funds

(A) Additional Subsidy in Form of Grant (in lieu of interest expense)

Notes:

[1] Hamilton Atmos, L.P. - Atmos Complex Phase II: The developer amount of $5,859.57 will be accrued in the fiscal year 2017.

[2] FC MERC Complex, P.P. - Continental Building B: Loan payoff to HUD in the amount of $5,763,639.24 was made on 10/2/17 (FY18) which will be accrued in the fiscal year 2017. The developer amount due for $6,319,120.62 will be accrued in the fiscal year 2017.

[3] Hall Loan Star Associates, L.P -Phase II: The developer reimbursement of $668,492.54 for the fiscal year 2017 will be accrued in the fiscal year 2017.

[4] Federal Deposit Insurance Corporation - LTV Tower Phase II: FDIC reimbursement in the amount of $295,920.04 will be accrued in the fiscal year 2017.

[5] Akard Owner, LLC - Mayflower Building: Akard Owner, LLC received payment in the form of Affordable Housing TIF grant in the amount of $1,000,000.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017	Base Year 2005 Value	Est. Captured Value 2017**
City of Dallas	$3,564,017,215	$564,917,317	$2,999,099,898
Dallas County	$3,621,701,326	$561,696,337	$3,060,004,989

** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Amount of Estimated 2017 Increment
City of Dallas	0.70236	$21,064,478
Dallas County	0.13371	$4,091,380
Total for all Jurisdictions	$0.83607	$25,155,858

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $25,155,858. For the 2016 tax year, increment in the amount of $20,378,808 was collected and transferred to Downtown Dallas Development Authority(DDDA) in accordance with the terms of the DDDA bond indentures.

City of Dallas, Texas
Downtown Connection Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $3,940,386 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

6. "Due to general fund" amount of $39,040 at September 30, 2017 represents the TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

7. TIF administration costs for the FY2016-17 is TBD. Per the approved City Ordinance, the TIF administration costs is $225,000 for the FY2016-17.

Appendix B: Project Pay-Off Estimates

Developer	Project Name	Max. TIF Award	Pay-Off Date
AP/APH Stoneleigh, L.P.	Stoneleigh Hotel	$2,500,000	2021
Hall Lone Star Associates, L.P.	Hall Lone Star Phase I	$2,852,764	2014
SANTA FE IV HOTEL, L.P.	Santa Fe IV - Aloft Hotel	$3,734,419	2014
Federal Deposit Insurance Coporation	1600 Pacific	$12,870,200	2014
TIF Hotel, Inc.	Joule Hotel Expansion	$20,658,500	2016
Hamilton Atmos, L.P.	Atmos Complex Phase I	$6,250,000	2016
Hamilton Atmos, L.P.	Atmos Complex Phase II	$16,750,000	2019
TIF Hotel, Inc.	Joule Hotel Expansion Amendment	$3,194,403	2016
FC MERC COMPLEX, P.P.	Continental Building A (Inc. only)	$3,700,000	2032
FC MERC COMPLEX, P.P.	Continental Building B	$17,259,397	2018
Hall Lone Star Associates, L.P.	Hall Lone Star Project - Phase II	$6,147,236	2019
PetroCorrigan Towers, LP	Tower Petroleum-Phase I	$10,300,000	2020
Federal Deposit Insurance Coporation	LTV Tower Project	$16,500,000	2021
Drever 1401 ELM, LLC	The Drever	$50,000,000	2024
Centurion Acquisitions, L.P.	Statler/Library/Jackson Street	$46,500,000	2026
Akard Owner, LLC.	411 N. Akard-Mayflower Building	$10,000,000	2027
Supreme Bright Dallas II, LLC.	1712 Commerce Street Building	$10,500,000	2027
PetroCorrigan Towers, LP	Corrigan Tower-Phase II	$9,700,000	2027

Estimated pay-off dates may change and are subject to the following

(1) Changes in increment collected annually;
(2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
(3) Changes in the participation rate of participating taxing jurisdictions; and/or
(4) Completion dates of projects listed in the district's reimbursement queue

Appendix C: District Set-Aside Funds

There aren't any District Set-Aside Funds.

AGENDA ITEM # 35

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 7, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	45 G H L M R; 46 J K N P

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26043 on June 22, 2005, establishing Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), as amended. On April 12, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26304, as amended. On September 10, 2014, the City Council amended the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 29469.

The Deep Ellum TIF District's assessed 2017 taxable value was $459,269,364. Compared to previous years, the value increased as a result of the addition of the Elan City Lights apartment development and improved existing developments on Main Street owned by 42 Deep Ellum, LP and Westdale Associates. This represents an increase of $88,136,082 (23.7%) from the 2016 value and an increase of $270,106,751 (142.8%) from the base year value. This increase will result in the collection of approximately $2,169,839 in total increment revenue for the Deep Ellum TIF District in 2017-2018. The actual construction that occurred in FY 2016-2017 will be reflected on the FY 2017-2018 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twelve, the Deep Ellum TIF District by Ordinance No. 26043, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended.

On September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469.

On January 18, 2018, the Deep Ellum TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Twelve, ("Deep Ellum TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Deep Ellum area pursuant to Ordinance No. 26043, authorized by the City Council on June 22, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 26304, as amended; and

WHEREAS, on September 10, 2014, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District by Ordinance No. 29469; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded the State Comptroller; and

WHEREAS, on January 18, 2018, the Deep Ellum TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve and recommended approval of same by the City Council.

Now, Therefore,

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

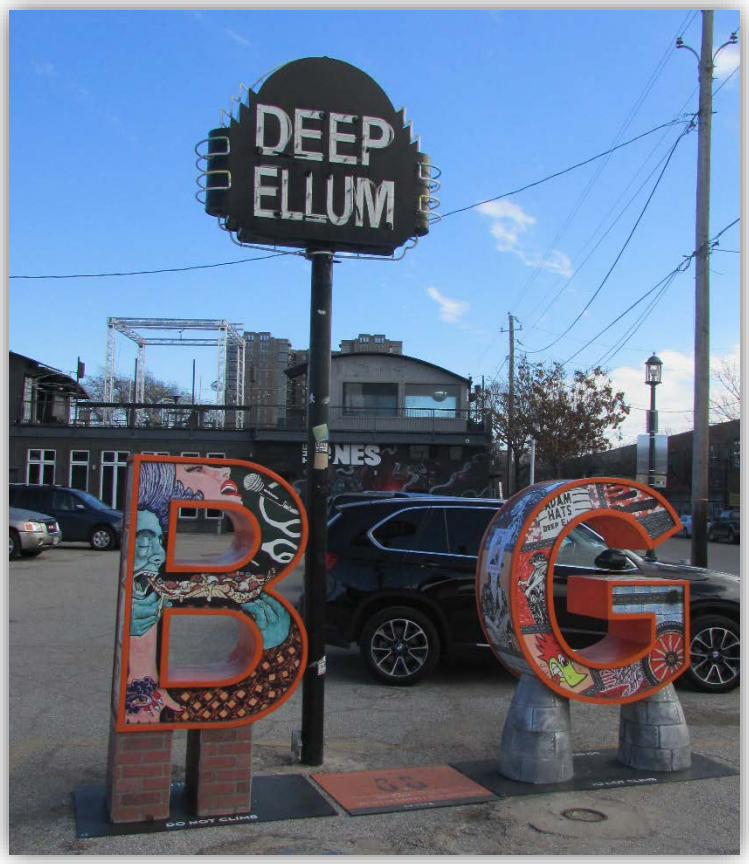
SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twelve to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Deep Ellum TIF District
FY 2016-2017
Annual Report

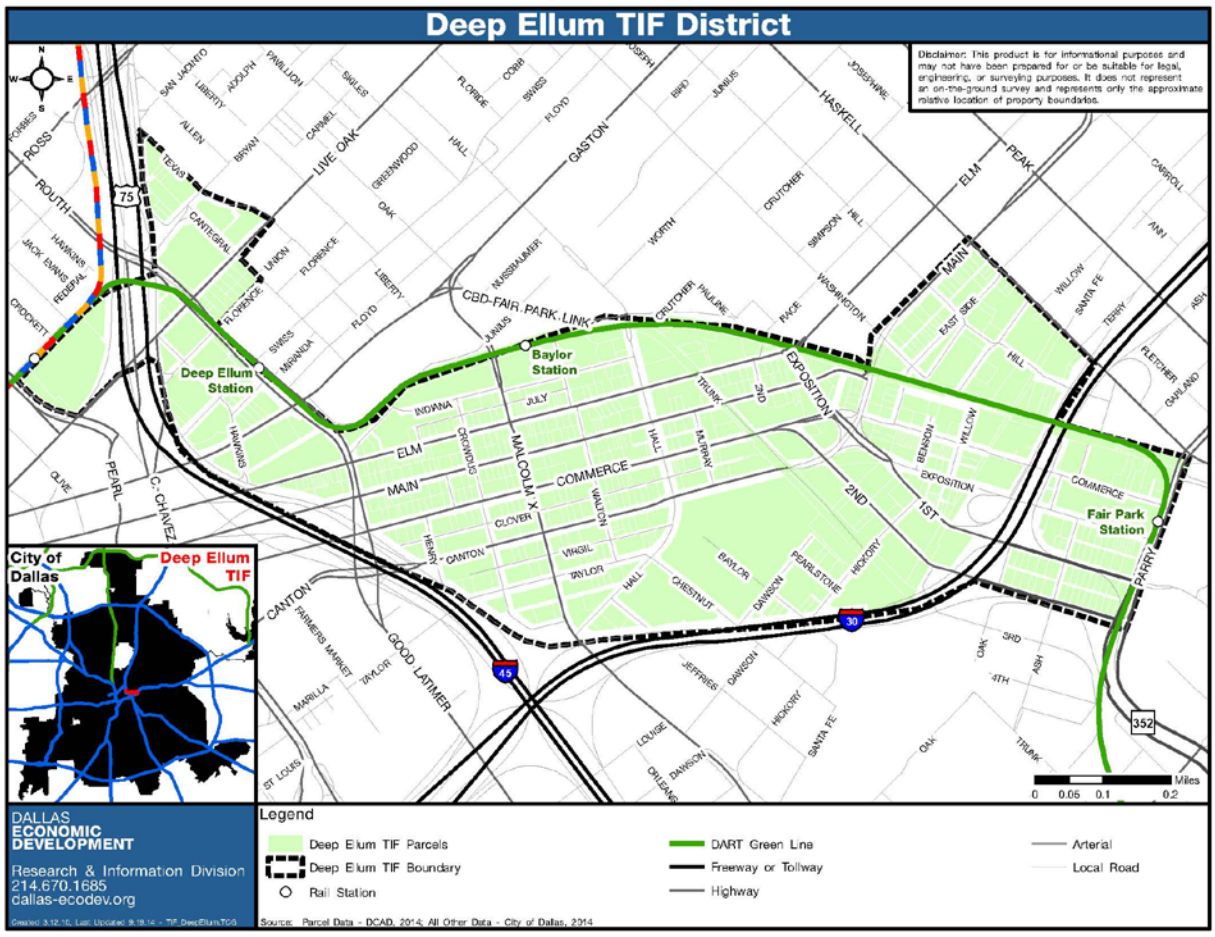


City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
http://www.dallas-ecodev.org

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Twelve
Deep Ellum Tax Increment Financing District



Source: Parcels - DCAD, 2009; Rail - DART, 2009; All Other Data - City of Dallas, 2016

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Mission Statement

The mission of the Deep Ellum Tax Increment Financing District is to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Deep Ellum TIF District area. The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park.

The Dallas City Council established the Deep Ellum TIF District by Ordinance Number 26043 on June 22, 2005. The Deep Ellum TIF District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2027 (including collection of the 2027 increment on calendar year 2028 and any related matters to be concluded in 2028) or when the budget of $30 million (2006 dollars) has been collected. The TIF boundary and final plan were amended in 2008, 2011, and the final plan was also amended in 2014. The City of Dallas and Dallas County are the two participating jurisdictions; the City's participation rate is 85% of incremental property taxes collected, and the County's participation rate is 55%.

Deep Ellum TIF District Accomplishments

To date, in property value increased by $270.1 million within the district, an increase of 142.8% from the base value. This increase of $270.1 million is due to over $25.9 million (9.6%) in new development projects and approximately $244.1 million (90.4%) in property value appreciation.

During the FY 2011, DART completed construction of the new SE-1 Corridor light rail line, which included the Deep Ellum, Baylor, and Fair Park stations within the Deep Ellum TIF District.

Completion of the Ambrose set the stage for future residential development in the area. In FY 2014-15, construction was completed on the City Lights Phase I project located at the northeast corner of Live Oak Street and Good - Latimer Expressway. Other apartment developers continue to look at the Deep Ellum area as well. The CASE Building at Main Street and Trunk Avenue, will bring additional residential and retail once completed, currently projected for early 2018. Phase II of the City Lights project on Live Oak Street

is projected to break ground in early 2018. As part of the project, a 50,000 square feet Tom Thumb grocery store will be located on the first floor with parking located underground.

Redevelopment of consolidated property in the commercial core of Deep Ellum and planned reinvestment in these properties, continue to expand dining and retail choices in the area. Projects include Deep Ellum Crossroads (currently under construction) and Westdale 2800 DE (completed Summer 2017), both TIF funded in the Deep Ellum TIF District.

The Old Dallas High School, added to the Deep Ellum TIF District in 2014, was approved for TIF funding in 2016. The project, which will include office and retail space, is projected for completion by end of 2017.



Baylor Light Rail Station



Deep Ellum Light Rail Station



The Ambrose on Indiana Street



Elan City Lights



Commerce Street Lofts



Eastside Lofts



The Olympia Arts Building



Pecan Lodge



Reel FX



CASE Building



City Lights Phase II Site



Proposed EPIC Project Site



Latino Cultural Center



Westdale 2800 DE

Current Development Status in the District
Deep Ellum TIF District Projects

Deep Ellum TIF District Projects[1]						
Projects and Potential Projects Within TIF District Utilizing TIF Funding[2]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF**	**Approx. Value3**	**TIF Investment**
Olympia Arts	4000 East Side Ave / 3995 Benson St	2010	Completed	25,116 SF office, 4,040 SF commercial	$1,370,110	$595,000
Reel FX	301 N Crowdus	2014	Completed	67,166 SF Office, Streetscape Improvements	$5,300,000	$552,000
Westdale 2800 DE	Main and Elm Streets	2016	Completed	30,595 SF Retail, 13,740 SF Open Space	$4,268,090	$1,600,000
Old Dallas High School	Live Oak and Pacific	2017	Under Construction	26,000 SF Retail Space, 13,000 SF Open Space, and 66,000 SF Office Space	$4,974,040 (Actual) $50,409,542 (Planned)	$6,240,934
Deep Ellum Crossroads	Main and Commerce Streets	2017	Under Construction	59,058 SF Retail, 4,800 SF Open Space	$3,155,570 (Actual) $14,000,000 (Planned)	$3,500,000
			Total	0 res. units; 0 SF retail, 25,116 SF office, 4,040 SF Commercial	$19,067,810 (Actual) $64,409,542 Planned	$12,487,934
Projects Within TIF District Not Utilizing TIF Funding[1]						
City Lights Phase I	2627 Live Oak St	2015	Completed	424 res. units	$85,000,000	$0
The Ambrose	2901 Indiana St.	2008	Completed	325 res. units; 15,000 SF Retail	$53,500,000	$0
Commerce Street Lofts	3701, 3703, 3705,3507, 3509, 3711, 3713, & 3715 Commerce St.	2007	Completed	8 live/ work units (approx. 18,000 SF)	$2,676,500	$0
Eastside Lofts	500, 502, 504, 506 1st St.	2006	Completed	4 residential units (approx. 9,300 SF)	$1,447,560	$0
Reel FX/Crowdus & Indiana Streetscape Improvements4	301 N Crowdus	2014	Completed	Streetscape and infrastructure improvements	$7,362,368 ($1,750,000 ED Grant 2006 Prop 8 Bond Funds $428,980 Water Utilities $22,820) Non-Taxable	

The CASE	3131 Main	2018	Under Construction	337 res. Units, 10,738 Retail	$26,320,000 (Actual) $100,000,000 (Planned)	$0
City Lights Phase II	Live Oak and Cantegral Streets	2018	Planned	368 res. Units/56,625 SF Grocery	$100,000,000	$0
			Total	761 res. units; 15,000 SF retail, 67,166 SF Office	$295,374,238 (Actual) $164,409,542 (Planned)	$0
Total Projects Within TIF District Utilizing and Not Utilizing TIF Funding						
			Total (TIF and Non-TIF)		**$307,033,602**	**$12,487,934**
			761 res. Units, 45,595 SF Retail Space, 13,740 SF Open Space, and 96,322 SF Office Space Completed		**$161,684,348**	**$2,747,000**
			368 res. Units and 56,625 SF Retail Space Planned		**$100,000,000**	**$0**
			17,800 SF Open Space, 66,000 SF Office/Commercial Space, 69,796 SF Retail Space, and 337 resid. Units Under Construction		**$164,409,542**	**$9,740,934**
			Streetscape and infrastructure improvements		**$7,362,368**	**$0**

[1] All information updated as of September 30, 2017

[2] All TIF funded projects.

[3] Based upon estimated market value at completion or of comparable projects for anticipated projects, or DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4Reel] FX was funded as part of a Streetscape project on Elm Street from Crowdus Street to Indiana Street. Deep Ellum TIF Funds assisted with the costs, along with a Chapter 380 Economic Development Grant, Water Utilities Captial Improvement Funds, and 2006 Prop 8 Bonds.

Mixed Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, as part of TIF funding, there are no residential units funded with TIF financial commitments.

A total of 761 residential units have been completed overall. Another 368 units are under construction or planned without any TIF subsidy or affordable units anticipated.

District Initiatives

The City and community partners have initiatives in and adjacent to the district that began in FY 2014 or have been ongoing. Together, over $13,041,609 in bond funding, grant funding, federal funds, and private funds will be spent for these projects. They will help to support transit oriented development, implement appropriate urban design standards, improve pedestrian connections between downtown, Fair Park, the Farmers Market, and the Baylor University Medical Center, and improve the quality of development east of downtown.

The Elm Street infrastructure project includes as part of the incentive package for Reel FX, streetscape improvements including the reconstruction of street paving, landscaping, drainage and wastewater main improvements on Indiana Street, west from Malcolm X Boulevard, and on Crowdus Street north of Elm Street. On June 25, 2012, the Deep Ellum TIF board approved the use of TIF funds as part of an incentive package for Reel FX, to be used for streetscape improvements on Indiana and Crowdus Streets adjacent to the Reel FX building. The incentive package for Reel FX, including streetscape improvements, was previously authorized by City Council on June 27, 2012. Dallas Water Utilities (DWU) has agreed to pay for the water/wastewater improvements that are located under the streets while TIF funds will be utilized for its design and construction. Since approval of the overall project, the costs of the streetscape and infrastructure improvements along Indiana and Crowdus Streets have increased and an additional $100,000 of funding was allocated from the Deep Ellum TIF District Funds to finance the completion of the project with the remainder funded by 2006 Prop 8 Bond funds. Total financial incentives for the Reel FX project are $1,180,980: $552,000 Deep Ellum TIF District Funds; $451,800 other sources.

On August 27, 2008, City Council authorized a professional services contract with TranSystems Corporation for the engineering design of streetscape improvements on Commerce Street, Main Street and Elm Street from Good Latimer Expressway to Hall Street and on Good Latimer Expressway from Canton Street to Elm Street. This action will authorize a construction contract for the reconstruction of street paving, storm drainage, water and wastewater mains and streetscape improvements for Elm Street from Good Latimer Expressway to Exposition Avenue. During the early design phase and after a series of meetings with project stakeholders and City staff, the decision was made to expand the scope of design on Commerce Street and Elm Street. The limits of the project on Commerce Street and Elm Street were proposed to be expanded from Hall Street to Exposition Avenue in order to obtain a continuous look and feel through all of Deep Ellum and to design the optimal connection of both Elm Street and Commerce Street to the future Fair Park Link Extension. The scope of the design project was also proposed to be broadened to include “complete street concepts” to accommodate the needs of pedestrians, cyclists, vehicles and businesses. The redesign included wider sidewalks, new roadway, recessed parallel parking spaces and streetscape improvements. The redesign allowed continued one-way traffic flow or conversion to two-way traffic flow on both Elm Street and Commerce Street. Prior actions authorized the reprogramming of the available bond funds from the Commerce Street, Main Street and Good Latimer projects to fund the full design of the expanded scope for Elm Street and Commerce Street and construction of the proposed improvements for Elm Street only. The proposed improvements for the expanded limits of Commerce Street will be proposed for inclusion in a future bond program.

The CBD Fair Park Link project is a principle arterial thoroughfare project to connect Downtown (CBD) to Fair Park by extending the Fair Park Link from Hall Street to IH-30. It is a 4-lane undivided roadway from Hall Street to Race Street and divided roadway from Race St to Main Street with an additional conceptual thoroughfare from Main St. to IH-30. The design from Hall Street to the intersection with Elm Street/Exposition Avenue will

include a 14-foot-wide bike trail on the DART side of the alignment. This is new roadway construction with no existing right-of-way that will require necessary property acquisition to complete. Funds from the 2006 Bond Program will finance the project's design and right-of-way acquisition. The Thoroughfare when completed will be a 5-lane undivided Roadway transitioning from Hall St. to Elm into a 4-lane divided roadway with sidewalks. The project also includes Bike lanes from Hall Street connecting to the East Dallas Veloway Bike Trail near Elm Street. The 2006 Bond Program funded along with the conceptual design and right-of-way acquisition from Hall Street to IH-30 also funded the full design and construction funding for the segment from Hall Street to Main Street. This new roadway which will serve as an arterial connector from the Central Business District area to Fair Park as well as a connector from IH-30 to Baylor Medical Campus, Deep Ellum and the Central Business District. The alignment for this thoroughfare was approved by City Council on December 9, 2009. Additional design includes a bike trail and landscape improvements that aren't included in the scope. The proposed alignment of CBD-Fair Park link from Hall Street to Hickory Street in conjunction with TXDOT's improvements to IH-30 will provide a direct arterial link connecting IH-30 to the Baylor University Medical Campus, Deep Ellum, and Wilson Historic District. Currently the project is supported by 2006 Bond funds ($4,125,929).

On May 28, 2014, City Council approved a zoning amendment that impacted to district (Planned Development District-269), amending certain use regulations and development standards. These amendments would amend certain use regulations and development standards. The amendment were brought forward by the Deep Ellum Association Foundation and other stakeholders and resulted from numerous meetings between 2011 to present. The recommended amendments incorporate new uses, modify parking reductions for uses in original buildings, simplify the ability to enter into shared parking agreements, and encourage the development of outside seating and provision of amenities in and adjacent to street right-of-way. The reduced parking requirements for multifamily, office, retail and restaurant uses in original buildings and additions to original buildings, is intended to encourage the preservation of original buildings and encourage an appropriate mix of uses. The proposed parking reductions are possible because of the location of the two DART stations in the district and a substantial number of parking lots and metered spaces in the area. In addition, the Santa Fe Trail ends just to the east of the district boundaries. The proposed amendments are focused on the type of development envisioned for this area as it provides for additional housing and recreational activities in the urban core of downtown area and is in compliance with the vision of the Downtown 360 Plan.

District Initiatives				
Activity	**Scope**	**Status**	**Investment/source**	**Comment**
Reel FX Infrastructure	Streetscape and infrastructure improvements along Indiana and Crowdus	Completed	$923,000 (Minus $107,170 spent by PW, To be spent includes $552,000 TIF funds, $428,980 Public-Private ECO funds and $350,000 from DWU for Utilities)	Eco Dev driven and largely funded project with agreement the Reel FX location will stay and expand. Project is under construction and scheduled to be complete in spring of 2015.

Main Street	Complete Street (Main from Good Latimer to Exposition)	In Design	$734,700 2012 - Bond Funds	The project is currently on hold. Additional funds to expand the project scope was not provided in the 2017 Bond Program. Staff is working with the stakeholders regarding path forward.
CBD/Fair Park Link - Hall St. to I-30	Construct a new five undivided roadway on new right-of-way from Hall St. to Main St. Secure right of way only to accommodate a six lane divided roadway from Main St. to Canton.	In Design	$4,125,929 2003 - Bond Funds	Phase 1A (from Hall St. to Main St.) is in the final design phase, and estimated to advertise for construction in Spring of 2018.
Elm Streetscape	Streetscape – Elm from Good Latimer to Hall	Under Construction	$7,000,000 2006 - Bond Program $1,300,000 DWU	Construction was substantially completed in July 2015. 2-year landscape maintenance is complete.
Commerce Streetscape	Streetscape - Commerce from Good-Latimer to Hall	In Design	$1,743,681 2006 - Bond Funds	The Commerce Street project's scope/cross sections are being studied. Design to provide two lane, two way street with bike lanes, wider sidewalks, pedestrian lighting, street trees, and crosswalks was approved in the 2017 Bond Program.
East Dallas Veloway Ph II - Trail from Elm St to Parry Avenue	Construct 12' hike and bike trail	Under Award for construction	NA 2006-Park & Rec Dept. Bond Funds	Project is scheduled to start construction in December 2014 and scheduled to be complete in Winter of 2016.

Value and Increment Revenue Summary

The Deep Ellum TIF District's assessed 2017 taxable value was $459,269,364. Compared to previous years, the value increased as a result of the addition of the Elan City Lights apartment development and improved existing developments on Main Street owned by 42 Deep Ellum, LP and Westdale Associates. This represents an increase of $88,136,082 (23.7%) from the 2016 value and an increase of $270,106,751 (142.8%) from the base year value. This resulted in total increment revenue collected in 2017 of approximately $2,169,839.

Objectives, Programs, and Success Indicators

The final Deep Ellum Project Plan and Reinvestment Zone Financing Plan as amended was adopted on April 12, 2006 and amended in September 2014. Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately $795 million.

  Completed projects within the district contributed approximately $161.6 million in additional taxable value (20.3% of goal).

- To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

  Completed projects and projects underway within the district contributed approximately 141,391 square feet of retail (21.8% of goal), 162,322 square feet of office/commercial (19.1% of goal), no hotel rooms, and 1,098 additional residential units (31.4% of goal), and planned projects will contribute approximately 56,625 square feet of retail (8.7% of goal) and 368 additional residential units (10.5% of goal), totaling 198,016 square feet of retail (30.5% of goal), 162,322 square feet of office/commercial (19.1% of goal), no hotel rooms, and 1,466 residential units (41.9% of goal).

  In 2011 City Council authorized the sale approximately 83,478 square feet of unneeded and unwanted City-owned land located near the intersection of Live Oak and Cantegral Streets to the developer of the proposed City Lights project. City Lights Phase I, Elan City Lights was completed in 2015. Phase II, featuring a Tom Thumb grocery store and additional 368 residential units, was proposed for construction in 2017 and completion in 2018.

  In 2012 City Council authorized $1,180,980 public-private partnership investment in Reel FX to retain 250 employees and add 125 employees

over two years to the Reel FX headquarters at 301 North Crowdus Street. A portion of the funds are for remodeling and construction on the property and for the 67,166 square foot building. The TIF Board moved to partially reimburse the costs of streetscape improvements to enhance the pedestrian environment and visual connectivity of that area of the TIF District ($552,000 in TIF Funds including 2014 adjustments). The project was completed in 2015.

- To reach ridership at future DART light rail stations in the district averaging over 3,000 riders per weekday by 2025.

  The SE Corridor (Green Line) DART light rail line opened in December 2010 complementing the Deep Ellum, Baylor, and Fair Park light rail stations which opened in 2009. Ridership is reflected in the chart below:

			Change from	Change from			Change from	Change from			Change from	Change from
Year	Station	Ridership	Previous Year	Base Year	Station	Ridership	Previous Year	Base Year	Station	Ridership	Previous Year	Base Year
FY 2009	Deep Ellum	4,294	-	-	Baylor	8,081	-	-	Fair Park	22,450	-	-
FY 2010	Deep Ellum	51,334	1095.60%	0.00%	Baylor	126,986	1471.50%	0.00%	Fair Park	392,623	1648.87%	0.00%
FY 2011	Deep Ellum	73,401	42.99%	42.99%	Baylor	288,475	127.17%	127.17%	Fair Park	243,111	-38.08%	-38.08%
FY 2012	Deep Ellum	94,986	29.41%	85.04%	Baylor	283,590	-1.69%	123.32%	Fair Park	394,170	62.14%	0.39%
FY 2013	Deep Ellum	89,165	-6.13%	73.70%	Baylor	270,065	-4.77%	112.67%	Fair Park	394,739	0.14%	0.54%
FY 2014	Deep Ellum	93,693	5.08%	82.52%	Baylor	271,443	0.51%	113.76%	Fair Park	418,637	6.05%	6.63%
FY 2015	Deep Ellum	120,207	28.30%	134.17%	Baylor	269,754	-0.62%	112.43%	Fair Park	369,524	-11.73%	-5.88%
FY 2016	Deep Ellum	124,849	3.86%	143.21%	Baylor	282,493	4.72%	122.46%	Fair Park	396,665	7.34%	1.03%
FY 2017	Deep Ellum	141,027	12.96%	174.73%	Baylor	298,191	5.56%	134.82%	Fair Park	457,241	15.27%	16.46%

- To improve access and connections to the DART light rail system within the district.

  Staff and the Board will continue to foster working relationships with DART and potential developers to encourage access and connections to these stations.

  In 2012 design work began for streetscape improvements on Indiana Street east of Malcolm X Boulevard (near the Deep Ellum DART Station) and on Crowdus Street between Indiana Street and Elm Street. Improvements include enhanced pedestrian crosswalks and a plaza at the Reel FX headquarters serving as a terminating vista on Crowdus Street through Deep Ellum. Construction was completed in Spring 2015.

- To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.

  Streetscape improvements and the changing from a one-way to a two-way street were included in the 2006 Bond program for Elm Street between Exposition Avenue and Good-Latimer Expressway. Planned improvements include wide sidewalks street trees, benches and bike racks; parallel parking; marked pedestrian crossings; and bikes sharing the two lanes of traffic. Work was completed in spring of 2015. Additional funds will be needed to complete Commerce Street. Main Street from Good Latimer to Exposition under the Complete Street program is currently under design

with construction expected to start once funding is finalized. Improvements include sidewalk repair, utility improvements and upgrades existing lighting fixtures. Final scope of work is on hold while staff works with the Deep Ellum Foundation, who are looking to contribute funds, to finalize plans for the project as well as work on Elm and Commerce Streets which will be impacted by the Commerce project that will be converted to two-way operations. As part of the project, the Commerce Street project's scope/cross sections are being studied. Design to provide two lane, two way street with bike lanes, wider sidewalks, pedestrian lighting, street trees, and crosswalks was approved in the 2017 Bond Program.

Staff and the Board will continue to foster a working relationship with Baylor University Medical Center, DART, and potential developers to encourage transit oriented development that complements the district. When possible, staff and the Board will also take special studies into account. Though not physically in the TIF District, Baylor continues to be a powerful demand generator for Deep Ellum. Baylor University Medical Center at Dallas is a 1025-bed not-for-profit teaching hospital, providing patient care and research to residents of Dallas and the southwest United States. This nationally acclaimed medical center serves as flagship hospital for Baylor Health Care System and in 2009 was recertified as a Magnet Hospital for "Excellence in Nursing Services" from the American Nurses Credentialing Center -- the organization's highest level of recognition which merely two percent of hospitals nationwide have received. Also, Baylor University Medical was recognized in U.S. News & World Report's 2012 "America's Best Hospitals," a recognition that it has received for the past twenty consecutive years.

To address the immediate health needs of the community, in 2009 Baylor Dallas announced the creation of it Diabetes Health and Fitness Center. The program opened June 2010 at the Juanita J. Craft Recreation Center, providing treatment and prevention services to the area's medically underserved population. The Institute has a health clinic staffed by doctors and other medical specialists, affordable medications, plus diabetes education ranging from nutrition and cooking classes to exercise programs. The Craft Recreation Center continues to offer its regular services in addition to the institute's expansion. Baylor has invested $15 million into the center which is open to all regardless of residency, insurance or income.

Growth and development on the hospital's campus was celebrated in several ways during 2009. In April, Baylor University Medical Center announced that it was the first hospital in the country to collaborate with GE Healthcare and BrainLAB to open technically advanced neurosurgery operating suites. The technology allows neurosurgeons on the medical staff to use real-time, intra-operative images of the brain during surgery. The

$16.5 million operating suites and four operating rooms opened along with implementation of a high-definition magnetic resonance scanner and BrainSUITE iMRI navigation system. The technology was implemented to help physicians more accurately view a tumor's location and remove diseased tissue with minimal impact. The $350 million expansion of the Baylor Charles A. Sammons Cancer Center at Dallas opened in 2011.

- To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.

  Extension of the Santa Fe Trail (East Dallas Veloway II Project) into Deep Ellum was completed from Woodrow Wilson High School to Hill Avenue in 2010. The Trail was extended from Deep Ellum to White Rock Lake with the completion of the bridge over Winstead Drive in December, 2010.

  Funding was approved in 2013 to construct the hike and bike trail and associated storm drainage, water and wastewater appurtenance adjustments for the East Dallas Veloway, Phase II Extension from Elm Street to Parry Avenue. Construction was completed in September 2016.

  Installation of the Core Connector Bicycle lanes and shared lane markings in 2012 now connect the Santa Fe Trail to the Katy Trail through Deep Ellum and downtown. Funding was granted to the Deep Ellum Foundation which installed Bicycle Fix-It Stations in Deep Ellum.

  As part of the currently under construction Deep Ellum Crossroads and Westdale 2800 DE projects, 18,540 square feet of open space is being created with uses include plazas, public seating, and pedestrian walking areas to enhance walkability in the district. Westdale 2800 DE was completed during Winter 2017.

  The Staff and the Board will continue to encourage developers to create linkages to the trail system as well as additional bicycle facilities.

- To generate approximately $30 million (net present value) in increment over 20 years of collections.

  The District's 2017 total taxable value of $459,269,364 for the amended district. The revised budget of $36.6 million was approved in a 2014 plan amendment and 2015 was the first year that expanded areas began generating increment. The estimated collection for 2017 is $2,169,839. Total collections (NPV) before the TIF expires in 2028. Total collections (NPV) are currently 17.4% of the amended final plan goal.

- To diversify retail and commercial uses in the district.

In 2011 the staff and the Board saw the Phases I, II, & III of the Olympia Arts completed, which along with the Ambrose development, added over 44,000 square feet of retail, service, and commercial space. The staff and the Board will continue to work to expand retail and commercial uses to meet the existing and growing needs of the residential population and the increased traffic as a result of the expansion of the DART Light Rail system into the area.

In 2014, City Council approved the redevelopment of multiple buildings and parking lots along Main and Commerce Streets for the Deep Ellum Crossroads project which will add 50,058 square feet of retail and restaurant space along with the creation of 4,800 square feet of open space.

In 2015, City Council approved the redevelopment of multiple buildings and parking lots along Main and Elm for the Westdale 2800 DE project which will add 30,595 square feet of retail and restaurant space along with the creation of 13,740 square feet of open space.

In 2016, City Council approved the redevelopment of the Old Dallas High School site, which was added to the Deep Ellum TIF Boundaries in 2014. The project will add 26,000 square feet in Retail Space, 13,000 square feet in Open Space, and 66,000 square feet of Office Space.

- Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

In 2008, the boundaries of the Deep Ellum TIF District were amended to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station.

Year-End Summary of Meetings

The Deep Ellum TIF District Board met one time during the fiscal year from October 1, 2016 to September 30, 2017.

The Board approved and forwarded one (1) items to City Council for approval.

- The Board can consist of up to ten members, including five City of Dallas appointees, one Dallas County appointee. Board members are (FY 2017 Board meetings attended):
- Charles Shelburne – City Representative (attended meeting)

- Chase Evans, Chair – City Representative (attended meeting)
- Gene Dennis – City Representative (attended meeting)
- Cash Harbaugh (attended meetings)
- Jon Hetzel, Chair – City Representative (Appointed after all meetings)
- Rick Loessberg – Dallas County Representative (attended meeting)

There is one (1) vacant position on the Board as of September 30, 2017.

During the fiscal year the City Council approved one (1) items associated with the Deep Ellum TIF District. In an ongoing effort for Deep Ellum to improve the area for more suitable and compatible commercial uses, bars, lounges, taverns and similar establishments are required to obtain a Specific Use Permit (SUP) from the City of Dallas to comply with new zoning regulations.

- On February 22, 2017 City Council by Resolution 17-0367, accepted the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Pending TIF Items

Consideration of the FY 2016-2017 TIF District Annual Report and a recommendation to the City Council for approval.

Budget and Spending Status

Each TIF district establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The Deep Ellum TIF District was established in June 2005 and did not collect or allocate any revenue in FYs 2006, 2007 & 2008; however, the Project Plan and Budget were amended in FY 2008 and 2014 and project allocations were made for the Olympia Arts project and streetscape improvements to Crowdus/Indiana (part of Reel FX development project). The current budget for the TIF district is below.

Deep Ellum TIF District Project Plan Budget
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget*	Allocated**	Balance
Water, Wastewater, Storm & Off-site Utility Replacement	$2,745,124	$138,183	**$2,606,941**
Paving Streetscape & Lighting	$31,918,461	$2,554,134	**$29,364,327**
Open Space & Trails	$3,103,184	$1,197,998	**$1,905,186**
Façade Restoration /Environmental/Remediation/Demolition***	$12,159,114	$8,447,324	**$3,711,790**
Latino Cultural Center Area Improvements	$11,000,314	$0	**$11,000,314**
Administration & implementation	$5,060,144	$410,295	**$4,649,849**
Total Project Costs (excluding interest)	**$65,986,341**	**$12,747,934**	**$53,238,407**

**Budget shown above in current dollar; TIF Project Plan shows the budget in net present value.*

***Project and Administrative costs are allocated as increment collection began in FY 2008*

****Includes $775,000 Grant under Façade Restortation/Environmental/Remediation/Demolition*

Deep Ellum TIF District
Project Plan Budget

Category	TIF Budget*
Water, Wastewater, Storm & Off-site Utility Replacement	$1,247,748
Paving Streetscape & Lighting	$14,507,977
Open Space & Trails	$1,410,498
Façade Restoration/Environmental Remediation & Demolition	$5,526,712
Latino Cultural Center Area Improvements	$5,000,000
Administration and Implementation**	$2,300,000
Total Project Costs (excluding interest)	**$29,992,935**

** As approved in the Project Plan and Reinvestment Zone Financing Plan as amended September 10, 2014.*
Note: TIF Board may amend Project Plan budget with City Council approval.

Deep Ellum TIF M/WBE Participation				
Project	**Contractor**	**Total Contract Award Amount**	**Total MWBE Amount**	**Percentage Minority Participation**
Olympia Arts	Elstonaire	$1,200,000		30%
Reel FX				
TIF funding used for Streetscape Improvements - Deep Ellum TIF District Funds ($552,000), Prop 8 Bond Funds ($428,980) and Water Utilities Capital Improvement Funds ($22,820)				
Wesdale 2800 DE				
City/Private BID Total		**$1,988,974.77**	**$557,464.20**	**28.03%**
Old Dallas High School				
City/Private BID Total		**$19,813,041.00**	**$3,707,587.00**	**18.71%**
Old Dallas High School is still under construction as of September 30, 2017. Numbers are based on MWBE Reporting as of September 30, 2017				

FY 2018 Work Program

The FY 2017 work program for the Deep Ellum TIF District includes:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.
- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.
- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.

Appendix A: Financials

City of Dallas, Texas
Deep Ellum Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $2,300,000 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

City of Dallas, Texas
Deep Ellum Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$3,650,229.15	$2,237,637	$1,267,424	$1,226,235	$785,790
Interest receivable	$8,916.45	$3,088	$1,971	$1,303	$862
Total assets	$3,659,146	$2,240,725	$1,269,395	$1,227,538	$786,653
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$1,600,000	$0	$159	$203,343	$28,465
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Accrued liability	$4,448	$4,448	$8,897	$0	$0
Due to general fund	$6,963	$6,963	$6,963	$6,963	$6,963
Total liabilities	$1,611,411	$11,412	$16,019	$210,306	$35,428
Fund Balance (Deficit):					
Fund Balance (Deficit)	$2,047,734	$2,229,313	$1,253,376	$1,017,232	$751,224
Total Liabilities and Fund Equity	$3,659,145	$2,240,725	$1,269,395	$1,227,538	$786,653
	($0)	$0	$0	$0	$0

Deep Ellum Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$4,224,693	$1,213,086	$847,394	$421,447	$377,203	$275,743
Tax increment-Intergovernmental	$907,214	$234,396	$173,843	$95,143	$84,572	$64,841
Interest income	$69,948	$30,923	$14,460	$6,616	$4,678	$3,481
Developer contribution	$53,491	$0	$0	$0	$53,491	
Net increase (decrease) in fair value of inves	($5,959)	($9,221)	($148)	$3,525	($754)	($87)
Total revenues	$5,249,387	$1,469,183	$1,035,548	$526,731	$519,189	$343,978
Expenditures:						
Administrative expenses	$410,295	$50,762	$59,033	$48,941	$29,813	$13,030
Non-Capital Outlay	$918,424	$875,000	$0	$0	$0	$7,386
Capital outlay	$1,872,935	$725,000	$578	$241,647	$223,368	$81,525
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$3,201,654	$1,650,762	$59,611	$290,588	$253,181	$101,941
Excess (Deficiency) of Revenues over Exper	$2,047,734	($181,579)	$975,937	$236,143	$266,008	$242,037
Fund balance (Deficit) at beginning of year as previously reported	$0	$2,229,313	$1,253,376	$1,017,232	$751,224	$509,187
Fund balance (Deficit) at beginning of year, as restated	$0	$2,229,313	$1,253,376	$1,017,232	$751,224	$509,187
Fund balance (deficit) at end of year	$2,047,734	$2,047,734	$2,229,313	$1,253,376	$1,017,232	$751,224

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Deep Ellum Tax Increment Financing District Fund
Reinvestment Zone Number Twelve
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$21,701	Interest Income
$1,447,482	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$0	Developer contribution
$1,469,183	Total Revenue

2. Amount and purpose of expenditures from the fund:

$50,762	Administrative Expense
$875,000	Non-Capital Outlay
$725,000	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$1,650,762	Total Expenditures

(1) These expenditures were for the following projects:

West Dale 2880 DE Redev-streetscape,lighting, open spaces & trail	$725,000
West Dale 2880 DE Redev-Façade restoration/env.remediation & demolition	$875,000
Total	$1,600,000

3. TIF Administration Costs:
The Zone continued to reimburse the General Fund for administrative costs incurred during the fiscal year.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Deep Ellum TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement with 42 Deep Ellum, LP for the development of Deep Ellum Crossroads project in an amount not to exceed $3,500,000 with anticipated completion in 2017 and reimbursement to begin thereafter subject to availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017 *	Base Year 2008 Value	Est. Captured Value 2017**
City of Dallas	$459,269,364	$189,162,613	$270,106,751
Dallas County	$460,679,904	$189,363,589	$271,316,315

* 2017 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
****** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment****
City of Dallas	0.66334	$1,791,726
Dallas County	0.13371	$362,763
Total for all Jurisdictions	$0.79705	$2,154,490

***Participation rates for City of Dallas and Dallas County are 85% and 55% respectively for tax years 2008 - 2021.
****The District began collecting increment in fiscal year 2008-09.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,154,490. For 2016 Tax year, increment in the amount of $1,447,482 was received.

Appendix B: Financial Obligations Estimated Payoff

The District has one outstanding developer obligations:

- Westdale 2800 DE has an outstanding obligation of $1,600,000 to be paid by TIF funding. As of September 30, 2017, staff was finalizing all contract compliance requirements before releasing funding. Based on current projections that include general increment for the district, the developer will receive full payoff reimbursement by tax year 2017 (calendar year 2018).
- Old Dallas High School, approved for future reimbursement of up to $6,240,934 upon completion of the project requirements. The project is expected to be completed in FY 2017-2018. Based on current projections that include general increment for the district, the developer will begin receiving reimbursement by tax year 2017 (calendar year 2018). Fully payment is expected by tax year 2022 (calendar year 2023).

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Deep Ellum TIF District currently provides for 5% of any district increment, after administrative expenses, to be set aside for District-Wide Improvements. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

The balance for the district-wide set aside as of the end of FY 2017, totals $149,265.48. There is no commitments at this time.

Potential uses as defined by the Increment Allocation Policy includes:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The intent is to leverage TIF funds as a match for other funding.

AGENDA ITEM # 36

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	7
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	46 J K N P S T

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26147 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District). On June 13, 2007, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26773.

The Grand Park South TIF District's assessed 2017 taxable value was $64,016,172. Compared to previous years, the value increased as a result of the addition of new houses in the Fair Park Estates built by the Southfair Community Development Corporation and apartments built by Urban Mixed Use LLC. This represents an increase of $19,166,153 (42.7%) from the 2005 base year value and an increase of $5,278,608 (9%) from the previous year. The current year's value is higher than the previous year's value, resulting in total increment revenue billing in 2017-2018 of approximately $164,901. The actual construction that occurred in FY 2016-2017 will be reflected on the FY 2017-2018 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Thirteen, the Grand Park South TIF District by Ordinance No. 26147, as amended.

On June 13, 2007, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773.

The Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Thirteen, ("Grand Park South TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Grand Park South area pursuant to Ordinance No. 26147, authorized by the City Council on October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code; and

WHEREAS, on June 13, 2007, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Grand Park South TIF District by Ordinance No. 26773; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, the Grand Park South TIF Board was unable to meet prior to the timeframe necessary for Council action and the Act does not require Board approval of the annual report.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Thirteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Grand Park South TIF District
FY 2016-2017
Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 5CS
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Thirteen
Tax Increment Financing District

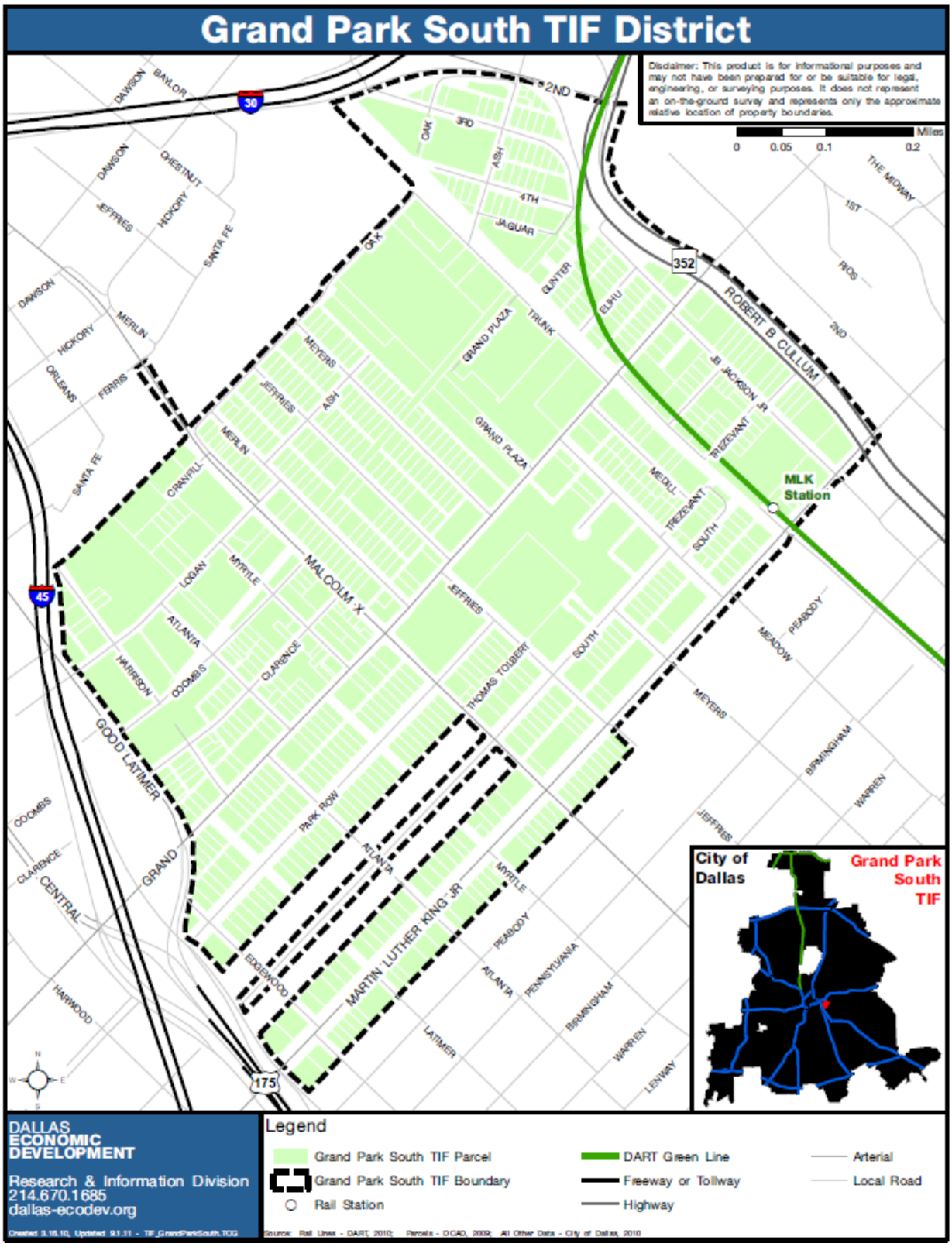


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Mission Statement

The mission of the Grand Park South TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Grand Park South TIF District area. The Grand Park South TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former residential area in decline to take full advantage of the expanding DART light rail system, to promote transit oriented development in the historical context of the neighborhood, to implement appropriate urban design standards, and to improve the quality of development south of downtown.

The Dallas City Council established the Grand Park South TIF District by Ordinance Number 26147 on October 26, 2005. The Grand Park South District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of $29.8 million (2006 dollars) has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participation is 90%, and the County's participation is 65%.

District Accomplishments

The Grand Park South TIF District is composed of neighborhoods to the south of Fair Park including the Al Lipscomb Way, Martin Luther King, Jr. Boulevard, and Malcolm X Boulevard corridors. The district exhibits deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. The district's strengths include the following:

- Proximity to downtown
- Adjacency to Fair Park
- J.B. Jackson Transit Center which includes DART's Green Line MLK Station
- South Boulevard – Park Row Historic District
- Includes the intersection of Malcolm X and Martin Luther King, Jr. Boulevards, one of only a few such intersections in the country.

September 2014 marked the five-year anniversary of the opening of DART's Fair Park and MLK light rail stations. The stations are located along DART's new Green Line. It extends approximately 28 miles and links southeast Dallas to Farmers Branch and Carrollton. Ridership in 2016 increased at the Fair Park station and the MLK station.

Year	Station	Ridership	Change from Previous Year	Change from Base Year	Station	Ridership	Change from Previous Year
FY 2009	Fair Park	22,450	-	-	MLK	27,621	-
FY 2010	Fair Park	392,623	1648.87%	0.00%	MLK	238,175	0.00%
FY 2011	Fair Park	243,111	-38.08%	-38.08%	MLK	299,108	0.00%
FY 2012	Fair Park	394,170	62.14%	0.39%	MLK	375,364	25.58%
FY 2013	Fair Park	394,739	0.14%	0.54%	MLK	369,602	57.60%
FY 2014	Fair Park	418,637	6.05%	6.63%	MLK	355,902	55.18%
FY 2015	Fair Park	369,524	-11.73%	-5.88%	MLK	331,629	49.43%
FY 2016	Fair Park	396,665	7.34%	1.03%	MLK	341,551	39.24%
FY 2017	Fair Park	457,241	15.27%	16.46%	MLK	363,815	43.40%



Hall Family Apartments - Located at 3221 Elihu Street



Billy Earl Dade Middle School - 2727 Al Lipscomb Way



DART's Green Line MLK Station

Current Development Status in the District
Grand Park South TIF District Projects

Grand Park South TIF District – Past, Current and Anticipated Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Units[2]	Status	Year Complete	Approx. Investment[3]	TIF Investment[4]
n/a						

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4] TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.

Grand Park South TIF District – Past, Current and Anticipated Projects[1]

Projects Within TIF District Not Utilizing TIF Funding

Project	Location	Units and/or size[2]	Status	Year Complete	Approx. Investment[3]	TIF Investment[4]
Fair Park Estates, Phase I	Malcolm X Boulevard and Park Row Avenue	30 Houses	30 units completed as of 2014	2014	$3,574,640	$0
Fair Park Estates, Phase II		2 Houses, 4 Townhomes	2 Single Family Homes and 4 townhomes completed in 2017 (4 SF Planned for 2018)	2017	$41,270	$0
Phase I – Hall Family Mixed-use Project	3223 Elihu Street	38 apartments	Complete	TBD	$4,086,880	$0
O'Reilly Auto Parts	3109 MLK Jr. Boulevard	6,000 sf	Complete	2013	$920,000	$0
Billy Earl Dade Middle School	2727 Al Lipscomb Way	213,616 sf	Complete	2013	$32,182,840 (Non-Taxable)	$0

Total (TIF and Non TIF)	**$8,622,790**
38 Apartments, 32 residential single family houses, and 4 Townhomes Completed	**Completed**
	$41,270
4 single family houses	**Planned**
213,616 SF Middle School	**$32,182,840 (Non-Taxable)**

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4] TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.

Mixed Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, there are no TIF funded residential projects.

A total of 38 apartments, 32 residential single-family houses, and 4 townhomes have been completed overall. Another 4 units are under construction or planned without any TIF subsidy or affordable units anticipated. Additional units with other incentives may be under development in the area.

District Initiatives

Construction was completed on eight additional units in the Fair Park Estates housing development during the FY 2014. Six more units (two single-family homes and four townhomes) were completed in FY 2016-2017. An additional seven single-family homes are in the planning stages.

Value and Increment Revenue Summary

The Grand Park South TIF District's assessed 2017 taxable value was $64,016,172. Compared to previous years, the value increased as a result of the addition new houses in the Fair Park Estates built by the Southfair Community Development Corporation and apartments built by Urban Mixed Use LLC. This represents an increase of $19,166,153 (42.7%) from the 2005 base year value of $44,850,019 and an increase of $5,278,608 (9.0%) from the previous year. The current year's value is higher than the previous year's value, resulting in total increment revenue billing in in 2017 of approximately $164,901.

Objectives, Programs and Success Indicators

The Grand Park South Final Project Plan and Reinvestment Zone Financing Plan was adopted on October 26, 2005 by City Ordinance Number 26773. The plan's defined development goals are provided below:

- Create additional taxable value attributed to new private investment in projects in the Grand Park South TIF District totaling approximately $579 million.

Property values in the TIF district have begun to increase slowly since its creation. This is the result of the increased values for new offices occupied by the Social Security Administration on 2528 Martin Luther King, Jr and to the Eban Village Apartments at 2710 Jeffries Street as well as new housing completed in Fair Park Estates and new apartments built by Urban Mixed Use LLC. The project by Urban Mixed Use LLC at 3223 Elihu Street added $3,075,560 to the value of the district.

DISD's acquisition of property for the new Billy Earl Dade Middle School in the district resulted in a loss of taxable value for the district. The school opened during the 2013-2014 school year.

The new O'Reilly's Auto Parts at 3109 Martin Luther King Boulevard was completed in 2016. The DCAD values it at $920,000 for 2017. Two Podners expanded their existing restaurant and added a retail strip to the site for multiple tenants. Golden Chick restaurant at 1230 Robert B. Cullum Boulevard held their grand opening in August 2016. The project at 1441 Robert B Cullum Boulevard is valued by DCAD at $1,046,330 in 2017.

- Encourage transit-oriented development within the district. This includes the creation of a new town center in proximity to DART's MLK Green Line station while providing access and connections to the station that will allow ridership to exceed over 2,400 per day by 2015.

  The Green Line's MLK and Fair Park stations, which have been open since September 2009, is expected to entice transit-oriented development throughout the district. However, the timeframe has changed. Ridership in 2017 increased at the Fair Park station and the MLK station. For 2017, the Fair Park station saw 457,241 riders compared to 396,665 in 2016 while MLK station saw 363,815 compared to 341,551 in 2016. Fair Park station saw a yearly increase of 15.27% while MLK saw an increase of 43.4% compared to 2016. Since the stations' opening in 2009, MLK Station has seen an increase in ridership of 34.5% (2010 – 238,175) and Fair Park Station has seen an increase in ridership of 14.1% (2009 – 392,623).

- Attract new private development in the district totaling approximately 2,400 residential units by 2035, including development of new single-family homes, mid-rise residential, such as town homes, and higher density residential near the MLK Green Line station, while preserving and restoring historic single-family residences.

  Upon its completion, the Fair Park Estates project, located at 3221 Elihu Street, will result in 36 residential units. To date, thirty of the project's units have been completed. An additional two units and four townhomes are being added in FY 2017. Urban Mixed Use LLC also completed in 2016 the first phase of a mixed-use project, constructing 36 multifamily residential

units (3.00%). The project consists of approximately 6 acres located adjacent to Fair Park, generally bound by Park Row, Trunk Avenue, the DART line, Elihu Street and JB Jackson Boulevard. The envisioned development plan has four phases consisting of 240 apartments (180 - two bed/two bath and 60 – 1 bed/1 bath) and 40,000 square feet of commercial space comprised of 14,500 square feet of retail, 17,500 square feet of restaurants and 8,000 square feet of office space. The focus of all four phases will be the proximity of building facades to the street to promote pedestrian, sidewalk and storefront interaction. As of September 30, 2017, Phase I has been completed with a total of 36 Apartments. Another key feature is enhanced walkways along Al Lipscomb Way, Park Row, Elihu Street, the DART line and Trunk Avenue creating an inviting, pleasant atmosphere for access to the MLK DART Station. Walkway enhancements include new 6'-10' wide sidewalks, lighting, benches, and landscaping.

- Diversify housing options within the district by providing various types of housing, including town home, multi-family, and single-family projects, at a range of price points including approximately 20% of new units at or below 80% of Area Median Income (AMI), 60% of new units at market rate, and 20% of new units above market rate. Replace existing multi-family housing stock in substandard condition (approximately 500 units) with new residential development at 60% of Area Median Income. Expand homeownership opportunities in the district.

  There is an ongoing effort to provide a variety of housing options within the Grand Park South TIF District, especially needed market rate housing.

  On January 11, 2012, the City approved 2006 bond funding and the use of CDBG grant funds for Grand Park Place at 3221 Elihu Street to be developed by the Urban Mixed Use LLC. Phase 1 is 36 units, and a building permit was issued August 17, 2012. Phase 1 was completed in 2016.

- Grow and diversify retail and commercial uses within the district. Consolidate new retail and other commercial activities to support a new town center in proximity to the MLK Green Line station; create a neighborhood retail center in proximity to the Al Lipscomb Way and Malcolm X Boulevard intersection; enhance retailing opportunities and design through infill development along Martin Luther King, Jr. Boulevard, and, in some cases, convert existing retail and commercial buildings to residential uses. Attract 300,000 square feet of retail space and 150,000 square feet of office or other commercial space in new private development by 2035.

  In 2013, O'Reilly Auto Parts opened at 3109 MLK Jr. Boulevard. In 2016, Two Podners expanded their restaurant at 1441 Robert B. Cullum, adding a new retail strip for additional tenants. This reflects the city's goal of retail and commercial activity along Malcolm X Boulevard. The city still aims to increase retail opportunities as the area still suffers from the need for more commercial and retail activity. Also, the City's Complete Streets Initiative has identified Al Lipscomb Way for early implementation of streetscape

enhancements such as shared bicycle lanes, enhanced sidewalks and upgraded crosswalks. The Initiative identifies Martin Luther King Jr. Boulevard and Robert B. Cullum Boulevard as mixed-use corridors. South of Martin Luther King, Jr., Robert B. Cullum and Malcolm X Boulevards should transition to residential corridors. The construction of Al Lipscomb Way from Malcom X Boulevard to R.B. Cullum Boulevard which includes paving, drainage, water, streetscape, and pedestrian lighting should be complete by September 2018. The construction of JB Jackson Jr. Blvd from Al Lipscomb Way to Martin Luther King, Jr. Boulevard, which includes paving, drainage, water, wastewater, streetscape, and pedestrian lighting should be complete by December 2018.

- Expand parks and open space within the district by encouraging the development of both private and public parks and open space, such as pocket parks, plazas, courtyards, and recreation areas, within walking distance (1/4 mile) of new residential development, especially new mid- and high-density residential development.

  In 2010, the City's Design Studio held public meetings to examine parks, open space, and streetscape improvements along Martin Luther King Boulevard and Al Lipscomb Way. As a result of those meetings, Al Lipscomb Way became one of the projects in the City's Complete Streets Program.

  The 2012 bond program included $2,449,000 for Complete Streets improvements on Al Lipscomb Way from Robert B. Cullum to Good Latimer Expressway. The project will include enhanced sidewalks and crosswalks, pedestrian lighting, and landscape and irrigation. Engineering design was completed in Winter 2015. Construction is underway and is scheduled to be completed by December 2018.

  The 2012 bond program included $468,900, and the Fair Park Area is contributing $508,000, for improvements on Martin Luther King, Jr. Boulevard from Robert B. Cullum to S.M. Wright Freeway. The project will include bike route improvements, enhanced sidewalks and crosswalks, pedestrian lighting, landscape and irrigation, and mid-block pedestrian crossings. Engineering design was completed in Winter 2015. Construction was completed Summer 2018.

  During FY 2012, the City installed shared lane markings to encourage bicycling on Martin Luther King, Jr. Boulevard from Fair Park to Julius Schepps Freeway. The long term plan is for this shared lane to connect to future bicycle facilities on the Cedar Crest Bridge.

- Generate approximately $28.1 million (net present value) in increment over 25 years of collection.

The district's assessed property value has increased from its 2005 base year value. Preceding years' values have generated approximately $1,635,666 in cash collections (5.8% of the goal), $414,211 in NPV collections (1.5% of goal).

Year-End Summary of Meetings

Effective September 1, 2011, only those taxing units that have approved the payment of all or a portion of the tax increment produced by the unit into the TIF fund for that district may appoint one member to the board. Currently only the City and Dallas County participate financially in the Grand Park South District.

The board now consists of places for seven directors: six to be appointed by the City Council and one appointed by Dallas County.

Due to a lack of appointed members, the Board was unable to meet during the fiscal year.

The Board's last meeting was held on December 6, 2010.

The Grand Park South TIF District by-laws require five members to be appointed and therefore the board was unable to meet during the fiscal year. As of September 30, 2017 one member has been appointed. However, this is below the required number to hold Board Meetings. Until at least five members are appointed, meetings cannot be held.

The Dallas City Council approved one items during the fiscal year related to the district. These items are summarized below:

- On February 22, 2017, the City Council approved Resolution 17-0368 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

The district's budget and spending to date are provided below:

Grand Park South TIF District Project Plan Budget Projected Increment Revenues to Retire TIF Fund Obligations			
Category	**TIF Budget***	**Allocated****	**Balance**
Infrastructure Improvements	$55,349,527	$0	**$55,349,527**
Environmental Remediation	$5,495,697	$0	**$5,495,697**
Façade Restoration	$4,121,773	$0	**$4,121,773**
Parks, Open Space, and Signature Entries	$7,850,997	$0	**$7,850,997**

Grant or Loan Programs	$1,177,649	$0	**$1,177,649**
Administration and Implementation	$4,514,323	$241,838	**$4,272,485**
Total Project Costs (excluding interest)	**$78,509,966**	**$241,838**	**$78,268,128**

*** Administrative cost is based on actual hours worked on TIF related activities by City staff and related City overhead.*

***Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts*

Grand Park South TIF District Project Plan Budget (NPV Values)	
Category	**TIF Budget (NPV)**
Infrastructure Improvements	$14,990,178
Environmental Remediation	$7,084,006
Façade Restoration	$2,193,141
Parks, Open Space, and Signature Entries	$2,375,903
Grant or Loan Programs	$1,644,856
Administration and Implementation	$1,553,475
Total Project Costs (excluding interest)	$29,841,558

All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of the project costs

FY 2018 Work Program

No TIF district activities can take place until additional board members are appointed.

Subject to the approval of new board members, the FY 2017 work program for the Grand Park South TIF District includes:

- Encourage development projects within the district
- Approval of an amendment to the Grand Park South TIF District by-laws regarding changes in the composition of the district's board of directors and design review process
- Approval of the City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines
- Approval of the City of Dallas TIF Design Review standards for TIF districts
- Approval of the FY 2010-2011 Annual report
- Approval of the FY 2011-2012 Annual report
- Approval of the FY 2012-2013 Annual report
- Approval of the FY 2013-2014 Annual report
- Approval of the FY 2014-2015 Annual Report
- Approval of the FY 2015-2016 Annual Report

- Approval of the FY 2016-2017 Annual Report

Appendix A: Financials

City of Dallas, Texas
Grand Park South Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The Zone's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,105,732 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund for costs incurred through fiscal year 2008-09. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

6. "Due to general fund" amount of $5,822 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

City of Dallas, Texas
Grand Park South Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$159,707	$91,793	$27,924	$12,534	$19,700
Interest receivable	$411	$151	$42	$21	$30
Total assets	$160,118	$91,944	$27,966	$12,555	$19,730
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Deferred tax revenue	$0	$0	$0	$0	$0
Due to general fund	$5,822	$5,822	$5,822	$5,822	$5,822
Total liabilities	$5,822	$5,822	$5,822	$5,822	$5,822
Fund Balance (Deficit):					
Fund Balance (Deficit)	$154,296	$86,122	$22,143	$6,732	$13,908
Total Liabilities and Fund Equity	$160,118	$91,944	$27,966	$12,555	$19,730
	($0)	($0)	($0)	$0	$0

Grand Park South Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$331,574	$61,123	$72,966	$20,586	$0	$0
Tax increment-Intergovernmental	$60,319	$17,120	$10,871	$1,984	$0	$0
Interest income	$4,515	$1,409	$656	($22)	$76	$7
Net increase (decrease) in fair value of inves	($275)	($438)	$91	$74	($24)	($175)
Total revenues	$396,134	$79,215	$84,584	$22,622	$52	($169)
Expenditures:						
Administrative expenses	$241,838	$11,041	$20,605	$7,211	$7,227	$14,331
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$241,838	$11,041	$20,605	$7,211	$7,227	$14,331
Excess (Deficiency) of Revenues over Exper	$154,296	$68,174	$63,978	$15,411	($7,176)	($14,500)
Fund balance (Deficit) at beginning of year as previously reported	$0	$86,122	$22,143	$6,732	$13,908	$28,408
Fund balance (Deficit) at beginning of year, as restated	$0	$86,122	$22,143	$6,732	$13,908	$28,408
Fund balance (deficit) at end of year	$154,296	$154,296	$86,122	$22,143	$6,732	$13,908

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Grand Park South Tax Increment Financing District Fund
Reinvestment Zone Number Thirteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$971	Interest Income
$78,243	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$79,215	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$11,041	Administrative Expense
$0	Public works
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$11,041	Total Expenditures

3. The Zone began reimbursing the General Fund for administrative costs incurred through fiscal year 2008-09.

4. Amount of Principal and Interest due-on outstanding indebtedness:
Grand Park South TIF District has incurred no bonded indebtedness as of September 30, 2017.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2005 Value	Est. Captured Value 2017**
City of Dallas	$64,016,172	$44,850,019	$19,166,153
Dallas County	$64,174,555	$44,850,019	$19,324,536

*2016 taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment
City of Dallas	0.70236	$134,615
Dallas County	0.15802	$30,536
Total for all Jurisdictions	$0.86038	$165,151

***Participation rates for City of Dallas and Dallas County are 90% for tax years 2007-2026 and 65% for tax years 2007-2021 respectively.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $165,151. For the 2016 tax year, increment in the amount of $78,243 was received.

Appendix B – Financial Obligations Estimated Payoff

The District currently has no outstanding developer obligations.

Appendix C – District-Wide Set Aside Funds

The District currently has Increment Allocation Policy. A policy is required to establish District-wide Set Aside Funds.

AGENDA ITEM # 37

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	9, 10, 13, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	17 W; 26 D H V Y Z; 27 A-H J-N P-U W; 28 N; 36 C D

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26148 on October 26, 2005, establishing Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), as amended. On December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 26534, as amended.

The Skillman Corridor TIF District's assessed 2017 taxable value was $763,217,519. This represents an increase of $427,260,208 (127%) over the assessed value of the base year (2005) and an increase of 16% over last year’s final value. With the participation of the City, Dallas County and the Richardson Independent School District, this increase will result in the collection of approximately $4,230,981 in total incremental revenue for the Skillman Corridor TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 26, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fourteen, the Skillman Corridor District TIF District by Ordinance No. 26148, as amended.

On December 13, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor TIF District by Ordinance No. 26534, as amended.

On December 12, 2017, the Skillman Corridor TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fourteen, ("Skillman Corridor TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Skillman Corridor area pursuant to Ordinance No. 26148, authorized by the City Council on October 26, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on December 13, 2006, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Skillman Corridor District TIF District by Ordinance No. 26534, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2017, the Skillman Corridor TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fourteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Skillman Corridor TIF District
FY 2016-2017
Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Fourteen
Tax Increment Financing District

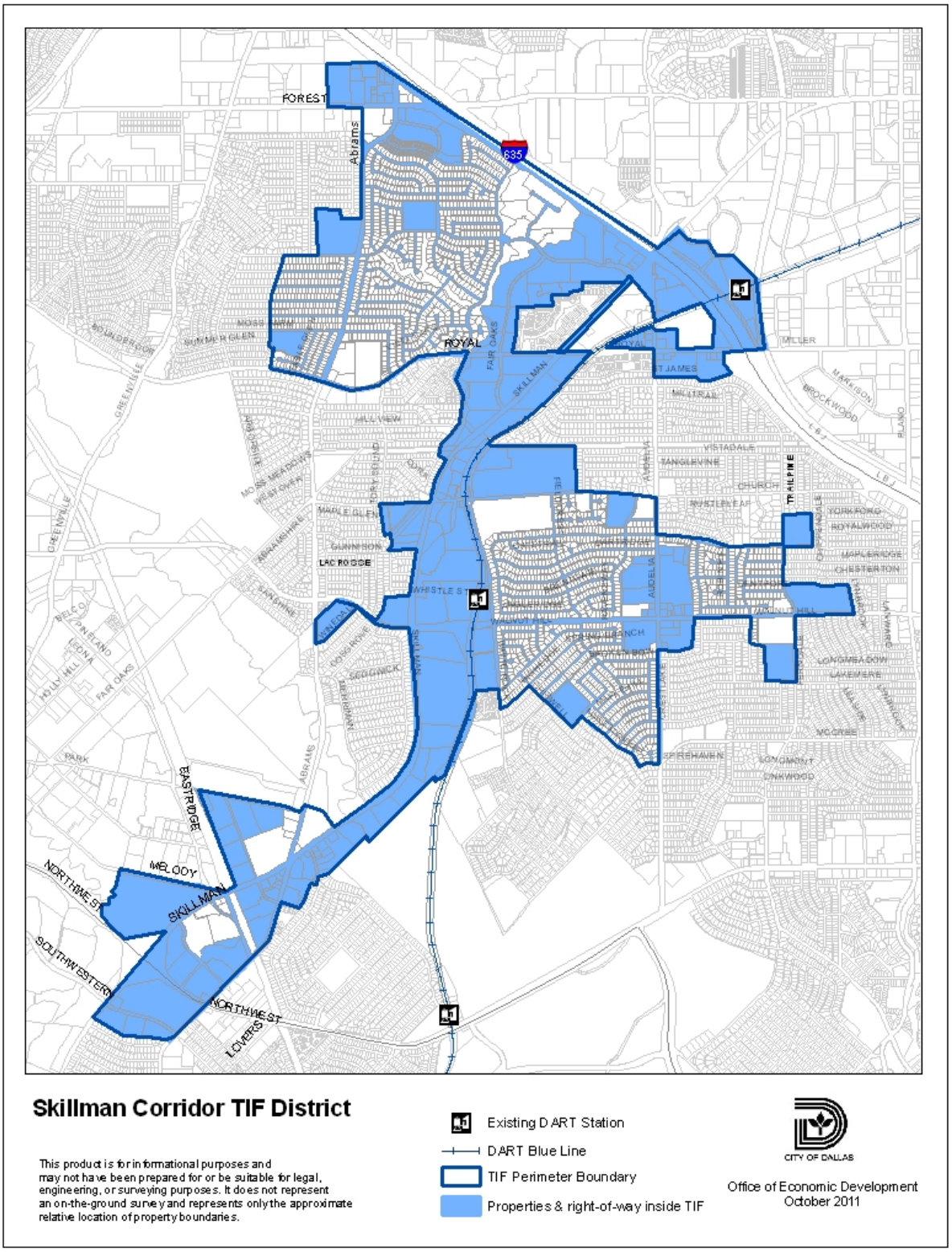


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Front cover shows the Sprouts grocery anchor grand opening at the Lake Highlands Town Center in May 2017.

Mission Statement

The mission of the Skillman Corridor TIF District is to provide a source of funding for public infrastructure improvements that will assist in creating a more sustainable mix of rental and owner-occupied residential property in the Skillman Corridor. This effort will help encourage the redevelopment of structurally obsolete apartment complexes and retail centers, better trail and recreational connections, and transit-oriented development near the Skillman/Walnut Hill DART light rail station and the existing Skillman/LBJ DART light rail station. The Skillman Corridor TIF District duration began on January 1, 2006, and will terminate on December 31, 2035, (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036).

Skillman Corridor TIF District Accomplishments

Dallas City Council established the Skillman Corridor TIF District by Ordinance Number 26148 on October 26, 2005. In December 2006, the district's boundaries were amended to include several Richardson Independent School District (RISD) campuses to help facilitate RISD meet future changing campus needs as the area is redeveloped. The RISD Board of Trustees approved contributing the debt service portion of future RISD increment to the TIF District up to $10 million (net present value or a total amount of just over $16 million). This financial participation marks the first financial participation by a school district in a Dallas TIF District since 1999. The Dallas City Council adopted the Skillman Corridor TIF District Project Plan and Reinvestment Zone Financing Plan on December 13, 2006 by Ordinance 26534.

In May 2009, the Skillman Corridor TIF Board adopted a "Skillman Corridor TIF Strategic Implementation Plan" to guide the next phases of development and improvements in the District.

In 2007, a development agreement with PC LH Land Partners, LP (PC LH) for the District's catalyst project "Lake Highlands Town Center (LHTC)" for TIF funding was approved by the Skillman Corridor TIF Board and the City Council. In addition, the project received funding commitments from Dallas Area Rapid Transit (DART) and the North Central Texas Council of Governments (NCTCOG) for a light rail station and related improvements at Skillman Street and Walnut Hill Lane along the existing DART Blue Line; Dallas County for infrastructure improvements; and City of Dallas bond funds for infrastructure improvements.

Infrastructure and other public improvements as part of the LHTC horizontal site development phase have been completed. An operation and maintenance agreement for non-standard public improvements has been executed with PC LH and the Lake Highlands Public Improvement District (LHPID) has agreed to partial assignment of those responsibilities.

The 20 acres of park land and trails constructed as part of the project was conveyed to the City on March 31, 2011. Maintenance responsibility has been designated to PC LH,

future owners and/or the Lake Highlands Public Improvement District (LHPID). Special events, including the annual Lake Highlands Oktoberfest in have begun being been held at the LHTC.

Due to the economic downturn, vertical development at the LHTC was delayed. In June 2011, the City approved an amended development agreement for the Lake Highlands Town Center (LHTC) that increased the TIF funding dedication of future TIF revenues from $23,000,000 to a maximum of $40,000,000 subject to certain conditions.

In FY 2011, a development agreement with Audelia WGK, LLC for the White Rock Place development was approved by the Skillman Corridor TIF Board and the City Council. The site is located at the southwest corner of Walnut Hill Lane and Audelia Road. The site has been reconfigured into a smaller retail component of 18,000 square feet, infrastructure for 17 residential lots and all homes completed as of late 2013.

A development agreement with the Richardson Independent School District (RISD) was approved in FY 2011 to provide reimbursement pursuant to the Interlocal Agreement between the City and RISD for stadium facility improvements for the Lake Highlands High School annually as funds are available.

During FY 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved mixed-income housing guidelines.

During FY 2013, a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project was approved by the TIF Board and City Council. The development, now called NorthRock Lake Highlands was completed in late 2014. In FY 2016, the developer terminated the agreement forgoing all TIF reimbursement.

During FY 2014-2015, staff held ongoing discussions on potential updated development plans for LHTC, primarily the retail block as a next phase. Phase I requirements under the LHTC agreement were completed in 2015 and the City began reimbursement. In September 2015, PC LH decided to terminate the remainder of the LHTC agreement. During FY 2016, on-going requirements for Phase I including operations and maintenance responsibilities will continue to be monitored. The TIF Board approved district-wide funding commitments including $349,800 in local match funding for the Lake Highlands TOD Multimodal Connectivity Project (hike/bike trail extension) and $35,000 to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635.

During FY 2017, a development agreement with NADG/SHOP Lakeridge LP for the Lakeridge project was approved by the TIF Board and City Council.

Several projects in the District have been completed or in the development stage this year as shown in the following table.

Skillman Corridor TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. or Estimated Value[3]	TIF Investment[4]
Lake Highlands Town Center, Phase I[2 9]	NE and SE corner Walnut Hill/Skillman. Haven Apts. – 7707 Watercrest Parkway	Public Improv – 2010; Ph I – 2014	Sitework/public improvements & Phase I vertical development - Haven Apts. complete	200 units; 7,500 square sf retail	$26,800,000	$10,000,000
White Rock Place	SW Corner Walnut Hill & Audelia	2013	Retail portion & infrastructure for SF lots complete. SF homes had just partial DCAD value for 2013 appraisal year. Total value still an estimate.	17 SF lots; 18,000 sf retail reconfig.	$12,651,920	$2,372,000
Lakeridge	SE corner of Walnut Hill & Audelia	2018	Approved	90,476 sf upgraded retail	$11,000,000	$4,500,630
			Subtotal	**217 res. Units; 115,976 square feet retail**	**$50,451,920**	**$16,872,630**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
Trimark Town Homes	9400 Block Timberleaf Dr	2005	Complete	84 units	$10,894,685	n/a
Medallion Retail Center expansion/renov.[8]	6300 E Northwest Hwy & 5720 Skillman St.	2006	Complete	88,800 square feet new space	$27,160,000	n/a
Kingsley Square Redevelopment	7203 & 7211 Skillman St.	2007	Complete	76,000 square feet retail	$17,370,000	n/a

Wal Mart Supercenter	9382 LBJ Fwy.	2008	Complete	204,000 square feet retail	$16,256,740	n/a
The Avery on Southwestern (formerly Village View Apts)	8910 Southwestern Blvd.	2009	Complete	422 units	$56,030,450	n/a
Dallas Children's Theater[6] – *exterior improv., main entry & garden*	6343 Northwest Hwy	2009	Complete	n/a	$1,293,060	n/a
Timbercreek redevelopment	Skillman St@Northwest Hwy	2011-2012	Complete	485,000 square feet retail	$80,142,790	n/a
Century Lake Highlands (formerly White Rock Trail/NorthRock Apts.)	6808 Skillman St	2014	Complete	362 units	$59,000,000	n/a
The Bordeaux at Lake Highlands	SW corner Skillman St & Church Rd.	2014-2017	37 SF homes complete	37 SF lots/homes	$20,641,988	n/a
The Shops at Lake Highlands Town Center	SE corner Walnut Hill/Skiilman	2017	Grocery anchor complete, remainder under const.	59,600 sf retail/ restaurant	$8,602,020	n/a
Lookout Apartments at Lake Highlands Town Center	Lookout Point/ Watercrest Parkway	2018	Under construction	257 units	$29,000,000	n/a
The Enclave at Lake Highlands Town Center	Skillman & Segwick Dr.	2018-2019	Under construction	51 townhomes	$18,000,000	n/a
			Subtotal	**1,213 res units; 913,400 square feet retail**	**$344,391,733**	**$0**
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**1,430 res units; 1,029,376 square feet retail**	**$394,843,653**	**$16,872,630**

[1] All information updated as of September 30, 2017.
[2] As of 2015, only Phase I of the project relates to the TIF funding agreement. Future phases will be implemented separately.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD taxable value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt property. Amount shown is approximate investment in improvements.
[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.
[8] For Medallion Retail Center, previous reports FY 11 and prior only showed added value of $8.4 million; however, to be consistent with other reporting of redevelopment sites the full DCAD value is now shown.
[9] Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, as part of TIF funding, a total of 217 units have been built to date and 40 are currently set-aside as affordable. The White Rock Place project was a reimbursement for infrastructure for 17 single-family lots and previously on a case-by-case basis for-sale housing was not subject to specific requirements.

A total of 905 residential units have been completed overall. Another 308 units are under construction or planned without any TIF subsidy or affordable units anticipated.

District Initiatives

In addition to TIF incentives, there have been other public funding commitments in support of the Lake Highlands Town Center (LHTC) project as shown in the District Initiatives table below. A unique partnership has been formed with PC LH and representatives from the City, Dallas County, DART, and the North Central Texas Council of Governments (NCTCOG) as a result of the interdependent layering of funding for infrastructure and public improvements requiring on-going coordination in support of the LHTC. The lessons learned can serve as a model for future interagency cooperation with the private sector in furthering transit-oriented development (TOD).

In June 2010, the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) awarded funding for two Sustainable Development (SD) Projects in the Skillman Corridor TIF District including the "LBJ/Skillman Urban Planning Initiative" (planning study) and the "Lake Highlands TOD Sustainable Development Infrastructure Project".

The LBJ/Skillman Urban Planning Initiative will include evaluating the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. The NCTCOG staff will manage the consultant selection process for the study with representation from the City and during the study there will be a project review committee that may include community representatives. In August 2009, the Skillman

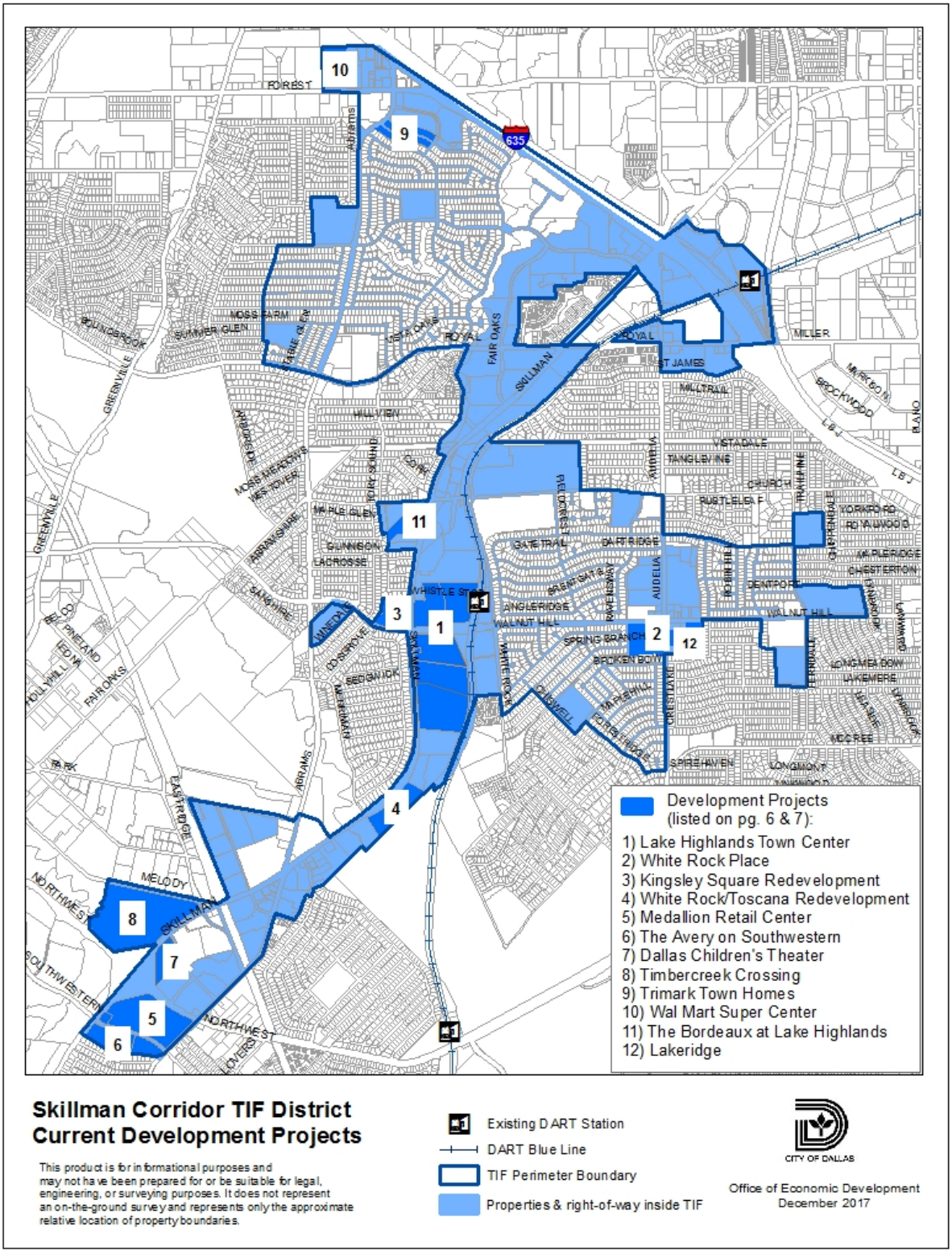
TIF Board approved a pledge of TIF funding in the amount of $25,000 as matching funds for the project. NCTCOG funding includes $100,000 with a required local 20% match of $25,000 for a total study amount of $125,000. During FY 2014, the study was finalized with a report reviewed and recommended by the City Plan Commission and pending City Council adoption in October 2014.

The "Lake Highlands TOD Sustainable Development Infrastructure" Project, with Dallas County and PC LH as partners, was selected for funding as an infrastructure project totaling $3,243,000 to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). The scope also includes intersection improvements for Walnut Hill Lane and Skillman Street. Initially, Dallas County and PC LH (private developer) were to provide the 20% local match (estimated at $648,000) and Dallas County was going to advance funding and manage the project. However, after all parties began reviewing various options for project management and financial structuring in late 2015 and it was recommended that the City take the lead on managing the project with the Skillman TIF District providing $346,800 in local match support and Dallas County committing up to $271,000 (net project management costs). Preliminary design work has begun for the trail extension and City Council consideration on amendments to prior project resolutions is scheduled for December 2017.

District Initiatives – Other Public Support for LHTC				
Activity	**Scope**	**Status**	**Investment**	**Source**
New DART Light Rail Station – Skillman St./Walnut Hill Ln.	Along the existing DART Blue Transit Line, a new station will be added on the northeast side.	Funding approved by DART Board in 2006. Station opened Dec. 2010.	$10,000,000	DART
City 2006 Bond Funds – Proposition Eight	Public infrastructure support for a transit-oriented development at Skillman St/Walnut Hill Ln.	Council authorized bond sale and a Chapter 380 grant agreement in 2007. Infrastructure completed 2010.	$4,677,282	2006 City Bond Program
Dallas County Major Capital Improvement Program (MCIP)	Funding in support of the LHTC for transportation infrastructure including bridge over Jackson Creek, collector streets, and pedestrian improvements.	Improvements completed in 2010.	$3,421,846	Dallas County MCIP Fund 196, Project 8201
North Central Texas Council of Governments (NCTCOG) ***with DART local funding exchange.***	Traffic and median improvements, collector streets, and pedestrian access and transit related improvements.	NCTCOG Regional Transportation Council (RTC) approved 2007. Interlocal agreement with City executed May 2008. Construction completed in 2010.	$5,150,000 $1,287,500	NCTCOG/RTC Local Match – Private (*eligible for TIF reimbursement*)

Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – Lake Highlands TOD Sustainable Development Infrastructure Project	Hike/bike trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street. The original scope included intersection improvements at Walnut Hill and Skillman; however, alternative sources of funding such as the 2017 bond program are being considered.	*Funding approved.* Project selected by the RTC in June 2010. City Council authorized agreements in 2012. Preliminary design work has begun and amendments to funding agreements pending December 2017.	$3,467,778 max total includes: $2,774,222 $346,800 $346,778 *($271,000; net project management costs)*	 RTC funds Local match from Skillman Corridor TIF Fund Dallas County Major Capital Improvement Program (MCIP) funds.
Regional Transportation Council (RTC) 2009-10 Sustainable Development Program – LBJ/Skillman Urban Planning Initiative	Planning study to determine future land use, development scenarios, and zoning to facilitate transit oriented development (TOD) near the LBJ/Skillman DART Station area, potential pedestrian and transit linkages, and opportunities for new trails and open spaces.	*Funding approved.* Project selected by the RTC in June 2010. Study completed and City Plan Commission approved. Council adopted October 8, 2014.	$125,000 total includes: $100,000 $25,000	 RTC funds Local match from Skillman Corridor TIF Fund
Phase I Master Plan for schematic design of enhancements to the Skillman Gateway Bridge	The Phase I Master Plan will build on the Lake Highlands Gateway Bridge project, a $64 million interchange reconfiguration for Skillman and IH 635 "LBJ Freeway" that both TXDOT and the City of Dallas have committed construction funding for starting in FY 2018. The Bridge project is at 60% design level and there is an opportunity to evaluate and design potential enhancements.	Skillman Corridor TIF Board approved funding to share in the cost of the plan with the Lake Highlands Improvement District Corporation (LHIDC). LHIDC has managed the consultant and final design will be complete by December 2017	$55,000 estimated total cost $35,000 $25,000	 Skillman Corridor TIF Fund LHIDC funds
		Total Investment	**$28,184,406**	

TIF District Development Project Map



Value and Increment Revenue Summary

The Skillman Corridor TIF District's assessed 2017 City taxable value was $763,217,519 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of $427,260,208 or 127% over the base year (2005) value and a 16% increase over last year's final value. The TIF District anticipates collecting approximately $4,230,981 in incremental tax revenue for tax year 2017. The anticipated RISD portion totals $824,936 and 30% or $247,481 will be earmarked for the RISD Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City. The positive increase in the District's tax base can be attributed on an approximate percentage basis to added value of new construction (75% of the increase), major property transactions including sites under development (20%), and appreciating property values (5%) in the District.

Objectives, Programs, and Success Indicators

Among the goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Skillman Corridor TIF District totaling approximately $592 million.
  Over $336 million in new investment is completed and an additional $59 million is underway or planned (66% of the goal).





A groundbreaking for "The Enclave at Lake Highlands Town Center" was held in July 2017. Councilmember Adam McGough addressed attendees (right) and representatives from David Weekly Homes (builder), Bill Rafkin (Cypress Real Estate Advisors), and other stakeholders were there to raise a shovel (left).

- To attract new private development in the Skillman Corridor TIF District totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family, and single-family projects.

  938,900 square feet of new and upgraded retail space is completed and an additional 90,476 is planned (exceeding the goal by 39%). 1,122 residential units are completed, 257 under construction and 51 planned, approximately 1,610,950 square feet total (25% of the goal).



NorthRock Apartments completed 2014



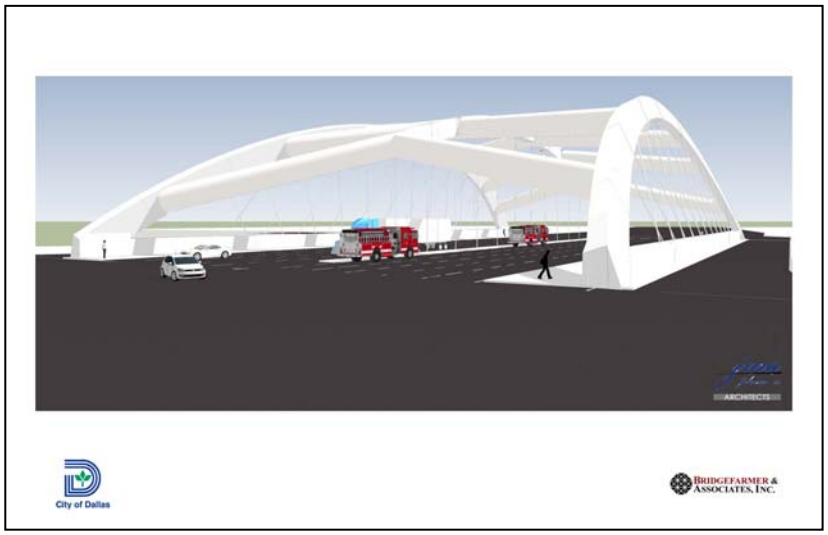
The Bordeaux new home development is now complete.

- To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.

  The TIF Board adopted a Skillman Corridor TIF District Strategic Implementation Plan to better focus redevelopment activities and TIF expenditures including supporting the Skillman/LBJ Gateway planning effort to promote TOD development at the LBJ/Skillman DART Station area. A NCTCOG Regional Transportation Council (RTC) funded planning study began in 2012 and is in the process of examining development options and public improvements needed to facilitate TOD development around the LBJ DART station.

  TXDOT has a preferred alternative for the LBJ Freeway/Skillman/Audelia intersection (incorporating the extensive efforts made by community leaders to present an alternative to an original flyover bridge design) that has been in the design phase. As a result, *the Lake Highlands Gateway*

Bridge project, a $64 million interchange reconfiguration for Skillman and IH 635 "LBJ Freeway" has both TXDOT and the City of Dallas commitments for construction funding starting in FY 2018. The Bridge project is in design and there was an opportunity to evaluate and design potential enhancements. The TIF Board approved funding $35,000 to share in the cost in partnership with the Lake Highlands Public Improvement District for a Phase I Master Plan to study and prepare schematic design for enhancements.



Skillman Gateway Bridge concept

- To maintain the stability of local schools as redevelopment occurs in the housing market.

  In May 2007, the TIF Board adopted "Skillman Corridor TIF District Relocation Assistance/Student Retention Program Guidelines" with substantial input from the Richardson Independent School District (RISD) and private partners as part of negotiating the LHTC development agreement. A concerted effort was made at the start of the LHTC redevelopment to relocate remaining tenants to other apartment complexes within the RISD. Occupancy levels were low at the time and of the 110 unit relocations specifically tracked in August 2007, 78% relocated to another complex in the RISD.

  Current RISD enrollment data for FY 2017 indicates that overall enrollment for the eleven RISD campuses within the TIF District is up 42.6% compared to the 2006-07 school year when tracking for the potential impact of TIF related redevelopment began. Over the ten-year period, all schools gained students with some elementary schools having enrollment increases above 50%. Staff and the Board will continue to work with school district representatives to monitor enrollment.

- To reach ridership at existing and future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.

  The annualized ridership for FY 2017 for the LBJ/Skillman station is 363,885, according to DART. This represents a decrease of 8.7% over the base year (FY 2005) and 5.5% decrease from last year. Average daily ridership is 1,173; a 5.4% decrease from last year.

  The Lake Highlands Station in its first full operating year 2011 had average daily ridership of 435. The annualized ridership for FY 2017 is 145,841 which represents a 42% increase over the base year and a 4.8% decrease over last year. Currently the average daily ridership level is 476, a 4.8% decrease from last year. Staff will continue to monitor ridership trends.

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2005	LBJ/Skillman	398,664	-	-
FY 2006	LBJ/Skillman	412,972	3.59%	3.59%
FY 2007	LBJ/Skillman	410,944	-0.49%	3.08%
FY 2008	LBJ/Skillman	458,432	11.56%	14.99%
FY 2009	LBJ/Skillman	466,593	1.78%	17.04%
FY 2010	LBJ/Skillman	419,418	-10.11%	5.21%
FY 2011	LBJ/Skillman	420,294	0.21%	5.43%
FY 2012	LBJ/Skillman	455,667	8.42%	14.30%
FY 2013	LBJ/Skillman	465,269	2.11%	16.71%
FY 2014	LBJ/Skillman	427,755	-8.06%	7.30%
FY 2015	LBJ/Skillman	415,159	-2.94%	4.14%
FY 2016	LBJ/Skillman	385,132	-7.23%	-3.39%
FY 2017	LBJ/Skillman	363,885	-5.52%	-8.72%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2011	Lake Highlands	102,394	-	-
FY 2012	Lake Highlands	153,439	49.85%	49.85%
FY 2013	Lake Highlands	175,425	14.33%	71.32%
FY 2014	Lake Highlands	161,445	-7.97%	57.67%
FY 2015	Lake Highlands	162,719	0.79%	58.91%
FY 2016	Lake Highlands	153,156	-5.88%	49.58%
FY 2017	Lake Highlands	145,841	-4.78%	42.43%

- To improve access and connections to the DART light rail system within the District.

  The Lake Highlands DART opened December 6, 2010. The station is the first infill station constructed by DART while DART Rail is in operation. The station area was slated to be incorporated with the development of the Lake Highlands Town Center (LHTC).

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

  The 20 acres of park and trails as part of the LHTC has been completed and was conveyed to the City in March 2011; however, maintenance of the park space will be handled private and/or by the Lake Highlands Public Improvement District (PID). Several public events have been held at the LHTC in the open spaces.

  The NCTCOG Regional Transportation Council (RTC) has also approved funding to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman, north of Abrams). Interagency coordination has been ongoing with preliminary design that began in 2017.



LHTC trail adjacent to the Haven Apartments

- To generate approximately $49.7 million (net present value) in increment over 20 years of collections.

  The District's 2016 total taxable value of $664,382,474 is approximately 35% behind the original projection of $1,025,492,495. The economic downturn in the early years of the district impacted the pace of new construction, including delaying the build out of the Lake Highlands Town Center.

- To diversify retail and commercial uses in the District.

  Upgrades were made at the Kingsley Square and Medallion Center. A Wal Mart Supercenter and the Timbercreek Crossing development is complete with Wal Mart/Sam's Club and J.C. Penney as anchors. The White Rock

Place project included upgraded signage and site improvements as part of consolidating viable retail space. The Lake Highlands Town Center had the grand opening of the Sprouts grocery store this year anchoring the "Shops at Lake Highlands Town Center" retail phase.





Sprouts grand opening (left) and other new retail buildings (right) at Lake Highlands Town Center

Year-End Summary of Meetings

The Skillman Corridor TIF District Board of Directors met three times during the fiscal year from October 1, 2016 to September 30, 2017. The Board approved and forwarded two items to City Council (the FY 2016 annual report and recommended a TIF development agreement for the Lakeridge project).

The Board, based on amended composition, can consist of up to nine members, including seven City of Dallas appointees, one Richardson School District appointee, and one Dallas County appointee. During FY 2017 the Board members were (FY 2017 Board meetings attended): John Dean, Chair – City Representative (3 of 3 meetings), David Brown – City Representative (1 of 3 meetings), Gregory Duval – City Representative (1 of 3 meetings), Allison Griffin – City Representative (3 of 3 meetings), Chris Wright (2 of 3 meetings), Tom Goodale (1 of 3 meetings), Sam Merten (2 of 3 meetings) Rick Loessberg – Dallas County Representative (1 of 3 meetings). Justin Bono – RISD Representative, *served part of year* (2 of 3 meetings), Jean Bono – RISD Representative, *served part of year* (1 of 3 meetings).

During the fiscal year, the City Council approved two items associated with development projects or public initiatives in the Skillman Corridor TIF District:

- On February 22, 2017, the City Council passed Resolution Number 17-0369 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted

by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On September 27, 2018, the City Council passed Resolution Number 17-1565 authorizing a development agreement with NADG/SHOP Lakeridge LP and/or its affiliates in an amount not to exceed $4,500,630, payable from future Skillman Corridor TIF District Funds in consideration of the development of the Lakeridge Project on property currently located at 9634 and 9660 Audelia Road in Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District) - Not to exceed $4,500,630 - Financing: Skillman Corridor TIF District Funds (subject to future appropriations from tax increments).



Rendering of proposed Lakeridge retail redevelopment.

Pending TIF Items

- Consideration of the FY 2016-2017 TIF District Annual Report and a recommendation to the City Council for approval.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

Skillman Corridor TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	**TIF Budget [1]**	**Allocated[2]**	**Balance**
Skillman/Walnut Hill TOD Town Center: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$46,298,736	$10,346,800[3]	$35,951,936
Other Skillman Corridor Improvements: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$54,994,021	$6,464,604	$48,529,417
Relocation Assistance/Student Retention	$1,000,000	$0	$1,000,000
RISD Facility Improvements	$5,000,000	$5,000,000	$0
Administration and implementation[3]	$6,127,778	$468,355	$5,659,423
Total Project Costs	**$113,420,535**	**$22,279,759**	**$91,140,776**

1. Budget shown above in total dollars. However, TIF plan shows the budget in net present value. 2. Allocated amount for Other Skillman Corridor category includes a portion as a grant in lieu of interest up to $457,000; the actual interest accrual is anticipated to be less. Interest accrued as of FY 2014 (September 30, 2014) totals $13,974.
3. TIF administration costs shown are expended or committed through FY 2016. Costs include $25,000 local match for a NCTCOG grant funded planning study. 4. The local match commitment $346,800 for the Lake Highlands TOD Connectivity project as a district-wide improvement has been allocated to this budget category.

Skillman Corridor TIF District Project Plan Budget	
Category	**TIF Budget***
Skillman/Walnut Hill TOD Town Center: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$20,000,000
Other Skillman Corridor Improvements: environmental remediation, interior/exterior demolition, street & utility improvements, streetscape, land acquisition, park/plaza design & acquisition, and economic development grants	$23,809,003
Relocation Assistance/Student Retention	$531,833
RISD Facility Improvements	$2,659,164
Administration and implementation	$2,684,296
Total	$49,684,296
** As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2006 dollars).*	

Skillman Corridor TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Lake Highlands Town Center (LHTC) Project			
LHTC Civil Engineering/Design	Pacheco Koch & TBG Landscape Architects	$1,225,000	76%
LHTC – Environmental Consulting *(private competitive bidding)*	Southwest Geoscience	$256,365	100%
LHTC – Abatement *(private competitive bidding)*	AMX Environmental	$2,954,777	33%
LHTC – Demolition *(private competitive bidding)*	Intercon Demolition	$1,861,230	21%
LHTC – Geotechnical Services *(private competitive bidding)*	Terracon	$11,500	47%
LHTC – Public Bid (City) Package #1 for dirtwork, storm sewer, sanitary sewer, and retaining wall construction	Walton Construction	$9,782,947	18%
LHTC – Utilities (*private competitive bidding*)	Tri-Dal	$1,102,291	6%
LHTC – Tree relocation/ test lab	Environmental Design & Terracon	$567,331	n/a
LHTC – Park/Trail improvements (*private competitive bidding*)	Valley Crest	$2,500,000	35%
City/Private Bid Total		**$20,261,441**	**$5,227,256 (25.8%)**
***Dallas County* Public Bid Package – LHTC bridge, roads, streetscape, signals**	Austin Bridge and Road, Inc.	**$8,076,506**	**9%**
White Rock Place (WRP) Project			
WRP – Flat work	W.O.E. Construction	$5,179	0.70%
WRP – Erosion control	Brock Environmental Services, LLC	$14,459	1.96%
WRP - Utilities	JT Dersner	$369,204	49.99%
WRP – Building demo	E.W. Wells Group, LLC	$272,360	40.39%
WRP Bid Total		**$1,412,775**	**$661,202 (46.8%)**
White Rock Trail Apartments (WRT) Project			
WRT – Building demo	Lindamood Demolition, Inc.	$553,665	37.9%
WRT - Abatement	Southwest Geoscience	$60,500	4.14%
WRT Bid Total		$1,460,986	**$614,165 (42%)**
Overall Total		**$31,211,708**	**$7,229,509(23.2%)**
Overall Total *(excluding Dallas County bid)*		**$23,135,202**	**$6,502,623 (28.1%)**

FY 2017-2018 Work Program

The FY 2017-2018 work program includes:

- Continue coordination efforts for the LHTC, Lakeridge and other development projects.
- Continue working to support the efforts of the LBJ/Skillman Gateway Plan.
- Staff support for the implementation of the Lake Highlands TOD Sustainable Development Infrastructure project in partnership with the North Central Texas Council of Governments (NCTCOG).
- Monitor the impact of redevelopment on RISD student enrollment.
- Working to improve connections to the City of Dallas trails and open space system in the District.
- Investigate additional sources of funding for the District.

Appendix A – Financials

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District Fund
Reinvestment Zone Number Fourteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$27,674	Interest Income
$3,196,752	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$3,224,427	Total Revenue

2. **Amount and purpose of expenditures from the fund:**

$66,777	Administrative Expense
$198,341	Non-Capital outlay (1)
$0	Capital outlay (1)
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$265,118	Total Expenditures

(1) These expenditures were for the following projects:

Partial Reimbursement #9 for RISD Public Imp.	$198,221
Other - advertising fees	$120
Total	$198,341

3. The Zone began reimbursing the General Fund for administrative costs in fiscal year 2008-09.

4. **a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:**
Skillman Corridor TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement; as amended, with PC LH Land Partners, LP for the "Lake Highland Town Center" development in the TIF in an amount not to exceed $40,000,000; however, developer opted to terminate the agreement after Phase I, ($10 million TIF commitment) and began reimbursing the developer in fiscal year 2011 with with the status as follows.

Project	Principal	Accrued Add'l Subsidy **(1)**	Less Payments	Total Outstanding
Demolition, Env. Remediation, etc.	$643,000	$0	$643,000	$0
Water, Wastewater & San. Sewers	$257,000	$0	$257,000	$0
Street & Utility Improvements	$6,100,000	$0	$126,301	$5,973,699
Land Acquisition	$3,000,000	$0	$3,000,000	$0
Grant	$0	$0	$0	$0
Total	$10,000,000	$0	$4,026,301	$5,973,699

c. The Zone also entered into a development agreement with Audelia WGK, LLC for the White Rock Place redevelopment in an amount not to exceed $2,372,000. The Zone fully reimbursed the developer in fiscal year 2014 with status as follows:

Project	Principal	Accrued Add'l Subsidy **(1)**	Less Payments	Total (P & I) Outstanding
White Rock Place Project	$1,915,000	$13,974	$1,928,974	$0
Total	$1,915,000	$13,974	$1,928,974	$0

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

d. The Zone entered into a development agreement with WRT/DK Residential, L.P. for the White Rock Trail Apartments project in 2013 in an amount up to $4,000,000 however, developer opted to terminate the agreement in FY 2016 therefore no reimbursement will occur.

e. The Zone entered into a developmnet agreement with NADG/SHOP Lakeridge LP for the development of the Lakeridge Project in an amount not to exceed $4,500,630 with reimbursement to begin upon completion of the all requirements and the availability of funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2005 Value	Est. Captured Value 2017*
City of Dallas	$763,217,519	$335,957,311	$427,260,208
Dallas County	$763,609,993	$335,909,087	$427,700,906
Richardson School District # 1 (INS)	$510,439,938	$235,461,409	$274,978,529
Richardson School District # 2 (Operating)	$0	$0	$0

*Taxable value shown for participating taxing jurisdictions. County & RISD #1 values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment***
City of Dallas	0.66334	$2,834,188
Dallas County	0.13371	$571,857
Richardson Independent School District # 1 (INS)	0.30000	$824,936
Richardson Independent School District # 2 (Operating)	0.75000	$0
Total for all Jurisdictions	$1.84704	$4,230,981

***Participation rate for City of Dallas is 85% for tax years 2008 - 2031.
***Participation rate for Dallas County is 55% for tax years 2008 - 2027.
Richardson Independent School District(RISD) participates at the rate of 16.48%(debt service portion only) for tax years 2008 - 2021.
The Zone will set aside 30% or $247,481 of the anticipated 2017 RISD increment of $824,936 to reimburse RISD for Facility Improvements TIF budget line item pursuant to RISD's interlocal agreement with the City of Dallas.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $4,230,981. For the 2016 tax year, increment in the amount of $3,196,752 was received.

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$5,155,607	$2,309,956	$2,717,054	$1,192,583	$326,014
Interest receivable	$12,582	$3,150	$3,262	$1,267	$384
Total assets	$5,168,189	$2,313,106	$2,720,316	$1,193,850	$326,398
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$104,226	$2,656,301	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$10,395	$10,395	$10,395	$10,395	$10,395
Total liabilities	$10,395	$114,621	$2,666,695	$10,395	$10,395
Fund Balance (Deficit):					
Fund Balance (Deficit)	$5,157,794	$2,198,486	$53,621	$1,183,455	$316,004
Total Liabilities and Fund Equity	$5,168,189	$2,313,107	$2,720,316	$1,193,850	$326,398
	$0	$0	$0	$0	$0

Skillman Corridor Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$8,663,298	$2,116,484	$1,621,779	$1,188,742	$922,512	$742,382
Tax increment-Intergovernmental	$3,369,084	$1,080,268	$653,228	$414,981	$279,533	$168,733
Interest income	$107,098	$39,450	$9,038	$12,620	$4,358	$1,529
Net increase (decrease) in fair value of investments	($8,335)	($11,775)	($2,201)	$5,751	($395)	($4,918)
Total revenues	$12,131,144	$3,224,427	$2,281,844	$1,622,095	$1,206,008	$907,726
Expenditures:						
Administrative expenses	$468,355	$66,777	$32,753	$34,695	$28,601	$41,956
Non-Capital Outlay	$2,125,720	$198,341	$104,226	$703,933	$295,982	$678,562
Capital outlay	$4,365,301	$0	$0	$2,013,301	$0	$982,000
Interest and fiscal charges	$13,974	$0	$0	$0	$13,974	$0
Total expenditures	$6,973,350	$265,118	$136,979	$2,751,929	$338,557	$1,702,518
Excess (Deficiency) of Revenues over Expenditures	$5,157,794	$2,959,308	$2,144,865	($1,129,834)	$867,451	($794,792)
Fund balance (Deficit) at beginning of year as previously reported	$0	$2,198,486	$53,621	$1,183,455	$316,004	$1,110,796
Fund balance (Deficit) at beginning of year, as restated	$0	$2,198,486	$53,621	$1,183,455	$316,004	$1,110,796
Fund balance (deficit) at end of year	$5,157,794	$5,157,794	$2,198,486	$53,621	$1,183,455	$316,004

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Skillman Corridor Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

5. The Zone's Financial Plan permits expenditures not to exceed $6,127,778 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

6. Due to general fund" amount of $10,395 at September 30, 2017 represents the TIF administration costs for the prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

7. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

The District currently has two outstanding developer obligations:

- Lake Highlands Town Center, Phase I has an outstanding obligation of $5,973,699. An available reimbursement of $3,904,444 is pending compliance with several operations and maintenance items. The remainder of $2,069,255 for full payoff is anticipated with the FY 2018 increment collection.

- The Lakeridge project, approved in September 2017 for future reimbursement up to $4,500,630 upon completion of the project requirements. Based on current projections that include general increment the District, the developer could be fully reimbursed by tax year 2019 (calendar year 2020).

Appendix C – District-wide Set Aside Funds

The adopted Increment Allocation Policy for the District allows the TIF Board discretion to set aside increment for "district-wide improvements" such as gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks

Below are district-wide funding commitments to date:

- In 2009, TIF funding of $25,000 was paid toward the required 20% local match for the LBJ/Skillman Urban Planning Initiative that evaluated the best land use and development mix in the LBJ/Skillman DART Station area and strategies to encourage transit-oriented development (TOD) and supporting pedestrian/bike improvements. The North Central Texas Council of Governments (NCTCOG) funded $100,000 toward the total study amount of $125,000. The study was finalized was adopted by City Council October 2014.
- In 2016, a TIF funding commitment of $346,800 was recommended towards the local match for the NCTCOG "Lake Highlands TOD Sustainable Development Infrastructure" Project, to expand the hike and bike trail south from the LHTC to the existing White Rock Creek Trail (at Skillman Street, north of Abrams Road). The total project cost is up to $3.4 million. TIF funds have been set aside from available cash with expenditures anticipated once design and construction contracts are approved.
- In 2016, a TIF funding commitment of $35,000 was recommended to share in the cost for a Phase I Master Plan to study and prepare schematic design for enhancements to the proposed Lake Highlands Gateway Bridge at the intersection of Skillman Street and IH 635. The Lake Highlands Public Improvement District (LHPID) also committed at least $25,000 toward the cost and managing the process. TIF funds have been set aside from available cash to reimburse the LHPID upon completion of the study.

The intent is to leverage TIF funds as a match for other funding.

AGENDA ITEM # 38

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	1, 6
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	43 U V Y Z & 44 P Q R S T U V

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 26798 on June 13, 2007, as amended, establishing Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District). On March 26, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27129, as amended.

The Fort Worth Avenue TIF District's 2017 assessed taxable value was $292,143,672. This represents an increase of $206,010,225 (239%) over its base value and an increase of $67,571,553 (30%) over its taxable value for 2016. The increase over the previous year's taxable value is largely attributed to the appreciation and completed construction projects. With the City and Dallas County's participation, the increase over the base value will result in the collection of approximately $1,653,325 in total incremental revenue for the FY 2016-2017 for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Fifteen, the Fort Worth Avenue TIF District by Ordinance No. 26798, as amended.

On March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended.

On January 8, 2018, the Fort Worth Avenue TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Fifteen, ("Fort Worth Avenue TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Fort Worth Avenue area pursuant to Ordinance No. 26798, authorized by the City Council on June 13, 2007, as amended, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on March 26, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Fort Worth Avenue TIF District by Ordinance No. 27129, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 8, 2018, the Fort Worth Avenue TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Fifteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

EXHIBIT A

Fort Worth Avenue TIF District
FY 2016-2017
Annual Report



The Lincoln Kessler Park Apartments Project
(Source: City of Dallas)

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9825
http://dallasecodev.org/444/Fort-Worth-Avenue-TIF-District

October 1, 2016 to September 30, 2017

Exhibit A

Reinvestment Zone Number Fifteen
Fort Worth Avenue
Tax Increment Financing District

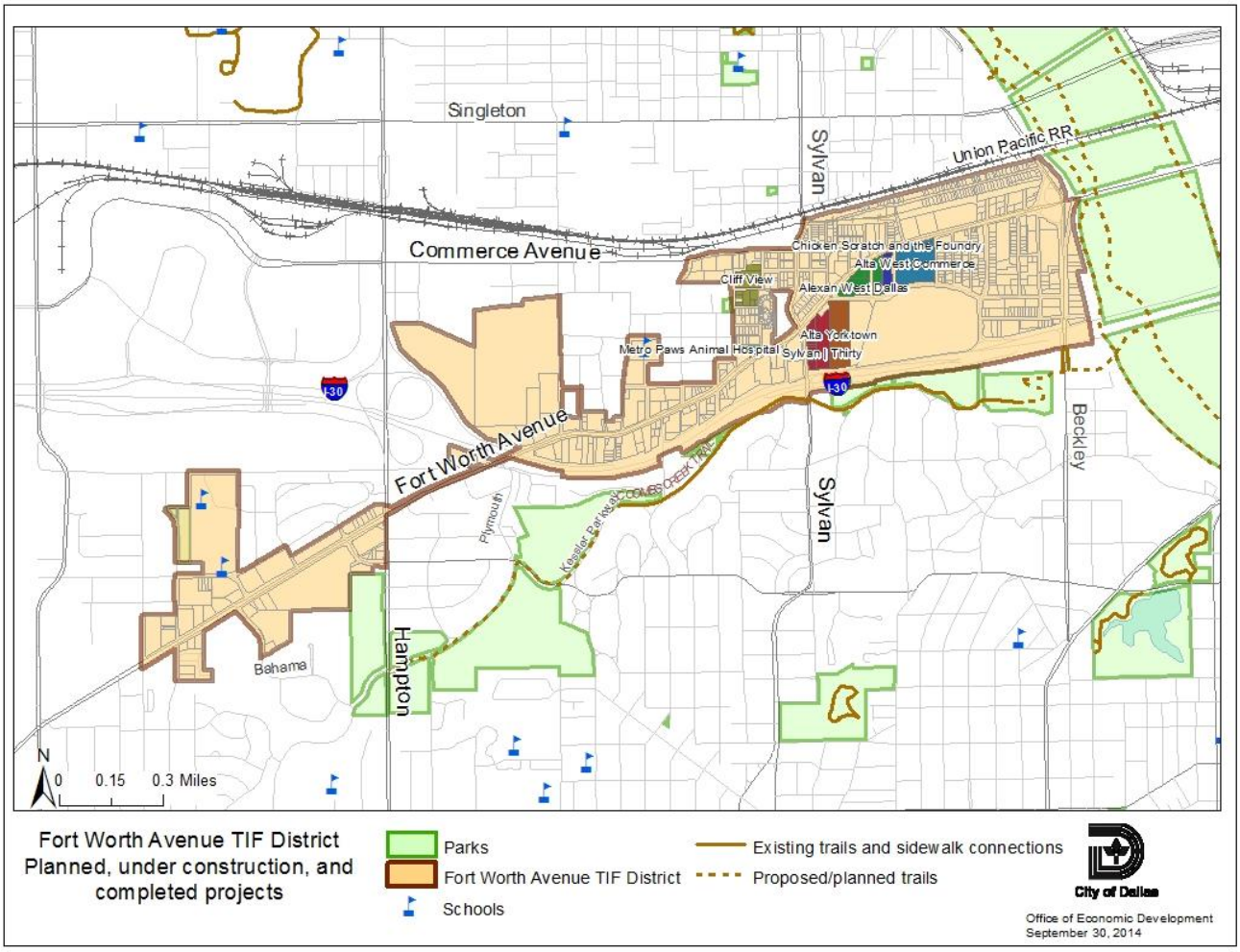


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Front Cover shows the Lincoln Properties project on Fort Worth Avenue, west of Colorado Boulevard

Mission Statement

The mission of the Fort Worth Avenue TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Fort Worth Avenue TIF District area. The Fort Worth Avenue TIF District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges, and the undeveloped/underdeveloped land parcels near downtown Dallas.

The Fort Worth Avenue TIF District was proposed in April 2007 to assist the creation of a more sustainable mix of rental and for-sale residential property in the Fort Worth Avenue area. This shift will help to encourage the creation of more owner-occupied residential units and mixed-use development, the removal and redevelopment of structurally obsolete apartment complexes and retail centers, and the facilitation of necessary environmental remediation and redevelopment of the property near the Trinity River and downtown Dallas, as well as better trail and recreational connections.

The Dallas City Council established the Fort Worth Avenue TIF District by Ordinance Number 26798 on June 13, 2007, as amended. The District took effect on January 1, 2008 and it is scheduled to terminate on December 31, 2029 (including collection of the 2029 increment in calendar year 2030 and any related matters to be concluded in 2030). The City of Dallas and Dallas County are the District's participating jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011 through 2013
- 85% in 2014 through 2020
- 70% in 2021 and 2022
- 55% in 2023 through 2029

The County's participation was 0% in 2008 and increased to 55% in 2009 through 2028.

District Accomplishments

The Fort Worth Avenue TIF District is generally bounded by commercial and multi-family developments along the Fort Worth Avenue corridor between the Trinity River and Hartsdale Avenue. Many of these properties were underutilized and/or deteriorated initially. The District also contains many outdated industrial structures, vacant office buildings, sparingly used parking lots and undeveloped land. The District is appealing given its proximity to downtown Dallas, the Santiago Calatrava bridges, the Coombs Creek, stable single-family neighborhoods and planned transit-service improvements.

Since inception, City Council approved TIF funding for two completed projects. The first project, the Metro Paws Animal Hospital, was completed in 2012. The second project,

the *Sylvan | Thirty* mixed-use development, was completed in 2015. A third project was approved, the Cliff View multi-family housing development, but was never built.

In addition, fourteen non-TIF funded projects that were completed prior to FY 2016-2017 have added commercial, office, retail and restaurant space along or near the West Commerce Street/Fort Worth Avenue corridor. Collectively, the projects are expected to further stimulate the expansion of commercial and residential activity throughout the District. The new development includes the Alexan West Davis mixed-use development. This project contains 340 apartment units and 18,500 square feet of retail space.





Past, Current and Anticipated Projects

The past, current and anticipated projects within the District as of September 30, 2017 are as follows:

Projects Within the Fort Worth Avenue TIF District Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment/ Assessed Value[3]**	**TIF Investment[4]**
Metro Paws Animal Hospital	1021 Fort Worth Avenue	2012	Complete	4,006 square feet of veterinary hospital space	$672,000 (assessed value)	$116,000
Sylvan | Thirty	750 Fort Worth Avenue; 1868 Sylvan Avenue	2015	Complete	201 apartment units[6] and 48,609 square feet of retail/ restaurant space	$34,436,760 (assessed value)	$3,200,000
			Total	**201 units; 48609 square feet of retail and restaurant space; and 4,006 square feet of veterinary hospital space**	**$35,108,760**	**$3,316,060**
Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.[6]						



Metro Paws Animal Hospital
(Source: City of Dallas)

Projects Within the Fort Worth Avenue TIF District That Are Not Utilizing TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/Square Feet[2]**	**Approximate Investment/ Assessed Value[3]**	**TIF Investment[4]**
McDonald's	2747 Fort Worth Avenue	2009	Complete	4,828 square feet of restaurant space	$920,620 (assessed value)	$0
Comerica Bank	2727 Fort Worth Avenue	2010	Complete	3,714 square feet of commercial space	$1,295,850 (assessed value)	$0
Meridian at Kessler Park	2522 Fort Worth Avenue	2010	Complete	198 apartment units	$10,600,000 (assessed value)	$0
Aldi	2505 Fort Worth Avenue	2011	Complete	16,657 square feet of retail space	$2,400,000 (assessed value)	$0
Retail center	2605 Fort Worth Avenue	2011	Complete	10,143 square feet of retail space	$1,735,240 (assessed value)	$0
Santiago Rodriguez Insurance (formerly the Oak Cliff Hive)	2139 Fort Worth Avenue	2012	Complete	2,356 square feet of office space	$325,000 (assessed value)	$0
Chicken Scratch and The Foundry	510 West Commerce Street	2012	Complete	10,800 square feet of restaurant space and 1,740 square feet of office space	$745,000 (assessed value)	$0
Carolina and Company Salon	2335 Hardwick Street	2013	Complete	3,200 square feet of retail space	$184,510 (assessed value)	$0
Droese Raney Architecture	2120 Sylvan Avenue	2013	Complete	2,400 square feet of office space	$145,000 (assessed value)	$0
Manny Rodriguez Photography	1007 Folsom Street	2014	Complete	1 single-family unit and 4,620 square feet of commercial space	$763,340 (assessed value)	$0
Alta West Commerce	444 West Commerce Street	2015	Complete	252 apartment units	$35,000,000 (assessed value)	$0
Alta Yorktown	660 Yorktown Street	2016	Complete	226 apartment units	$25,247,020 (approximate investment)	$0
Lula B's Antiques	1982 Fort Worth Avenue	2016	Complete	28,825 square feet of retail space	$300,000 (assessed value)	$0
Alexan West Dallas	604 Fort Worth Avenue	2017	Complete	340 apartment units and 13,000 square feet of retail space	$38,866,590 (assessed value) *$48,000,000 (planned)*	$0
Broadstone Trinity Groves	305 West Commerce Street	2018	Under Construction	308 apartment units and 15,035 square feet of retail space	$17,595,410 (assessed value)	$0
Self Storage	1526 Fort Worth Avenue	2018	Under Construction	Self Storage Building	TBD	$0

The Villas at the Belmont	Malone Cliff View and Wickmere Mews	TBD	Under Construction	30 single family/townhouse units (15 complete, 2 under construction,13 planned	$8,307,150 (assessed value) *$35,000,000 (planned)*	$0
Lincoln Kessler Park	2400 Fort Worth Ave	TBD	Under Construction	Mixed-use 300 units and 20,000 square feet of retail	$9,777,950 (assessed value)	$0
Centre Living Homes Town Homes	2201 Fort Worth Avenue	TBD	Planned	56 Town Homes	$1,025,130 (assessed value)	$0
Total				**1,711 units; 117,660 square feet of retail and restaurant space; and 14,830 square feet of commercial space and office space**	**$155,233,810**	**$0**

Projects Adjacent to the Fort Worth Avenue TIF[5]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	**Public Investment**
Belmont Hotel	901 Fort Worth Ave	2005	Complete	64 hotel rooms	$3,228,300	$370,000 PPP Funds and $359,995 2003 Bond Funds
Smoke	901 Fort Worth Ave	2009	Complete	5,750 square feet of restaurant space		
			Total	**64 hotel rooms and 5,750 square feet of restaurant space**	**$3,228,300**	**$729,995**

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. Has been updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).

[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.

[5] Includes selected significant projects.

Mixed Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In the Fort Worth Avenue TIF District, as part of TIF funding, a total of 201 units have been built to date and 40 (20%) are currently set-aside as affordable.

District Initiatives

The City and community partners have several initiatives within and adjacent to the District that commenced in FY 2014 or have been ongoing. Collectively, over $895 million in bond, grant, federal and private funds will be spent on the projects which are expected to help accomplish the following:

- Facilitate new mixed-use development in the area
- Create a vibrant neighborhood along the Fort Worth Avenue corridor
- Increase recreational opportunities and connections to the Trinity River corridor and downtown

A summary of the specific initiatives is as follows:

- The Texas Department of Transportation (TxDOT) has commenced work on the Horseshoe project which will upgrade the I-30 and I-35E bridges over the Trinity River and a portion of the Mixmaster. The project includes: a) the reconstruction of I-30 between Sylvan Avenue and the I-35 interchange; b) the reconstruction of I-35 from its interchange with I-30 south to Eighth Avenue; and c) the installation of additional lanes and a dedicated bicycle and pedestrian facility on the I-30 bridge over the Trinity River.

- Upon its completion, the Coombs Creek Trail will connect Hampton Road to Riverfront Boulevard and the Katy Trail (east of the District). The trail's first phase, which spans from just west of Beckley Avenue to Sylvan Avenue, was completed in March 2009. Phase II, which spans from Sylvan Avenue to the tennis courts at Stevens Park Golf Course, was completed in September 2010. Phase III, which spans from the tennis courts at Stevens Park Golf Course to Colorado and Plymouth to Hampton Road, was completed in 2016. Phase IV, on the eastern end of the trail, is installing bicycle and pedestrian facilities as part of the Horseshoe project that will help connect the Coombs Creek Trail to Riverfront Boulevard. Dallas County also committed $3,500,000 toward the link between Beckley Avenue and the Horseshoe project.





The Coombs Creek Trail
Source: City of Dallas

- The Trinity Overlook is a pavilion and observation deck located east of the District near the southeast corner of the Beckley Avenue and West Commerce Street intersection. The project was financed by $248,815 from the 1998 bond program and a $100,000 donation from the MetLife Foundation. It was completed in October 2008.



The Trinity Overlook
Source: City of Dallas

- The West Dallas Signature Point project was selected for funding through the North Central Texas Council of Governments (NCTCOG)'s Regional Transportation Council's Sustainable Development Program Call for Projects. This planning project used the goals and standards established in the West Dallas Urban Structure and Guidelines to create a redevelopment and investment strategy for prioritizing capital improvement projects in the West Dallas area bounded by Singleton Boulevard (north), the Trinity River levee (east), I-30 (south) and Sylvan Avenue (west). It was completed in 2014.

- In 2011, the Park Department completed an $8 million renovation of the Stevens Park Golf Course which is adjacent to the District. Renovations included 1) erosion control for Coombs Creek; 2) renovation of the golf course to include drainage, bridge construction, cart paths; 3) irrigation improvements; and 4) construction of a maintenance facility.

In addition to these initiatives, the City's Public Works and Transportation Department began construction on infrastructure improvements at the North Beckley Avenue and West Commerce Street intersection in FY 2015. The $7.8 million project will help improve pedestrian and bicycle access to the Trinity River corridor; upgrade storm sewer, water and sanitary sewer systems; and augment wider sidewalks, street trees, street furniture, bike lanes and enhanced pedestrian lighting. The project will also reuse storm water runoff for irrigation purposes. It is scheduled to be completed in early 2018.

Deedie and Rusty Rose donated $2 million, part of their $5 million donation to the Trinity Trust, to found the Dallas Citydesign Studio. The studio's staff works closely with those

involved in the Trinity River Corridor project including developers, businesses, residents and other city departments to enhance urban design in the corridor.

In January 2013, a partnership with the Fort Worth Avenue Development Group (FWADG) enabled the City to stripe buffered bike lanes on Fort Worth Avenue between North Edgefield Avenue and Sylvan Avenue. The pilot project helped determine the feasibility of a proposed thoroughfare plan amendment to modify Fort Worth Avenue from six lanes of vehicular traffic to four lanes and continuation of connecting buffered bike lanes throughout the district. The thoroughfare plan amendment was approved by City Council on September 11, 2013.

The reconstruction of Sylvan Avenue between I-30 and Fort Worth Avenue (adjacent to the Sylvan | Thirty project) was completed FY 2016. The project added bike lanes, on-street parking, wide sidewalks, and new traffic signals along this segment of Sylvan Avenue. It also upgraded the existing storm drainage, replaced the water and wastewater mains and added new landscaping and streetscaping improvements that include pedestrian lighting. Reconstruction of Sylvan Avenue between Fort Worth Avenue and Singleton Boulevard is currently underway.

District Initiatives				
Activity	**Scope**	**Status**	**Investment**	**Source**
Coombs Creek Trail	To create a multi-use trail system along the course of Coombs Creek as it winds west of downtown. Phases I-III will extend from Beckley Avenue through the Stevens Park Golf Course tennis area to Hampton Road. Additional phases will: 1) extend the eastern end of the trail to Beckley Avenue, 2) connect to the Trinity Skyline Trail, 3) connect to the IH 30 bike and pedestrian bridges, and 4) extend trail further west of Plymouth/Hampton; and connect around Colorado and Fort Worth Ave.	Phase I: Complete Phase II: Complete. Phase III: Complete. Phase IV: connection to Beckley Avenue is currently partially funded. The connection from Beckley Avenue to Riverfront will be completed as part of the Horseshoe Project which commenced in February 2013. Completed in 2017.	Cost to date: Phase I (total): $394,896 Phase II (total): $541,917 Phase III (total): $1,529,880 Phase IV: (eastern terminus to Beckley): total TBD. Horseshoe pedestrian and bicycle facilities: $8,438,228	2003 and 2006 Bond Programs for Phases I II, and III. Phase IV: Dallas County committed $3,500,000 as part of the MCIP 6th Call. The City's matching funds may come from a future bond program. Horseshoe Project: combination of federal, private, and bond funding.
Trinity Overlook	Pavilion and observation deck at the southeast corner of Beckley Avenue and West Commerce Street	Complete	$248,815	1998 Bond Program
			$100,000	MetLife Foundation via the Trust for Public Land

District Initiatives				
West Dallas Signature Project	Infrastructure planning project	Complete	$ 25,406	West Dallas Chamber of Commerce
			$101,625	Regional Transportation Council
Sylvan Avenue reconstruction	Sylvan Avenue from the I-30 service road to Fort Worth Avenue	Complete.	$2,093,756	2006 Bond Program And Dallas Water Utility funds
	Sylvan Avenue from West Commerce Street to Singleton Boulevard	Under Construction. Anticipated completion July 2018	$2,552,600	2006 Bond Program
Fort Worth Avenue Streetscape Improvements	Master plan for roadway and streetscape design for Fort Worth Avenue from Beckley Avenue to Westmoreland Road.	Public feedback resulted in a new project design being sought. On September 11, 2013, City Council approved an amendment to the City's Thoroughfare Plan which included modifications to Fort Worth Avenue.	Up to $200,000	2003 Bond Program
Fort Worth Avenue reconstruction	The project entails modifying Fort Worth Avenue between Sylvan Avenue and Commerce Street from six lanes to four divided lanes, a buffered bike lane, and on-street parking.	Design of the project underway	$3,000,000	2006 Bond Program: $1,500,000 Dallas County: $1,500,000 (Project Specific Agreement underway)
N. Beckley Avenue and West Commerce Street Intersection Improvements	Design, engineering, and construction of intersection improvements that include sidewalks, bike lanes, and street trees.	Under construction	$7,873,032 (total)	1998 Bond Program: $2,050,043 2003 Bond Program: $44,983 2006 Bond Program: $3,566,089 2012 Bond Program: $1,175,630 DWU funds: $1,036,287
Beatrice Street (West Commerce Street to West Comstock Street) and Wink Street	Street resurfacing	Work to be done in coordination with the N. Beckley Avenue and West Commerce Intersection Improvements	$100,000	2006 Bond Program

District Initiatives				
Fort Worth Avenue from Edgefield Avenue to Plymouth Road	Street resurfacing	Complete	$323,032	2006 Bond Program
Collective Bicycle/Pedestrian Improvements	Add Bicycle facilities on Fort Worth Avenue, Colorado Boulevard, Plymouth and Bahama Drive	Planned	$2,500,000	NCTCOG Sustainable Development Grant (80%); TIF Funds (20% - $496,563)

Initiatives Adjacent to District				
Activity	**Scope**	**Status**	**Investment**	**Source**
Stevens Park Golf Course renovation	Design, engineering, construction, and interim management	Complete	Design: $835,000 Construction: $8,184,630	2003 and 2006 Bond Programs, Stevens Park Golf Course Improvement Funds, and Golf Improvement Funds
Horseshoe Project	Reconstruction of I-30 from Sylvan Avenue to the I-35 interchange, and I-35 from the I-30 interchange to Eighth Street.	Under construction. Anticipated completion is in 2018	$818 million	Federal, state, and regional funding
West Dallas Gateway (the Three Hole Punch)	Construction of three street connections under the Union Pacific rail lines north of the District	Design underway	$34 million	2012 Bond Program

Value and Increment Revenue Summary

The Fort Worth Avenue TIF District's 2017 assessed taxable value was $292,143,672. This represents an increase of $206,010,225 (239.2%) over its base value and an increase of $67,571,553 (30.1%) over its taxable value for 2016. The increase over the previous year's taxable value is largely attributed to the appreciation and completed construction. With the City and Dallas County's participation, the increase over the base value will result in the collection of approximately $1,653,325 in total incremental revenue for FY 2016-2017 for the District.

Objectives, Programs, and Success Indicators

The Fort Worth Avenue Project Plan and Reinvestment Zone Financing Plan was adopted on March 26, 2008, as amended. The plan's defined development goals are provided below:

- Create additional taxable value attributable to new private investment in projects totaling approximately $1,290,239,340 over the term of the District.

  The District's taxable value has increased approximately $206,010,225 since its inception (16.0% of the goal). Completed projects include several apartments (Sylvan Thirty, Meridian Kessler Park, Alta West Commerce, Alta Yorktown, Broadstone Trinity Groves, Alexan West Dallas and Lincoln Kessler Park) and a variety of retail and commercial projects including: Metro Paws Animal Hospital; a McDonald's; a Comerica banking center; an Aldi grocery store, and the Sylvan Thirty retail center.

- Attract new, higher density, private development in the Fort Worth Avenue TIF District totaling approximately 1,033,910 square feet of retail space and 9,444 residential units including townhome, multi-family, single-family, and condominium projects.

  Since its inception 132,490 square feet of commercial, office, retail and restaurant space has been completed within the District. This represents 12.8% of the goal.

  Residential development continues to grow the district area's population with 1,711 completed residential units. This represents 18.1% of the goal.

- Focus on encouraging the redevelopment of properties in the Fort Worth Avenue corridor to increase density and to provide enhanced urban design for the district that meets the intent of the *Fort Worth Avenue Corridor Land Use and Urban Design Study* and the requirements of the West Commerce Street/Fort Worth

Avenue Special Purpose District (PD 714), adopted by Ordinance No. 25898 on February 23, 2005, as amended.

The following progress has been made since the District's inception:

- *Manny Rodriguez Photography includes a newly constructed 4,620 square foot studio and a renovated single-family home.*
- *Alta West Commerce, which contains* 252 apartment units, was built on land that was previously underutilized.
- *Sylvan | Thirty is completed on land that was previously underutilized. It contains 201 apartment units and 48,609 square feet of retail space.*
- *Alta Yorktown is completed with 226 apartment units.*
- *Alexan West Dallas complete on land that was previously underdeveloped and will contain 340 apartment units and 13,000 square feet of retail space.*
- *The Villas at the Belmont is under construction on land that was previously vacant. It will contain 30 single family and townhouse units.*
- *The Alliance West Commerce apartments is complete on what was once predominantly vacant land and an auto use building.*
- *The Lincoln Kessler Park multifamily and retail development is under construction.*

Additionally, the following projects within and adjacent to the District will provide public infrastructure improvements that comply with PD 714 including wide sidewalks, street trees, bicycle, and pedestrian amenities:

- *Coombs Creek Trail*
- *West Dallas Signature Point*
- *Reconstruction of West Commerce Street*
- *Trinity Overlook*
- *TxDOT's Horseshoe*
- *Fort Worth Avenue Streetscape Improvements*
- *Reconstruction of Sylvan Avenue*
- *Reconstruction of Beckley Avenue*

- Improve access and connections to the planned improvement of transit services, including a light rail or modern streetcar line, within the District.

  Projects requesting TIF funding are reviewed individually to ensure wide sidewalks and improved transit stops with features such as shelters or pedestrian shading. Their landscaping design must also account for potential light rail or streetcar lines.

  Additionally, planned extensions of the Coombs Creek Trail will connect the Fort Worth Avenue corridor to Union Station and additional transit services.

- Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District, especially the Trinity River and Coombs Creek.

  Phases I and II of the Coombs Creek Trail, which spans from Beckley Avenue to North Oak Cliff Greenspace, Inc. (next to Stephens Park tennis courts) was completed in 2010. Phase III was completed in 2016, which extends Coombs Creek Trail from the tennis courts to Plymouth and Colorado up to Hampton Road. Also, future plans are to extend the trail further west of Plymouth; and connect around Colorado and Fort Worth Avenue. Phase IV to the east plans to connect to Riverfront Boulevard and downtown Dallas.

- Maintain the stability of local schools as redevelopment occurs in the housing market.

  Administrators from the Dallas Independent School District have been invited to participate in the District's TIF Board meetings.

- Diversify retail and commercial uses in the District.

  Since its inception, the District has added retail and commercial spaces which cater to residents and visitors for a variety of desires and necessities, including dining and grocery options, shopping, and household services for access and attractive living.

- Generate approximately $69.5 million (2008 NPV) in increment over 21 years, with up to 85 percent participation by the City and 55 percent participation by the County.

  The District's assessed property value has increased 239.2% over its base value. The increase will generate approximately $4,445,521 in incremental revenue (NPV of $2,962,200 – 4.3% of the goal).

Year-End Summary of Meetings

Based on amended composition, the Fort Worth Avenue TIF Board can consist of up to nine members, including eight City of Dallas appointees and one from Dallas County. The board, which met once during the fiscal year, consisted of the following members during the FY 2016-2017 period:

- Eva Elvove – City appointee (attended meeting)
- Joseph Hernandez – City appointee and chairman (attended meeting)
- J. B. Jones – City appointee (attended meeting)
- Rick Loessberg – Dallas County appointee (attended meeting)
- Juanita Ramirez – City appointee (attended meeting)
- Jennifer Snow – City appointee (attended meeting)
- Dustin Thibodeaux – City appointee (attended meeting)

Several new board members were appointed after the close of the fiscal year: Joshua Kumler, Rose Rodriguez, Athena Villareal, Joseph Ramirez, Debbie Solis, Will Pinkerton and Kyle Ward. Jennifer Snow and Rick Loessberg continue on as board members for FY 2017-2018.

The Dallas City Council approved six items related to the District during the fiscal year, items are summarized below:

- On January 25, 2017, the City Council approved Resolution No. 17-0195, authorizing the recommended plan for the proposed alignment of Bataan Street from Singleton Boulevard to the Union Pacific Railroad (UPRR) right-of-way, from its current alignment to the proposed alignment of Bataan Street, and Bataan Street from the UPRR right-of-way to Commerce Street, new construction - Financing: No cost consideration to the City. (Three Hole Punch Project)

- On January 25, 2017, the City Council approved Resolution No. 17-0196, to authorize recommended plan for the proposed alignment of Herbert Street from Akron Street to Commerce Street, new construction - Financing: No cost consideration to the City. (Three Hole Punch Project)

- On February 22, 2017, the City Council approved Resolution No. 17-0370, accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing

jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

- On June 14, 2017, the City Council approved Ordinance No. 30491 to amend a zoning classification, at the close of a public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict 4B for single family uses within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northwest side of Fort Worth Avenue, between West Colorado Boulevard and Walter Drive Recommendation of Staff and CPC: Approval, subject to a development plan and conditions Z167-172(SM).

- On September 27, 2017, the City Council approved Resolution No. 17-1546 to authorize an amendment to Resolution No. 12-2360, previously approved on September 26, 2012, for the Collective Sustainable Development Infrastructure Project to (1) delete the reimbursements to The Park at Kessler, LP; (2) correct the funding source to receive and deposit funds from the Texas Department of Transportation; (3) authorize the Fort Worth Avenue Tax Increment Financing (TIF) Board of Directors to dedicate up to $496,563 in the Fort Worth Avenue TIF District Funds as the required local matching funds for the North Central Texas Council of Governments Sustainable Development Program associated with the Collective Sustainable Development Infrastructure Project in the Fort Worth Avenue TIF District; and (4) increase appropriations in an amount not to exceed $496,563 in the Fort Worth Avenue TIF District Fund - Not to exceed $496,563 - Financing: Fort Worth Avenue TIF District Funds. (Collective Streetscape Project)

- On September 27, 2017, the City Council approved Resolution No. 17-1547 to authorize an amendment to Resolution No. 12-2361, previously approved on September 26, 2012, to rescind the execution of the development agreement with The Park at Kessler, LP for the Collective Sustainable Development Infrastructure Project and associated reimbursement of project costs - Financing: No cost consideration to the City. (Collective Streetscape Project)

Pending TIF Items

The pending items for the Fort Worth Avenue TIF District are as follows:

- Approval of the FY 2016-2017 Annual Report

Budget and Spending Status

The Fort Worth Avenue TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for the public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Fort Worth Avenue TIF District
Projected Increment Revenues to Retire TIF Fund Obligations*

Category	TIF Budget	Allocated	Balance
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$71,443,870	$566,000	$70,877,870
Affordable housing	$9,587,261	$0	$9,587,261
Environmental remediation & demolition	$11,504,713	$0	$11,504,713
Parks, open space, trails, and gateways	$11,504,713	$250,000	$11,254,713
Façade restoration	$5,752,356	$0	$5,752,356
Economic development grants	$19,174,522	$2,500,000	$16,674,522
Administration and implementation*	$4,218,395	$477,661	$3,740,734
Total project costs	**$133,185,830**	**$3,793,661**	**$129,392,169**

Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts.
** TIF Administration costs shown are expensed through FY 2016-2017.*

Fort Worth Avenue TIF District
Project Plan Budget (NPV, 2008 dollars)

Category	TIF Budget*
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$37,259,794
Affordable housing	$5,000,000
Environmental remediation & demolition	$6,000,000
Parks, open space, trails, and gateways	$6,000,000
Façade restoration	$3,000,000
Economic development grants	$10,000,000
Administration and implementation	$2,200,000
Total project costs	**$69,459,794**

** As approved in the Final Project Plan and Reinvestment Zone Financing Plan.*

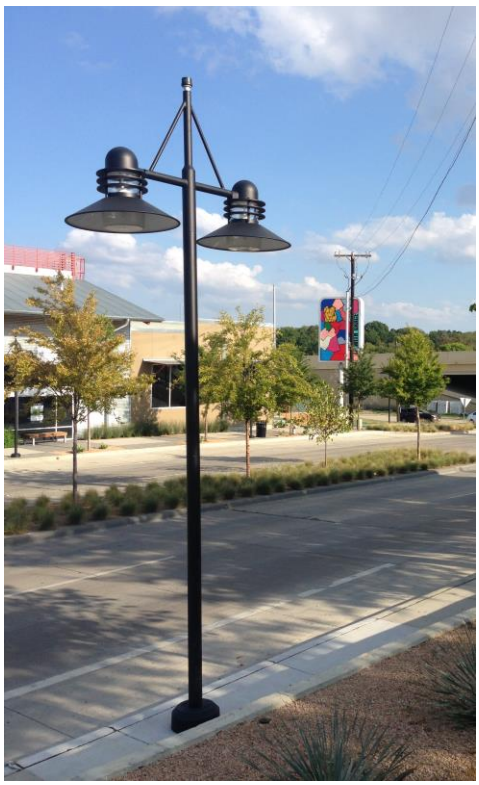
Fort Worth Avenue TIF District M/WBE Participation			
Project	**Total M/WBE Award Amount**	**Total Contract Award Amount**	**Percentage Minority Participation**
Sylvan Thirty/Private – Goal 10%	$6,509,800	$54,652,149	11.91%
Sylvan Thirty/Public – Goal 25%	$768,594	$3,882,849	19.79%
Metro Paws/Private – Goal 10%	$117,391	$825,531	14.22%
Metro Paws/Public – Goal 25%	$53,333	$100,647	52.99%
Total Private	$6,627,191	$55,477,680	11.95%
Total Public	$396,226	$1,801,509	22.99%
Total	$7,278,394	**$58,534,968**	**12.43%**

FY 2017-2018 Work Program

The FY 2017-2018 work program for the Fort Worth Avenue TIF District includes:

- Encourage development projects within the District in accordance with the final Project Plan and Reinvestment Zone Financing Plan.

- Continue working to coordinate public design and improvement efforts.





Appendix A - Financials

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District Fund
Reinvestment Zone Number Fifteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. **Amount and source of revenue in the tax increment fund established for the zone:**

$12,732	Interest Income
$1,088,313	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$1,101,045	**Total Revenue**

2. **Amount and purpose of expenditures from the fund:**

$61,740	Administrative Expense
$942,962	Non-Capital outlay (1)
$56,593	Capital outlay (1)
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$1,061,294	**Total Expenditures**

(1) These expenditures were for the followining projects:

	Capital	Non-Capital	Total
Sylvan Thirty Project	$0	$942,962	$942,962
The collective development infrastructure project (Pedstrian lighting materials and labor costs)	$56,593	$0	$56,593
Total	$56,593	$942,962	$999,555

3. The Zone began reimbursing the general fund for the TIF administrative costs in fiscal year 2009-10.

4. **a. Amount of Principal and Interest due on outstanding bonded indebtedness:**
Fort Worth TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a developer agreement with Lynxette Exploration, LLC for the Sylvan | Thirty public improvement project in an amount not to exceed $3,200,000 with projected completion date of June 30, 2015. Reimbursement of the project began in fiscal year 2015-16.

Project	Principal	Accrued Add'l Subsidy **(1)**	Less Payments	Total Outstanding
Public Infrastructure improvements	$397,412	$0	$397,412	$0
Grant	$2,802,588	$0	$1,556,738	$1,245,850
Total	$3,200,000	$0	$1,954,150	$1,245,850

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

c. The Zone entered into a developer agreement with Henry S. Miller for the Cliff View project in an amount not to exceed $4,650,000 with projected completion date of December 31, 2016.
Reimbursement to begin after completion of all requirements and upon availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2007 Value	Est. Captured Value 2017**
City of Dallas	$292,143,672	$86,133,447	$206,010,225
Dallas County	$292,238,010	$86,122,047	$206,115,963

*2017 taxable value for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	**Assessment Per $100** ***	**Amount of Estimated 2017 Increment****
City of Dallas	0.66334	$1,366,548
Dallas County	0.13371	$275,587
Total for all Jurisdictions	$0.79705	$1,642,136

*** Participation rate for Dallas County is 0% for 2008 and 55% for years 2009 to 2028.
City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011 - 2013	70%
2014 - 2020	85%
2021 - 2022	70%
2023 - 2029	55%

****The District began collecting increment in fiscal year 2009-10.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $1,642,136.
For the 2017 tax year, increment in the amount of $1,088,313 was received.

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$226,318	$189,197	$575,483	$269,890	$134,774
Interest receivable	$4,785	$2,155	$1,915	$1,461	$1,193
Total assets	$231,103	$191,352	$577,398	$271,351	$135,967
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$42,907	$42,907	$42,907	$42,907	$62,991
Total liabilities	$42,907	$42,907	$42,907	$42,907	$62,991
Fund Balance (Deficit):					
Fund Balance (Deficit)	$188,196	$148,446	$534,492	$228,444	$72,977
Total Liabilities and Fund Equity	$231,103	$191,352	$577,398	$271,351	$135,967
	$0	($0)	($0)	($0)	$0

Fort Worth Avenue Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$2,271,985	$916,915	$564,670	$267,917	$155,492	$126,862
Tax increment-Intergovernmental	$458,721	$171,398	$109,993	$48,795	$36,410	$30,156
Interest income	$56,288	$18,252	$11,689	$8,262	$5,353	$7,443
Grant from City	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($3,302)	($5,520)	($1,095)	$3,441	($1,014)	$955
Total revenues	$2,783,692	$1,101,045	$685,258	$328,414	$196,240	$165,414
Expenditures:						
Administrative expenses	$477,843	$61,740	$60,115	$22,367	$40,773	$25,742
Non-capital outlay	$1,626,901	$942,962	$683,939	$0	$0	$0
Capital outlay	$490,751	$56,593	$327,249	$0	$0	$106,909
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$2,595,495	$1,061,294	$1,071,304	$22,367	$40,773	$132,651
Excess (Deficiency) of Revenues over Expenditures	$188,196	$39,751	($386,046)	$306,048	$155,467	$32,763
Fund balance (Deficit) at beginning of year as previously reported	$0	$148,446	$534,492	$228,444	$72,977	$40,213
Fund balance (Deficit) at beginning of year, as restated	$0	$148,446	$534,492	$228,444	$72,977	$40,213
Fund balance (Deficit) at end of year	$188,196	$188,196	$148,446	$534,492	$228,444	$72,977

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Fort Worth Avenue Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,334,643 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $42,907 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

The payment for the Sylvan Thirty project is the only outstanding obligation for the Fort Worth Avenue TIF District. Given the rate of current increment collections, it is estimated that the obligation will be fully funded from the FY2017-2018 incremental revenue collections.

Fort Worth Avenue TIF District Projected Payback Schedule

Increment Collected in FY	DW Set Aside (10%)	*Net for Project Reimb	Sylvan Thirty	Total Proj'd. Reimbursement	Avail. Net of Reimbursement
2016	$112,354	$1,011,188	$1,011,188	$1,011,188	$0
2017	$102,906	$942,962	$942,962	$942,962	$0
2018	$156,833	$1,411,493	$1,245,850	$1,245,850	$165,643
2019	$193,226	$1,739,037	$0	$0	$1,739,037
2020	$243,205	$2,188,843	$0	$0	$2,188,843
2021	$292,399	$2,631,592	$0	$0	$2,631,592
2022	$266,000	$2,393,996	$0	$0	$2,393,996
2023	$286,924	$2,582,318	$0	$0	$2,582,318
TOTAL	$1,653,847	$14,901,428	$3,200,000	$3,200,000	$11,701,428

* Removes annual Admin Costs and 10% District Set-Aside
Shows five years post-payback of existing project; not through life of TIF District

Appendix C – District-wide Set Aside Funds

The District-wide set aside for the Fort Worth Avenue TIF District is 10% of all incremental revenues after disbursement of administrative expenses. Currently, approximately $215,261 is set aside in this category and an additional $156,833 is estimated to accrue to the fund in FY2017-2018. In January 2016, the TIF board voted to allocate $496,563 as a match for a NCTCOG grant of $1,986,250. These funds will be used to: 1) streetscape improvements along Fort Worth Avenue between Colorado Boulevard and Bahama Drive and 2) intersection improvements along Fort Worth Avenue between Colorado Boulevard and Bahama Drive, bicycle lanes along Fort Worth Avenue and Colorado Boulevard, sidewalk improvements along Bahama Drive and a trail extension along Plymouth Road at the Coombs Creek Trail.

Because of this funding commitment, District-wide Set Aside funds will not be available in the Fort Worth Avenue TIF district until FY 2018-2019.

AGENDA ITEM # 39

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	1, 3
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 670-3309
MAPSCO:	43 S T W-Z; 44 S T W-Y; 53 B-D; 54 A-C

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 26799 on June 13, 2007, establishing Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), as amended. On February 27, 2008, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27090, as amended.

The Davis Garden TIF District's 2017 assessed taxable value was $250,507,916. This represents an increase of $112,673,319 (87.1%) over its adjusted base value of $137,834,597 and an increase of $33,806,852 (15.6%) over its taxable value for 2016. Of this amount, $27,808,272 is attributed to the appreciation of property within Sub-district A (The Canyon) while $84,865,047 is attributed to the appreciation of land and continuation of construction in Sub-District B. With the City and Dallas County's participation, the increase over the adjusted base value will result in the collection of approximately $1,001,274 in total incremental revenue for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2007, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Sixteen, the Davis Garden TIF District by Ordinance No. 26799, as amended.

On February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended.

On January 8, 2018, the Davis Garden TIF Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Sixteen, ("Davis Garden TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Davis Garden area pursuant to Ordinance No. 26799, authorized by the City Council on June 13, 2007, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 27, 2008, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Davis Garden TIF District by Ordinance No. 27090, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 8, 2018, the Davis Garden TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Sixteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

Davis Garden TIF District
FY 2016-2017
Annual Report



Residence Inn by Marriott Project in The Canyon
(Source: Dallas Office of Economic Development)

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9825
http://www.dallas-ecodev.org/area_redevelopment.html/

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Sixteen
Tax Increment Financing District

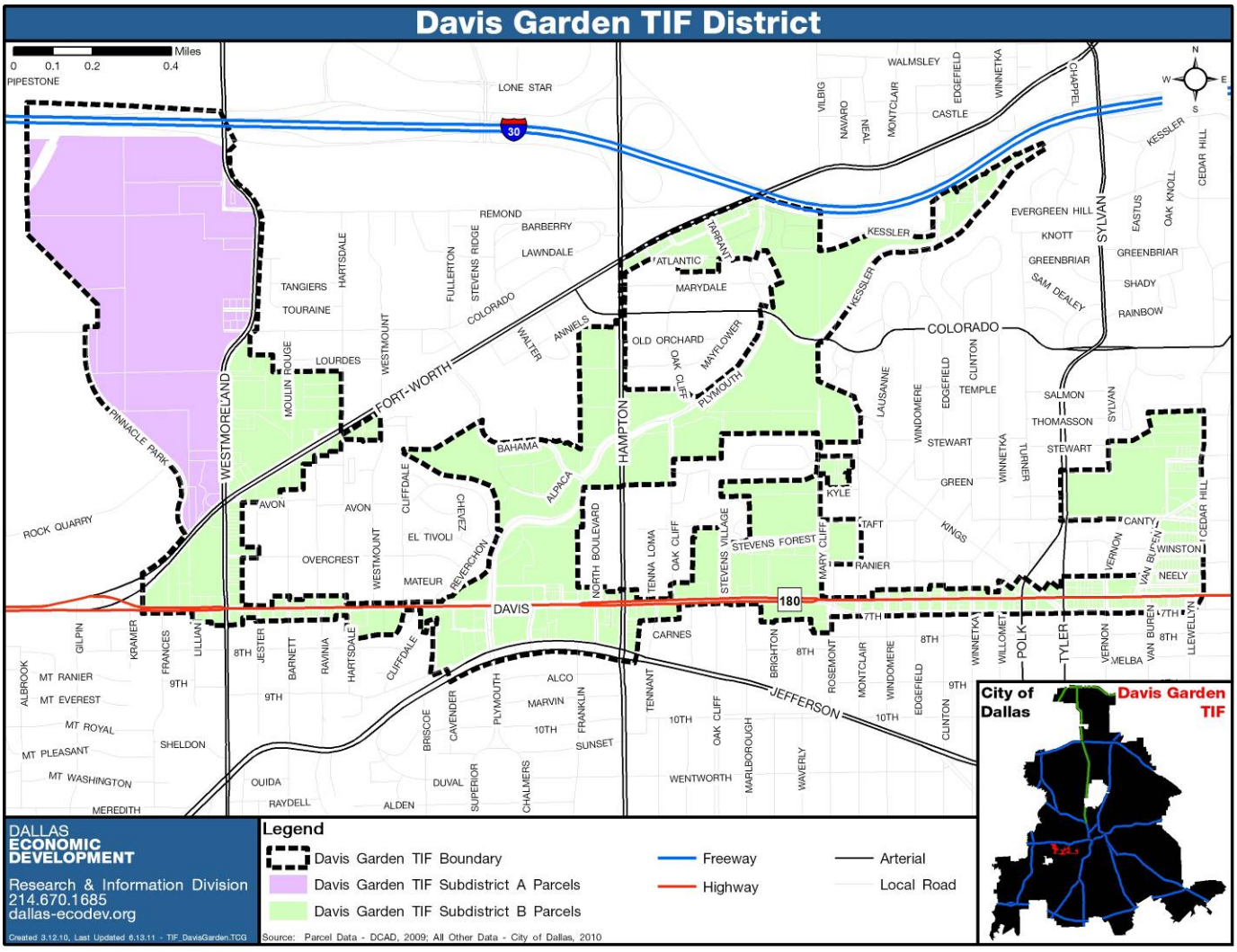


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Mission Statement

The mission of the Davis Garden TIF District is to provide a funding source to facilitate public infrastructure improvements to enhance the area's real estate market. The District exemplifies the City of Dallas' efforts to provide a model for redeveloping urban corridors and transitioning deteriorated multi-family properties and large infill tracts of vacant land into a more sustainable mix of for-sale and rental housing. It is anticipated to provide linkages to stable neighborhoods in North Oak Cliff, redevelop aging retail centers, and enhance connectivity through improvements to area trails.

The Dallas City Council established the Davis Garden TIF District by Ordinance Number 26799 on June 13, 2007, as amended. The TIF District took effect on January 1, 2008 and is scheduled to terminate on December 31, 2039 (including collection of the 2039 increment in calendar year 2040 and any related matters to be concluded in 2040). The City of Dallas and Dallas County are the District's participating taxing jurisdictions. The City's annual participation rates are as follows:

- 0% in 2008
- 55% in 2009 and 2010
- 70% in 2011
- 90% in 2012 through 2039

Dallas County's participation rate was 55% in 2008 through 2011. The county's annual participation rate increased to 75% in 2012 through 2039, for a period of 28 years.

District Accomplishments

The Davis Garden TIF District is located southwest of downtown Dallas in the North Oak Cliff neighborhood. It includes portions of the Davis Street, Fort Worth Avenue, and Hampton Road corridors, as well as land adjacent to Pinnacle Park, commercial property and multi-family developments. The District features numerous opportunities for redevelopment in areas near amenities such as Coombs Creek Trail, Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center.

Single-family neighborhoods were excluded from the District since they are not targeted for development or redevelopment activities. Kidd Springs Park, Stevens Park Golf Course, and the Twelve Hills Nature Center were included to enable improvements and enhance the connectivity between surrounding neighborhoods. The local elementary schools were included for similar reasons.

Originally the District's geographic area contained approximately 583 acres (excluding right-of-way). However, the geographic area was amended to include selected adjacent properties. The properties that comprise the boundary amendment have a total land area of approximately 105 acres. Their inclusion increased the District's geographic area to approximately 688 acres.

City Council has approved eleven projects in the District for TIF funding since its creation. This includes SLF III – Davis Garden TIF, L.P.'s (SLF) horizontal development project which resulted in the preparation of the following development sites:

1. **Chateau Crete Assembly**
   (High Grove at West Kessler - 53 units under construction)
   - 1818 Stevens Forest
   - 1836 Stevens Forest
   - 1916 Stevens Forest
   - 2002 Stevens Forest

2. **Acorn Tree Assembly**
   (site work underway)
   - 2105 West Davis
   - 2211 West Davis

3. **Cliffwood Assembly**
   (Bell Bishop Arts – 207 rental units)
   - 1836 West Davis

4. **Kings Highway Assembly**
   (PSW - 31 units under construction)
   - 1610 Kings Highway
   - 1616 Kings Highway
   - 1618 Kings Highway
   - 1622 Kings Highway
   - 1630 Kings Highway

5. **Kidd Springs Assembly**
   (PSW - 45 units under construction)
   - 829 Cedar Hill
   - 901 Cedar Hill

6. **Northhills Assembly**
   (land for sale)
   - 640 North Plymouth
   - 2643 West Davis

The SLF III project included v the demolition of 1,503 outdated apartment units in accordance with the District's goal to replace 2,100 functionally obsolete apartments and 85,000 square feet of commercial space with approximately 2,200 for-sale units, 4,400 rental units and 663,300 square feet of improved, reconfigured or new neighborhood retail space. To date 336 new residential units were built or are planned on these sites. Realization of the goal is anticipated to further improve North Oak Cliff's successful residential market as well as stimulate the expansion of resident and commercial activity throughout the District. The following activities occurred along West Davis Street in fiscal year FY2016 - 2017:

- Renovation of the retail building at 817 West Davis Street into retail space occupied by Oil and Cotton and Davis Street Espresso

- Start of the conversion of the automotive garages at 810 and 828 West Davis Street into restaurants

- Start of the renovation of the West Davis Village retail strip at 1314 West Davis Street

The 196 acres of undeveloped land that comprise the Canyon in Oak Cliff project is another prime location for future development activities. On June 8, 2011, City Council awarded SLF an amount not to exceed $128,875,756 in total funding ($69,808,000 in future TIF revenues plus an additional grant up to $59,067,756 pursuant to the Davis Garden TIF District Grant Program) for the construction of public infrastructure improvements in the area which is located southwest of Interstate Highway 30 and North Westmoreland Road. Prior to City Council's approval of the public subsidies this vast area was not served by public utilities or streets. In contrast, the construction of the project's public infrastructure improvements is anticipated to help facilitate the build-out plan that includes following elements:

- 2,762 residential units (planned to be a determined mix of for-sale and rental units);
- 368,296 square feet of retail space;
- 48,200 square feet of flex/retail space; and
- 103 room hotel (under construction)



The Canyon in Oak Cliff's Conceptual Site Plan
(Source: SLF)

Past, Current and Anticipated Projects

Projects within the Davis Garden TIF District utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet[1]	Approximate Investment / Assessed Value[2]	TIF Investment[3]
Twelve Hills Nature Center's Urban Prairie Trailhead project (park, open space, and streetscape improvements)	817 Mary Cliff Road	Complete	July 2010	N/A	$312,648 (approximate investment) $39,640 (assessed value)	$118,820
SLF's Horizontal Development project (Environmental remediation and demolition of six obsolete apartment complexes and a $1 million deposit into the Davis Garden TIF District Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements within the District)	1. **Chateau Crete Assembly** – 1818 Stevens Forest – 1836 Stevens Forest – 1916 Stevens Forest – 2002 Stevens Forest 2. **Acorn Tree Assembly** – 2105 West Davis St – 2211 West Davis St 3. **Cliffwood Assembly** – 1836 West Davis St 4. **Kings Highway Assembly** – 1610 Kings Highway – 1616 Kings Highway – 1618 Kings Highway – 1622 Kings Highway – 1630 Kings Highway 5. **Kidd Springs Assembly** – 829 Cedar Hill Ave. – 901 Cedar Hill Ave. 6. **Northhills Assembly** – 640 North Plymouth – 2643 West Davis St	The sites preparation for future development activities is complete. The developer deposited $1 million into the Davis Garden TIF District Increment for future infrastructure projects within the District.	December 2011 See units status in non TIF table	1. Chateau Crete Assembly (53 units) 2. Acorn Tree Assembly (57 units/under construction) 3. Cliffwood Assembly Bell Bishop Arts (207 units) 4. Kings Highway Assembly (31 units) 5. Kidd Springs Assembly (45 units) 6. Northhills Assembly (For Sale)	$0 (assessed value)	$4,008,247
I-30 Frontage Road Design project (engineering and design for Phase 1 of a new eastbound frontage road)	South side of I-30 between Cockrell Hill Road and Westmoreland Road	Complete	September 2012	N/A	$436,919 (approximate investment)	$436,919

Projects within the Davis Garden TIF District utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet[1]	Approximate Investment / Assessed Value[2]	TIF Investment[3]
Taylors Farm multi-family housing project (environmental remediation, infrastructure and public right-of-way improvements)	1150 Pinnacle Park Boulevard	Complete	October 2011	160 units (144 units are designated for affordable housing)	$5,970,000 (assessed value)	$2,071,197
Hillside West senior housing project (environmental remediation and infrastructure improvements)	3757 Falls Bluff Drive (formerly 4512 West Davis Street)	Complete	August 2013	130 units (each unit is affordable housing)	$3,622,590 (assessed value)	$1,600,000
Residence Inn Hotel	1600 N Westmoreland	Under Construction	Spring 2018	103 room hotel	$4,820,520 (assessed value)	N/A
The Canyon in Oak Cliff	196 acres of undeveloped property located southwest of Interstate Highway 30 and North Westmoreland Road	The project's Infrastructure Improvements are underway.	Ongoing	2,762 residential units (represents a to be determined mix of for-sale and rental units); 368,296 square feet of retail space; and 48,200 square feet of flex/retail space	$472,000,000 (approximate planned investment)	$128,875,756 in total funding (up to $69,808,000 in future TIF revenues plus a grant up to $59,067,756 pursuant to the Davis Garden TIF District Grant Program)
Kessler Theater Renovation project (environmental remediation and demolition, historical façade, and infrastructure improvements)	1214 West Davis Street and 1215 West 7th Street	Phase I of the project (environmental remediation and demolition activities and historical façade improvements) are complete. Phase II of the project (infrastructure improvements) are complete	December 2012 (Phase I) June 2015 (Phase II)	6,300 square feet of office and retail space; and 5,100 square foot entertainment venue	$451,170 (assessed valued) *$1,358,293 (approximate investment)*	$199,643 [$136,343 due to the sustainable development grant that the project received from the North Central Texas Council of Governments ("NCTCOG")]

Projects within the Davis Garden TIF District utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet[1]	Approximate Investment / Assessed Value[2]	TIF Investment[3]
North Oak Cliff Streetcar Extension	Benefits provided through the extension of the North Oak Cliff Streetcar system to the Davis Garden TIF District real estate.	Complete	August 2016	Not applicable	*$23,000,000 for added segment (Not taxable)*	$3,000,000 pursuant to the Davis Garden TIF District Grant Program. Subsidies will be used to help offset related operation and maintenance costs.
Tyler-Polk Two-Way Conversion	Convert Tyler and Polk Streets to two-way operations from Canty to Pembroke Streets	Planned	June 2019	Not applicable	$3,100,000	$408,470
Rosemont Plaza	Pocket park at Rosemont and West Davis Streets	Complete	September 2015	Not applicable	$395,659	$395,659
Rosemont Safe Routes	Streetscape/roadway improvements adjacent to Rosemont campus	Complete	September 2015	Note applicable	$115,569	$115,569
			Total	**290 units completed; 2,762 residential units planned; 368,296 square feet of retail space planned; and 48,200 square feet of flex/retail space; and 103 hotel rooms-under construction**	**$14,903,920 (assessed value);** **$25,107,860 (approximate public investment)** **$472,000,000 (planned investment)**	**$12,354,524 (TIF funding committed for projects)** **Up to $128,875,756 In future TIF funding committed for Canyon Project (based on increment generated)**

[1] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[2] *Based upon A) market value of comparable projects for anticipated projects, B) private investment stated in the development agreement for projects that are approved or under construction, or C) DCAD market value for completed projects as of September 30, 2017 (unless project has not yet been assessed).Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[3] *TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.*

[4] *Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.*

Projects within the Davis Garden TIF District not utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet[1]	Approximate Investment / Assessed Value[2]	TIF Investment[3]
Bolsa Restaurant (converted from the Settles Garage)	614 West Davis	Complete	December 2007	3,879 square feet of office and restaurant space	$145,630 (assessed value)	$0
Bolsa Mercado (converted from the Kemp Garage)	632 West Davis	Complete	June 2008	4,000 square feet of office/show room space	$157,000 (assessed value)	$0
Bell Bishop Arts Apartments	1836 West Davis (former Cliffwood Assembly)	Complete	December 2012	207 units	$24,680,000 (assessed value)	$0
I-30 Frontage Road Construction project	South side of I-30 between Cockrell Hill Road and Westmoreland Road	Complete	March 2013	N/A	*$10,573,794 (Infrastructure/ not taxable)*	$0
Oak Cliff Coffee Roasters (converted from Miguel's Auto Body Shop)	817 West Davis Street	Complete	July 2013	3,920 square feet of retail space	$160,720 (assessed value)	$0
Shared workspace - Common Desk	633 West Davis Street	Complete	June 2015	10,400 square feet of retail space	$395,000 (assessed value)	$0
Oil and Cotton and Davis Street Espresso (converted from Miguel's Auto Body Shop)	819 West Davis Street	Complete	June 2015	2,600 square feet of retail space	$106,600 (assessed value)	$0
TBD restaurant (conversion from an automotive garage)	810 West Davis Street	Complete	April 2016	3,000 square feet of restaurant space	$250,000 (assessed value)	$0
West Davis Village (renovation of retail strip)	1314 West Davis Street	Complete	April 2016	10,000 square feet of retail space and 2 units (4,580 square feet) of residential space	$1,200,000 (assessed value)	$0
Retail Strip	600/610 N. Tyler	Complete	August 2016	20,048 square feet of restaurant space	TBD/Protested (assessed value)	$0

Projects within the Davis Garden TIF District not utilizing TIF Funding

Project	Location	Status	Date Completed	Units/Square Feet[1]	Approximate Investment / Assessed Value[2]	TIF Investment[3]
1600 Kings Highway	Kings Highway, Mary Cliff Road, Vaughan Court, Bassett Place, Kyle Avenue	21 homes complete; 5 under construction 5 planned	December 2018	31 detached units	$8,013,120 (current assessed value)	$0
Bishop Heights	Cedar Hill Avenue; North Van Buren Avenue; West 5th Street; Crutchfield Lane; Bishop Heights Lane; Harvey Lane	34 homes complete; 10 under construction 1 planned	December 2018	45 detached units	$15,062,411 (current assessed value)	$0
High Grove at West Kessler	Stevens Forest Drive; Stevens Bluff Lane; High Garden Place; Wood Ledge Place; Woodland Height Place; Kessler Heights Lane	7 homes complete; 9 under construction; 37 planned	December 2020	53 detached units	$5,796,430 (current assessed value)	$0
Acorn Tree Site	Stevens Village Drive	57 homes planned	December 2021	57 detached units	TBD	$0
			Total	**271 residential units complete, 24 residential units under construction; 100 residential units planned; 61,127 square feet of commercial space**	**$56,465,471 (current assessed value)** **$10,573,794 (approximate public investment)**	**$0**

[1] *Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.*

[2] *Based upon A) market value of comparable projects for anticipated projects, B) private investment stated in the development agreement for projects that are approved or under construction, or C) DCAD market value for completed projects as of September 30, 2017 (unless project has not yet been assessed).Values may not be fully captured by the TIF district for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.*

[3] *TBD indicates that development agreement has not yet been adopted and TIF investment is yet to be determined.*

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In the Davis Garden TIF District, as part of TIF funding, a total of 290 units have been built to date and 274 (94.5%) are currently set-aside as affordable.

An additional 271 units were constructed without TIF financial assistance and 124 units are under construction or planned. The ratio of affordable housing to all housing added to the TIF District is forty percent (40%). Deed restrictions are in place to insure that twenty percent of all units constructed in the Canyon sub-district are affordable under the TIF Mixed Income Housing Guidelines.

Value and Increment Revenue Summary

The Davis Garden TIF District's 2017 assessed taxable value was $250,507,916. This represents an increase of $112,673,319 (87.1%) over its adjusted base value of $137,834,597 and an increase of $33,806,852 (15.6%) over its taxable value for 2016. $27,808,272 is attributed to the increase in property value within Sub-District A (The Canyon) while $84,865,047 is attributed to increased property value due primarily to continued construction in Sub-District B. With the City and Dallas County's participation, the increase over the adjusted base value will result in the collection of approximately $1,001,274 in total incremental revenue for the District.

Objectives, Programs and Success Indicators



The Bell Bishop Arts Apartments was completed during FY 2013. The multi-family development was built on the Cliffwood Assembly's former site.
(Source: City of Dallas)

The Davis Garden Final Project Plan and Reinvestment Zone Financing Plan was approved on February 27, 2008, as amended. The plan's defined development goals are provided below:

- Utilize TIF funding to encourage needed horizontal improvements and site preparation in the District. This includes environmental remediation and demolition of structurally and functionally obsolete structures to set the stage for future redevelopment activities as described in this plan.

The environmental remediation and demolition of six obsolete apartment complexes (1,503 units) have been completed since the District's creation. The complexes' former sites have been prepared for future redevelopment activities. The redevelopment of one site (the Cliffwood Assembly) is complete while four others (the Chateau Crete, Kings Highway, Acorn Tree and Kidd Springs Assemblies) are in progress and the other site is for sale *(see page 7).*

- Utilize TIF funding to encourage the needed redevelopment of the large area (The Canyon) located southwest of the intersection of Interstate Highway 30 and North Westmoreland Road.

The following progress has been made since the District's creation:

- *SLF III – The Canyon TIF, L.P.'s the Canyon in Oak Cliff project was approved by City Council on June 8, 2011. The project, which consists of the construction of public infrastructure improvements on approximately 196 acres of undeveloped land within the area, is currently in progress.*

- *GFD Opportunity I, LLC's Taylors Farm project (160 multi-family units), which was approved by City Council on November 9, 2009, was completed during FY 2012.*

- *GFD Opportunity II, LLC's Hillside West project (130 senior housing units), which was approved by City Council on April 28, 2010, was completed during FY 2013.*

- *A Residence Inn by Marriott containing 103-rooms is currently under construction.*



GFD Opportunity I, LLC completed the Taylors Farm project during FY 2012.
(Source: GFD Opportunity I, LLC)

- Create additional taxable value attributed to new private development and appreciation totaling approximately $1.7 billion over the District's 32-year life.

The development timeline in Sub-District A (the Canyon) is much slower than projected, limiting property value increases and incremental revenue collections for the Davis Garden TIF District. Through the FY 2016-2017 fiscal year, approximately $2M in TIF revenues were collected. This is 0.7% of total collections projected in the Davis Garden TIF District Project Plan and Reinvestment Zone Financing Plan. There is still a lengthy period for additional revenue to be collected; the Davis Garden TIF District does not expire until 2039.



GFD Opportunity II, LLC completed the Hillside West project during FY 2013.
(Source: GFD Opportunity II, LLC)

- Attract new private development in the District by replacing approximately 2,100 residential units with new residential units that will establish a more sustainable mix of for-sale and rental units; add approximately 6,600 residential units to increase population density in the area; and develop approximately 663,300 square feet of retail space and 1,245,000 square feet of other commercial space.

  – *Preparation of six sites for future redevelopment activities which included the demolition of 1,503 outdated apartment units (71.6 % of the goal) has occurred since the District's creation. This has resulted in 585 new residential units being built or under construction with an additional 100 units planned (10.4% of the goal):*

    - *The Taylors Farm Project has been completed. The multi-family development contains 160 units, 144 of which are designated for affordable housing.*

    - *The Hillside West Project has been completed. The multi-family development contains 130 units, all of which are designated for affordable housing.*

    - *The Bell Bishop Arts Apartments has been completed. The multi-family development consists of 207 market rate units.*

    - *The Kings Highway residential community, which will consist of 31 detached single-family homes, is under construction on the Kings Highway Assembly site.*

    - *The Bishop Springs residential community, which will consist of 45 detached single-family homes, is under construction on a site that consists of the Kidd Spring Assembly and several adjoining properties.*

    - *The High Grove at West Kessler residential community is under construction, and will ultimately consist of 53 detached single-family homes.*

  – *Retail and restaurant conversions have been steady in Sub-District B resulting in 72,527 square feet of renovated space (10.9% of the goal. These projects greatly increased commercial activity in the West Davis Corridor. Projects include:*

    - *The Kessler Theater's renovation;*
    - *Conversion of several automobile repair related shops in the West Davis corridor into venues such as Bolsa, and the BBBop Seoul restaurant; and*

- *Renovation of several one- and two story commercial buildings for new uses. Examples of this include Nova, the Bolsa Mercado site, several buildings near the Tyler/Polk/West Davis intersection and 1314 West Davis.*



Continued Construction of the Bishop Heights single-family housing development's
(Source: Dallas Office of Economic Development)



Housing Construction of the 1600 Kings Highway single-family housing development
(Source: Dallas Office of Economic Development)

- Diversify housing options within the district by increasing homeownership opportunities while maintaining an affordable housing component of no less than 20% of all new units built throughout the Davis Garden TIF District.

  Since the District's creation 585 new residential units have been built or are under construction. An additional 100 units are planned. Of the 685 units, 274 (40.0%) are designated for affordable housing:

  – *The Taylors Farm Project (144* of its 160 units are designated for affordable housing*)*

  – *The Hillside West Project (130 units are* designated for affordable housing*)*

- Encourage the redevelopment of properties along the West Davis Street, Fort Worth Avenue, North Westmoreland Road and Hampton Road corridors for new residential and commercial uses that feature enhanced urban design standards which are complementary to the historic and conservation districts in the immediate area.

  The following progress has been made since the District's creation:

  – *Site preparation has been completed for the redevelopment of six sites throughout the District. This includes three sites located along West Davis Street. The redevelopment of one site (the Cliffwood Assembly) is complete while three others (the Chateau Crete, Kings Highway and Kidd Springs Assemblies) are near completion.*

  – *The City of Dallas Design Studio has completed a study of the West Davis Street Corridor. The findings will be used to develop a plan for public improvements along West Davis Street.*

- Sustain the stability of local schools while redevelopment activities occur within the area's neighborhoods by encouraging strong communication between the Dallas Independent School District and area developers.

  Staff is working closely with neighborhood schools to coordinate redevelopment activities with the schools' needs. This includes meeting with the principal of the Rosemont Elementary and Primary Schools as part of the planning process for the Rosemont Safe Routes to School Project.

- Diversify commercial and retail uses in the District by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant.

The Kessler Theater and the buildings occupied by Bolsa, the Common Desk, Oak Cliff Coffee Roasters, and Oil and Cotton/Davis Street Espresso are properties with historic significance that have been renovated or converted for commercial use since the District's creation:

- *The Settles Garage has been converted into the Bolsa Restaurant and approximately 1,850 square feet of office space.*

- *The Kemp Garage has been converted into approximately 4,000 square feet of commercial space that was occupied by Bolsa Mercado.*

- *The retail building at 633 West Davis Street has converted into approximately 10,400 square feet of shared workspace that is occupied by the Common Desk.*

- *The renovated Kessler Theater contains office and retail space for independent businesses, an instructional arts center for children and a performance venue.*

- *The automotive garages that comprised Miguel's Auto Body Shop has been converted into two properties. The first of which is occupied by the Oak Cliff Coffee Roasters. It contains a coffee roaster and 1,300 square foot café. The second building is occupied by Oil and Cotton and Davis Street Espresso.*

- Provide opportunities for needed basic retail such as grocery stores, national tenants and diversify retail shopping.

  Property in the West Davis Street corridor is successfully diversifying. It was hoped that the land in the Canyon sub-district was suited for additional grocery space and larger retail operations due to its visibility and accessibility. No additional retail space was added to the Canyon sub-district to date.

- Improve recreational opportunities and connections to City trails and open space within the District while providing better connections to County trails and other recreational amenities in the area.

  The following progress has been made since the District's creation:

  - *The Twelve Hills Nature Center*, Inc.*'s Urban Prairie Trailhead project, which was approved by City Council on October 14, 2009, was completed during FY 2010.*

  - *Work has been completed on the Coombs Creek Trail along Kessler Parkway from Sylvan Avenue to Colorado Boulevard,*

Colorado Boulevard from Kessler Parkway to Plymouth Road and Plymouth Road from Colorado Boulevard to Hampton Road. The project was funded by the General Obligation Bond Funds.

– *Approximately $8 million in upgrades for Stevens Park Golf Course were completed during FY 2012. The upgrades were subsidized by several funding sources including the 2003 and 2006 Bond Fund programs.*

– *On June 12, 2013, City Council* authorized a contract for the construction of a new pavilion at Kidd Springs Park, currently under construction. The project will be funded by the 2006 Bond Fund program.

– *Shared bicycle lanes are included in the new section of Colorado Boulevard, located in the Canyon sub-district between IH-30 and Westmoreland Road.*

Twelve Hills Nature Center's Urban Prairie Trailhead project
(Source: City of Dallas)



- Improve transportation including but not limited to hike and bike trails, bus, trolley, streetcar, and freeway access, street improvements and construction of new public streets and thoroughfares.

The following progress has been made since the District's creation:

– *City Council approved a project pertaining to the design for Phase 1 of a new eastbound frontage road for I-30 located between Cockrell Hill Road and Westmoreland Road during FY 2011. The design and construction of the frontage road were completed during fiscal years 2012 and 2013, respectively.*

– *SLF III – The Canyon TIF, L.P.'s North Oak Cliff Streetcar Extension project was approved by City Council during FY 2011. The project's approval will provide funding to extend the North Oak Cliff Streetcar system to Davis Garden TIF District.*

– *Tyler-Polk Two-Way street conversion – Returns traffic operations on Tyler and Polk Streets between Canty and Pembroke Streets to two-way operations. This project is scheduled for completion in 2019.*

– *During FY 2012 the Davis Garden TIF Board made the following recommendations concerning the best utilization for SLF's $1 million deposit into the Davis Garden TIF Increment Fund for future TIF infrastructure improvements that benefit the District in lieu of the developer constructing median improvements, streetscape or other public improvements (note: funding includes interest earnings):*

  o Matching Funds for the Kessler Theater project's infrastructure improvements component – approximately $60,000 in TIF funding leveraged an additional $179,200 in matching funds from TxDOT (NCTCOG Grant). The funds are being used to construct streetscape improvements outside the theater along West Davis and Clinton Streets.

    The project was completed FY 2015.

  o Rosemont Plaza Project – comprised the closure of the diagonal portion of 7th Street between Mary Cliff Road/West Davis Street and Montclair Avenue to create a pedestrian plaza that combined the abandoned right-of-way with two small triangular medians to create a larger pedestrian plaza. Estimated Project Budget – $395,659

    The project was completed FY 2015.

  o Rosemont Safe Routes to School Project – improved bicycle safety in the vicinity of schools through improved routing, signage and pedestrian amenities. The project consists of sidewalk improvements on the north side of Stevens Forest Drive, a 10' bike trail that connects the sidewalk on Mary Cliff Road to the internal drive for the Rosemont Chris Semos Campus (through DISD property) and sidewalk improvements along Mary Cliff Road. Estimated Project Budget – $115,569

    The project was completed FY 2015.

- Davis Corridor Urban Design Study – the study was conducted by the City of Dallas Design Studio. The study's findings were used to develop a concept for reconfiguring West Davis Street between Montclair Avenue and Zang Boulevard. Estimated Project Budget – $35,880

  The project was completed FY 2014.

- Tyler/Polk Two-Way Conversion – TIF funds were contributed to this project to cover shortfalls in bond financing – $408,470

- Generate approximately $103.7 million (2008 NPV dollars) in real property tax increment for the TIF Fund over 32 years of collections.

  The District's assessed property value has increased 81.7% over its adjusted base value. The increase has generated approximately $953,701 in NPV collections (0.9% of the goal).

Developments that are Adjacent to the District





Homes in the Kessler Woods community (located adjacent to the TIF District and across the street from SLF's Chateau Creek redevelopment site)





Homes in the Kessler Springs community (within proximity of the District's Cedar Oaks apartment community which is located on Cedar Hill Avenue)

Year-End Summary of Meetings

The Davis Garden TIF District Board of Directors met once during the fiscal year from October 1, 2016 to September 30, 2017. The Board approved and forwarded one item to City Council.

Based on amended composition the Davis Garden TIF Board can consist of up to seven members, including six City of Dallas appointees and one from Dallas County. The board met once during the fiscal year. Here is attendance for the board members:

- Jonathan R. Braddick – City appointee (attended meeting)
- Martina G. Flores – City appointee (attended meeting)
- Reina Gonzalez – City appointee (attended meeting)
- Rick Loessberg – Dallas County representative (attended meeting)
- Anga L. Sanders – City appointee (attended meeting)
- Kyle R. Ward –City appointee (did not attend meeting)

The Dallas City Council approved one item related to the District during the fiscal year. Items are summarized below:

- On February 22, 2017, City Council approved a resolution accepting the FY 2015-2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

Pending TIF Items

The Davis Garden TIF District’s pending items include the following:

- Approval of the FY 2016-2017 Annual Report

Budget and Spending Status

The Davis Garden TIF District's Project Plan and Reinvestment Zone Financing Plan established a budget for public improvement expenditures that are necessary to support private investment. The District's budget and spending to date are provided on the following charts:

Davis Garden TIF District
Projected Increment Revenues to Retire TIF Fund Obligations

Category	TIF Budget (Total Dollars)	Allocated	Balance
Infrastructure Improvements	$94,266,832	$8,082,206	$86,184,626
Environmental Remediation/Demolition	$9,635,310	$3,313,246	$6,322,064
Affordable Housing	$32,330,314	$4,671,197	$27,659,117
Historic Façade Restoration	$5,495,954	$86,535	$5,409,419
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	$12,329,769	$3,088,145	$9,241,624
The Canyon in Oak Cliff Improvements*	$128,875,756	$128,875,756	$0
Administration and Implementation**	$3,832,657	$717,619	$3,115,038
Total Project Costs	**$286,766,592**	**$148,834,704**	**$137,931,888**

All values are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.

**Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon.*

***TIF administration costs shown are expensed through FY 2016-2017.*

Davis Garden TIF District Project Plan Budget (NPV Values)	
Category	**TIF Budget (NPV)**
Infrastructure Improvements	$33,219,568
Environmental Remediation/Demolition	$4,300,000
Affordable Housing	$11,920,435
Historic Façade Restoration	$1,946,858
District Wide Improvements - Parks, Open space, Trails, Trolley/Streetcar	$4,358,953
The Canyon in Oak Cliff Improvements *	$46,035,132
Administration and Implementation	$1,877,595
Total Project Costs	**$103,658,541**

All values discounted to 2008 dollars at 5% annually. Actual expenditure values will depend on the timing of project costs.

** Amount will be reduced if other sources of improvement funds are identified and allocated to The Canyon in Oak Cliff.*

Davis Garden TIF District M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
SLF Horizontal Public Improvements (Goal – 25%)	Varies	$2,080,979	48.43%
Kessler Theater Public Improvements – (Goal – 25%)	Varies	$88,141	44.77%
Kessler Theater – Private – (Goal – 10%)	Varies	$1,002,073	12.57%
Total - Public		**$2,169,120**	**48.28%**
Total - Private		**$1,002,073**	**12.57%**
Total – All		**$3,171,193**	**37.0%**

FY 2017-2018 Work Program

The FY 2017 work program for the Davis Garden TIF District includes:

- Encourage development projects within the District in accordance with its final Project Plan and Reinvestment Zone Financing Plan

- Work with staff in the Public Works and Transportation Department concerning the potential conversion of North Polk and North Tyler Streets into two-way operations.

Appendix A - Financials

City of Dallas, Texas
Davis Garden Tax Increment Financing District Fund
Reinvestment Zone Number Sixteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$0	Interest Income
$675,037	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$675,037	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$54,610	Administrative Expense
$795,240	Non-Capital outlay (4b)
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$849,850	**Total Expenditures**

3. The zone began reimbursing the General Fund for TIF administration costs in fiscal year 2009-10.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:

Davis Garden TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into an agreement with SLF III – The Davis Garden TIF, L.P. to dedicate an amount not t exceed $4,008,247 for horizontal development work throughout the TIF District. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs are as follows as of September 30, 2017

Developer	Project Name	Principal TIF Award	Payment To Date	Net Balance Due
SLF III-Davis Garden TIF, L.P.	Horizontal Development	$4,008,247	$961,576	$3,046,671
	Total	**$4,008,247**	**$961,576**	**$3,046,671**

Payment to date to SLF III-Davis Garden TIF LP includes fiscal year 2016 payment of $166,336 and fiscal year 2017 payment of $795,240 principal amount.

c. The Zone entered into an agreement with Twelve Hills Nature Center, Inc. to dedicate an amount not to exceed $118,820 for the Twelve Hills Nature Center's Urban Prairie Trailhead project. The project was completed in fiscal year 2010. Reimbursement its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

d. The Zone entered into an agreement with GFD Opportunity I, LLC to dedicate an amount not to exceed $2,071,197 for the Taylors Farm project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

e. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $436,919 for the I-30 Frontage Road Design project. The project was completed in fiscal year 2012. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

f. The Zone entered into an agreement with Kessler Theater, LLC to dedicate an amount not to exceed $91,535 for the Kessler Theater project. The project's first phase was completed in fiscal year 2013. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections. The project's second phase is underway. Reimbursement of its TIF-eligible proje costs will begin after its completion, subject to the availability of TIF funds.

g. The Zone entered into a development agreement with GFD Opportunity II, LLC to dedicate an amount not to exceed $1,600,000 for the Hillside West project. The project was completed in fiscal year 2013. Reimbursement of its TIF-eligible project costs will begin upon the availability of TIF funds from future increment collections.

h. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $128,875,756 for The Canyon In Oak Cliff project. The project is underway. Reimbursement of its TIF-eligible project costs will begin after applicable conditions for payment have been met, subject to the availability of TIF funds.

i. The Zone entered into an agreement with SLF III – The Canyon TIF, L.P. to dedicate an amount not to exceed $3,000,000 for the North Oak Cliff Streetcar Extension project. Reimbursement of the project's TIF-eligible project costs will begin after its completion, subject to the availability of TIF funds.

j. The Zone entered into an agreement with Davis Street Market, LP to dedicate an amount not to excee $4,000,000 for the Davis Street Market project. Reimbursement of the project's TIF-eligible project costs v begin after its completion, subject to the availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 1996 Value	Est. Captured Value 2017**
City of Dallas	$250,507,916	$137,834,597	$112,673,319
Dallas County	$252,920,470	$137,795,687	$115,124,783

* 2017 taxable value shown for taxing participating jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.

****** Based on Certified Taxable Values. Final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment***
City of Dallas	0.70236	$791,372
Dallas County	0.18233	$209,901
Total for all Jurisdictions	$0.88469	$1,001,274

*** Participation rate for Dallas County is 0% for tax year 2008, 55% for tax years 2009 to 2011 and 75% thereafter. City of Dallas participates at variable rates as follows:

Tax Year	Rate
2008	0%
2009 - 2010	55%
2011	70%
2012 - 2029	90%

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $1,001,274. For the 2016 tax year, increment in the amount of $675,037 was received.

City of Dallas, Texas
Davis Garden Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$1,586,737	$1,132,645	$964,430	$1,012,178	$932,224
Interest receivable	$0	$0	$0	$0	$0
Total assets	$1,586,737	$1,132,645	$964,430	$1,012,178	$932,224
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$795,240	$166,336	$34,458	$0	$4,877
Advances from developers	$0	$0	$0	$0	$0
Due to general fund	$79,505	$79,505	$261,505	$261,505	$261,505
Accrued liability	$0	$0	$19,771	$0	$0
Total liabilities	$874,745	$245,840	$315,733	$261,505	$266,381
Fund Balance (Deficit):					
Fund Balance (Deficit)	$711,993	$886,805	$648,697	$750,674	$665,842
Total Liabilities and Fund Equity	$1,586,737	$1,132,645	$964,430	$1,012,178	$932,224
	$0	$0	$0	$0	$0

City of Dallas, Texas
Davis Garden Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$1,609,226	$561,836	$404,087	$318,328	$145,090	$13,493
Tax increment-Intergovernmental	$359,269	$113,202	$72,941	$66,217	$33,802	$8,362
Developer participation/Other income	$1,000,162	$0	$0	$0	$161	$0
Interest income	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($0)	$0	$0	$0	$0	($1)
Total revenues	$2,968,656	$675,037	$477,028	$384,545	$179,053	$21,854
Expenditures:						
Administrative expenses	$717,619	$54,610	$38,642	$53,511	$65,972	$71,914
Non-Capital Outlay	$996,315	$795,240	$168,944	$1,855	$276	$30,000
Capital outlay	$542,729	$0	$31,334	$431,155	$27,973	$52,266
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$2,256,664	$849,850	$238,920	$486,522	$94,221	$154,180
Excess (Deficiency) of Revenues over Expenditures	$711,993	($174,812)	$238,108	($101,977)	$84,831	($132,326)
Fund balance (Deficit) at beginning of year as previously reported	$0	$886,805	$648,697	$750,674	$665,842	$798,168
Fund balance (Deficit) at beginning of year, as restated	$0	$886,805	$648,697	$750,674	$665,842	$798,168
Fund balance (deficit) at end of year	$711,993	$711,993	$886,805	$648,697	$750,674	$665,842

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Notes to Financials

City of Dallas, Texas
Davis Garden Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $4,495,793 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the general fund in fiscal year 2009-10. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $79,505 at September 30, 2017 represents the TIF administration costs for prior year that have been earned in the prior year but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations/Estimated Payoff

Davis Garden TIF District																
Allocation of Shared Increment																
					Priority #2 - Affordable Housing			Priority #3 - $4M				Priority # 4				
					Individual Increment								Reimbursement		Individual Incremen	
	Inc		Inc -	AH Set	Taylor	Hillside	Total Ind.	Initial $4M	Avail	Avail	DW Set	Twelve Hills	The Streetcar	Kessler	IH-30	
FY	Proj	Admin	Admin	Aside (20%)	Farms	West	Increment	Funding commitment	Canyon	Non Canyon	Aside (5%)	Nature Center	Project	Theater	Frontage Rd.	
2016	$704,497	$110,000	$594,497	$41,584	$18,388	$23,195	$41,584	$166,336			$0	$0	$0	$0	$0	
2017	$995,083	$110,000	$885,083	$199,017	$87,567	$111,449	$199,017	$686,066			$0	$0	$0	$0	$0	
2018	$1,309,693	$110,000	$1,199,693	$261,939	$115,253	$146,686	$261,939	$937,754			$0	$0	$0	$0	$0	
2019	$1,539,809	$110,000	$1,429,809	$307,962	$135,503	$172,459	$307,962	$1,121,847			$0	$0	$0	$0	$0	
2020	$2,313,925	$110,000	$2,203,925	$462,785	$203,625	$259,160	$462,785	$1,096,244	$0	$270,916	$110,196	$118,820	$225,714	$139,643	$0	
2021	$4,008,494	$110,000	$3,898,494	$801,699	$352,747	$448,951	$801,699	$0	$0	$2,136,789	$194,925	$0	$523,663	$0	$436,343	
2022	$7,707,209	$110,000	$7,597,209	$1,541,442	$1,103,341	$438,100	$1,541,442	$0	$768,895	$5,286,872	$379,860	$0	$1,350,623	$0	$0	
2023	$11,955,782	$110,000	$11,845,782	$2,391,156	$54,771	$0	$54,771	$0	$3,826,854	$7,964,157	$592,289	$0	$300,000	$0	$0	
2024	$16,305,899	$110,000	$16,195,899	$0	$0	$0	$0	$0	$7,797,949	$8,397,949	$809,795	$0	$300,000	$0	$0	
2025	$17,513,236	$110,000	$17,403,236	$0	$0	$0	$0	$0	$8,401,618	$9,001,618	$870,162	$0	$300,000	$0	$0	
2026	$17,800,310	$110,000	$17,690,310	$0	$0	$0	$0	$0	$8,845,155	$8,845,155	$884,516	$0	$0	$0	$0	
2027	$18,092,250	$110,000	$17,982,250	$0	$0	$0	$0	$0	$8,991,125	$8,991,125	$899,112	$0	$0	$0	$0	
2028	$18,389,143	$110,000	$18,279,143	$0	$0	$0	$0	$0	$9,139,571	$9,139,571	$913,957	$0	$0	$0	$0	
2029	$18,132,524	$110,000	$18,022,524	$0	$0	$0	$0	$0	$9,011,262	$9,011,262	$901,126	$0	$0	$0	$0	
2030	$15,091,165	$110,000	$14,981,165	$0	$0	$0	$0	$0	$7,490,582	$7,490,582	$749,058	$0	$0	$0	$0	
2031	$15,339,242	$110,000	$15,229,242	$0	$0	$0	$0	$0	$7,614,621	$7,614,621	$761,462	$0	$0	$0	$0	
2032	$15,591,549	$110,000	$15,481,549	$0	$0	$0	$0	$0	$7,740,775	$7,740,775	$774,077	$0	$0	$0	$0	
2033	$15,311,447	$110,000	$15,201,447	$0	$0	$0	$0	$0	$7,600,723	$7,600,723	$760,072	$0	$0	$0	$0	
2034	$0			$0	$0	$0	$0	$0			$0	$0	$0	$0	$0	
Total				$6,007,583	$2,071,197	$1,600,000	$3,671,197	$4,008,247			$9,600,609	$118,820	$3,000,000	$139,643	$436,343	
Increment Projections assume significant property value growth in the Canyon Sub-District. If development is slower than expected the increment projections will remain around 2021 levels.																
Payment made in year following FY of initial billing - 2020 to be paid June 2021.																

Future Davis Garden TIF District Funds are allocated to several projects. The chart above shows an estimated payback schedule based on a fairly optimistic property value growth estimate for the district. Projects potentially eligible for funding include:

- **Priority 2 – Affordable Housing** (after Administration and Set-aside). Projects include Taylors Farm and Hillside West

- **Priority 3 – Initial Projects.** Funding is available initial projects - apartment demolition and public infrastructure; I-30 Frontage Road design and the Kessler Theater.

- **Priority 4 – Other projects.** Funding is available for other projects only after Priority 3 fully funded. Increment revenue generated is mandated to be spent in the Sub-District where it is created. The Canyon Project is not shown but will be eligible to claim all additional TIF funds generated in Sub-District A (the Canyon) to reimburse the cost of public infrastructure and potentially interest.

Appendix C – District-wide Set Aside Funds

The City will administer payments in accordance with the TIF Board's Increment Allocation Policy as amended on May 11, 2011. If the appraised value of the Property remains constant or decreases in value, the TIF Subsidy may go unpaid due to lack of available tax increment. If the appraised value for the Property increases in value, then tax increment received and deposited into the Tax Increment Fund will be available for payment of the TIF Subsidy after the performance and observance of all of the prerequisites and conditions for payment outlined for each TIF Project.

TIF funding for District-Wide Obligations is prioritized. Projects that qualify include the INCAP Master Development (assigned to SLF III – Davis Garden TIF, L.P.), I-30 Frontage Road Design, and the Kessler Theater. These projects are intended to be reimbursed from tax increment accruing to the entire TIF District prior to the payment of any other TIF Project Subsidies.

Subject to fulfillment of all its terms, the Twelve Hills Nature Center agreement and an agreement in support of the North Oak Cliff Streetcar approved pursuant to Resolution Nos. 11-1751 and 11-1752 are intended to be reimbursed from tax increment accruing to the entire TIF District and reserved to the District Wide Set-Aside under the Increment Allocation Policy. Shared increment from Sub-districts A and B of the Davis Garden TIF District may also be used to make payments pursuant to the agreement in support of the North Oak Cliff Streetcar.

The Taylors Farm and Hillside West Projects are intended to be paid from funds reserved for the Affordable Housing Set-Aside and after repayment of the TIF District-Wide Obligations, such projects shall be paid annually from increment generated from their projects and from shared increment from Sub-district A and Sub-district B.

AGENDA ITEM # 40

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 3, 4, 8, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	35 M R U V Y; 36 A B E F J K; 45 C G J K L N P T U V X Y Z; 55 B C F K M P Q R T U V X Y; 65 B C G H L M; 56 J N

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27432, as amended on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District). The Transit-Oriented Development (TOD) around DART stations was created in the central portion of the City to help create a series of unique destinations. On April 14, 2010, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27854, as amended.

The TOD TIF District's assessed 2017 taxable value was $484,340,444. This represents an increase of 140% ($282,265,923) from the assessed value of the base year (2008 and 2010), as amended and an increase of 0.1% ($687,997) over the final value for the previous year. With the participation of the City and Dallas County, this increase will result in the collection of approximately $2,238,612 in total incremental revenue for the TOD TIF District for the 2017 tax year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432, as amended.

On April 14, 2010, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended.

On December 12, 2017, the TOD TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seventeen, ("TOD TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 14, 2010, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on December 12, 2017, the TOD TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**) is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Seventeen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

Exhibit A

TOD TIF District
FY 2016-2017
Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 671-9821
http://www.dallas-ecodev.org/area_redevelopment.html

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Seventeen
Tax Increment Financing District

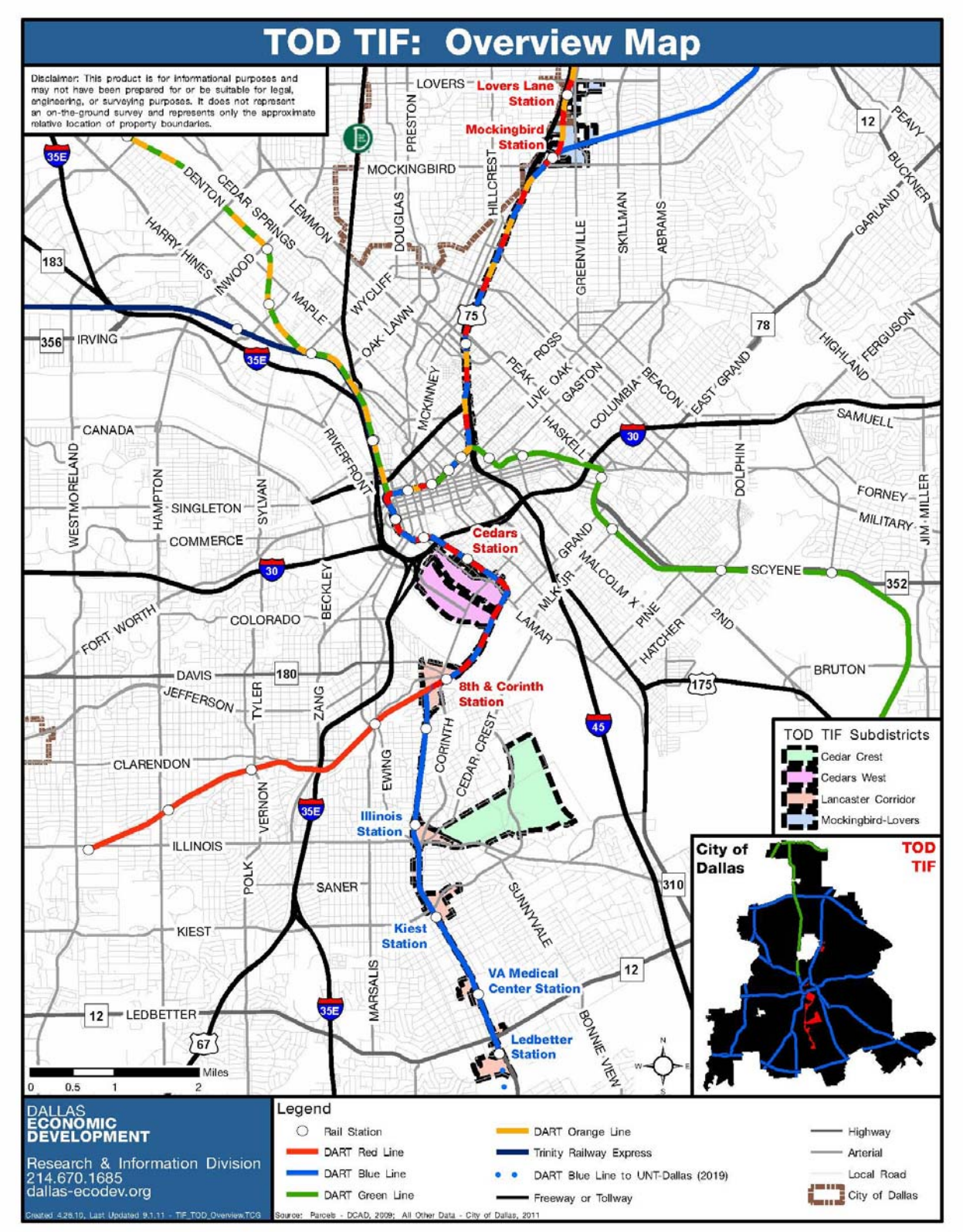


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Front cover shows the Longhorn Ballroom, located at Corinth Street and Riverfront Boulevard that began renovations in 2017

Mission Statement

The mission of the TOD TIF District is to provide a source of funding for public infrastructure improvements that will help create a series of unique destinations, as well as foster the construction of structures or facilities that will be useful or beneficial to the development of transit stations along the DART light rail system in the central portion of the City. Redevelopment of the Lancaster Corridor and encouragement of transit-oriented mixed-use development (TOD's) around DART stations are top City priorities. Linkage of areas proximate to the Lovers Lane/Mockingbird, Cedars West, and Lancaster Corridor transit stations via the DART Rail Lines facilitates higher density urban development in all areas and permits tax increment sharing to occur.

The TOD TIF District duration began on January 1, 2009, and will terminate on December 31, 2038, (including collection of the 2038 increment in calendar year 2039 and any related matters to be concluded in 2039).

TOD TIF District Accomplishments

Dallas City Council established the TOD TIF District by Ordinance Number 27432 on December 10, 2008, as amended.

The TOD TIF District contains a series of DART light rail station areas connected by the rail line. Chapter 311 of the Tax Code was amended in 2007 to allow the creation of a reinvestment zone for properties that have some connection to and will benefit a mass transit rail system. The original TIF boundary included three sub-districts (and eight DART light rail stations) – Mockingbird/Lovers Lane, Cedars West, and the Lancaster Corridor within the District defined by the relationship of areas geographically and/or to redevelopment goals.

The Dallas City Council adopted the TOD TIF District Project Plan and Reinvestment Zone Financing Plan on April 14, 2010 by Ordinance 27854, as amended in April and November 2010 and May 2012.

In FY 2010, the TIF Board and City Council approved a development agreement dedicating up to $8,492,273 in future TIF revenues in support of the Lancaster Urban Village project. The Lancaster Urban Village project will be an important seed project for the Veterans Hospital "VA" DART Station area and has been planned in conjunction with a related project to expand the Dallas Urban League offices and training facilities. Staff has continued to work extensively with City Wide Community Development Corporation and their partner Catalyst Urban Development, LLC on coordination for other funding programs to complete the financing package for the project. In 2009, City Council approved an economic development forgivable loan agreement for to assist with land assemblage and related costs for the Dallas Urban League expansion and adjacent mixed-use development. Amendments related to the project were approved in 2011 and 2012.

In October 2010, the City was awarded a $2.225 million HUD Community Challenge Planning Grant to be shared among three focus areas: 1) Lancaster Corridor/TOD TIF District (primarily Kiest and VA Station areas), 2) the DART Green Line Corridor including Hatcher Station-Spring Avenue JB Jackson, and Buckner station areas, and 3) the Vickery Meadow / Five Points Area. In 2013, the area plan for the Lancaster Corridor was adopted as an amendment to the forwardDallas! Comprehensive Plan.

In 2011, a $400,000 TIF funding pledge for the SMU Boulevard streetscape and trail extension project was approved as a local match for a North Central Texas Council of Governments (NCTCOG) Sustainable Development grant. Amendments to extend project deadlines were approved in 2012, 2013 and 2015. The project construction as part of the NCTCOG scope has been completed.

In 2012, the TIF Board approved by-law amendments to reflect changes in state law for TIF Board composition recognizing that only taxing jurisdictions that participate financially can have representation and a change in the TIF design review process to have that function undertaken as part of the City Design Studio Peer Review Panel. The TIF Board also approved a set of master design guidelines and mixed-income housing guidelines.

The Lancaster Urban Village project was completed and began leasing in 2014. The project has won numerous awards including: National Association of Homebuilders Pillar of the Industry Award for The Best Affordable Apartment Community and a best in creative financing award from the National Development Council (NDC) in 2015.

In 2015, both the TOD TIF District and the Lancaster Urban Village project received Celebrating Leadership in Development Excellence (CLYDE) awards. In April 2016, the City partnered with the Council of Development Finance Agencies (CDFA) for a mobile workshop on the TOD TIF and Lancaster Urban Village tour. CDFA also selected the Lancaster Urban Village project as a best deal to feature at the CDFA National Summit in November 2016.

In 2015, a development agreement for up to $1,405,000 in future TIF funding and a Chapter 380 grant agreement for $450,000 was approved in support of the Alamo Drafthouse Cinema Project in the Cedars West Sub-District.

The City's Housing Department has been working with City Wide CDC on plans for a multi-phased Lancaster Kiest Village project with the first phase beginning with a new Rudy's Chicken restaurant. Serenity Place Apartments, a supportive housing development was completed in 2015 and an office building opened in 2017.

Staff continued to have discussions on other potential developments in the district. Initial projects within the District completed, under construction or in the development stage are shown in the table below.

TOD TIF District Projects[1]

Projects Within TIF District Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. or Estimated Value[3]	TIF Investment[4]
Lancaster Urban Village – Mixed Use Building (7) (8)	SW corner Ann Arbor Ave. & Lancaster Rd.	2014	Complete	193 units; 14,131 square feet retail	$15,322,960	$8,492,273
Alamo Drafthouse Cinema (7)	S corner of Cadiz & Lamar St.	2016	Complete	38,000 square feet theater/ restaurant	$8,356,490	$1,405,000
			Subtotal	**193 units; 14,131 square feet retail; 38,000 square feet theater/ rest.**	**$23,679,450**	**$9,897,273**

Projects Within TIF District Not Utilizing TIF Funding[5]

Project	Location	Calendar Year Complete	Status	Units/ SF[2]	Approx. Value[3]	TIF Investment[4]
The Shelby	5609 SMU Blvd.	2009	Complete	55 units; 3,720 square feet retail	$16,031,374	n/a
Crest Plaza Shopping Ctr. Remodel (7)	2603 S. Lancaster Rd.	2010	Complete	112,000 square feet retail	$1,000,000 Added Investment	n/a
The BLVD (*former Shamburger site)*	5600 SMU Blvd.	2013	Complete	417 units; 9,100 square feet retail	$60,500,000	n/a
Sphinx Development Corp. – Fiji/Compton Phase I	201 Fran Way	2010	Complete	130 senior apt. units	$3,250,000	n/a
Sphinx Development Corp. – Fiji/Compton Phase II (7)	Fran Way at 8th and Corinth Streets	2016-2017	20 complete, 29 under construction	49 townhomes	$8,757,000	n/a
NYLO Dallas South Side Hotel	1325 S. Lamar	2012	Complete	76 hotel rooms (55,000 square feet total with amenities)	$7,550,000	n/a

Signature Pointe redevelopment, Phase I [7]	5936 Lovers Lane	2014	Complete	336 units	$57,120,000	n/a
Signature Pointe redevelopment, Phase II [7]	5850 Lovers Lane	2015	Complete	202 senior housing units; 109 assisted living units; 13,929 medical office	$48,672,410	n/a
CVS Pharmacy	5050 S. Lancaster Rd.	2013	Complete	14,991 sf retail	$2,542,600	n/a
Lancaster Kiest Village - Rudy's Chicken [7]	3107 S. Lancaster Rd.	2014	Complete	1,625 sf restaurant	$499,180	n/a
Lancaster Kiest Village - Serenity Place Apartments [7]	1310 E. Corning Ave.	2015	Complete	45 units	$1,737,850	n/a
Lancaster Kiest Village – commercial/office space [7]	3115 S. Lancaster Rd.	2017	Complete	10,000 sf office	$121,980	n/a
Southern Methodist Univ. (SMU) Aquatics Center [6]	5550 SMU Blvd.	2017	Complete	43,770 sf facility	$31,328,120	n/a
Longhorn Ballroom [7]	200 N. Corinth	2017	Renovations underway	43,032 sf entertainment venue	$2,000,000	n/a
			Subtotal	**1,343 units; 76 hotel rooms; 141,436 square feet retail; 23,929 square feet office; 43,770 square feet aquatics center; 43,032 sf entertain. venue**	**$241,110,514**	**$0**
Projects Utilizing and Not Utilizing TIF Funding						
			Total	**1,536 units; 76 hotel rooms; 193,567 square feet retail; 23,929 square feet office; 43,770 square feet aquatics center**	**$264,789,964**	**$9,897,273**

[1] All information updated as of September 30, 2017.
[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.
[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.
[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.
[5] Selected significant projects included.
[6] Tax-exempt property. Amount shown is approximate investment in improvements.
[7] Includes other incentives not shown. Contact City of Dallas Office of Economic Development for more information.
[8]Per the TIF program mixed-income housing requirement, the project is providing at least 20% of units as affordable.

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed income housing. In this District, as part of TIF funding, a total of 193 units have been built to date and 98 are currently set-aside as affordable (HUD funding associated with Lancaster Urban Village requires 51% affordable units).

A total of 1,507 residential units have been completed and another 29 are under construction. The 1,119 units completed in the Mockingbird/Lovers Lane Sub-District are market rate, built without subsidy. Units build without TIF subsidy in the Lancaster Corridor Sub-District are affordable either as part of other assistance programs or the current market conditions that are at 80% or below area median family income levels.



Lancaster Urban Village, completed in 2014 provides an example of mixed-income housing with quality design.

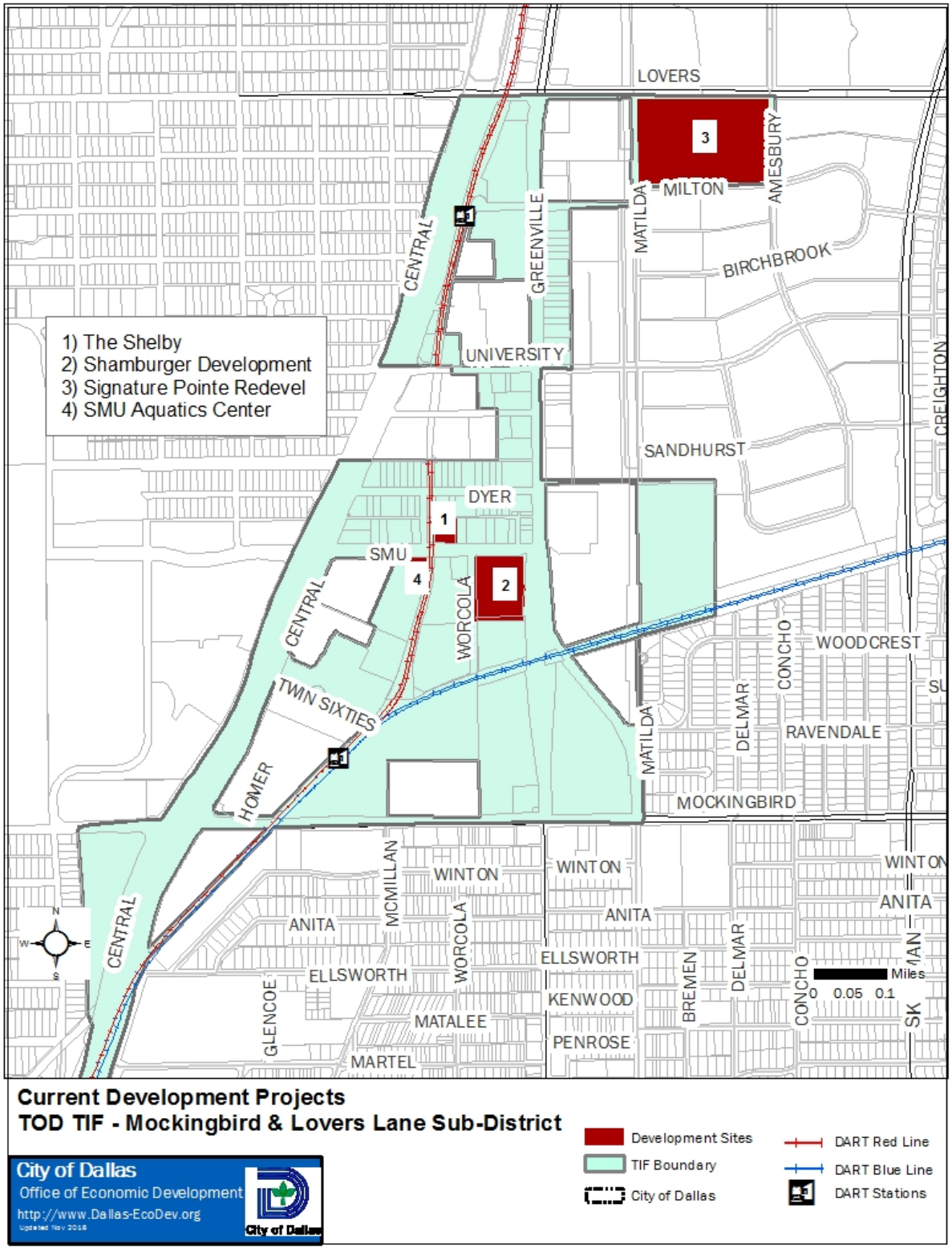
District Initiatives

The City and other partners have some initiatives that began prior to FY 2017; however, will have a direct impact with public infrastructure for the District going forward. Two projects received funding commitments in 2006 from the North Central Texas Council of Government's Sustainable Development Call for Projects. Agreements are in place and the projects are currently in design.

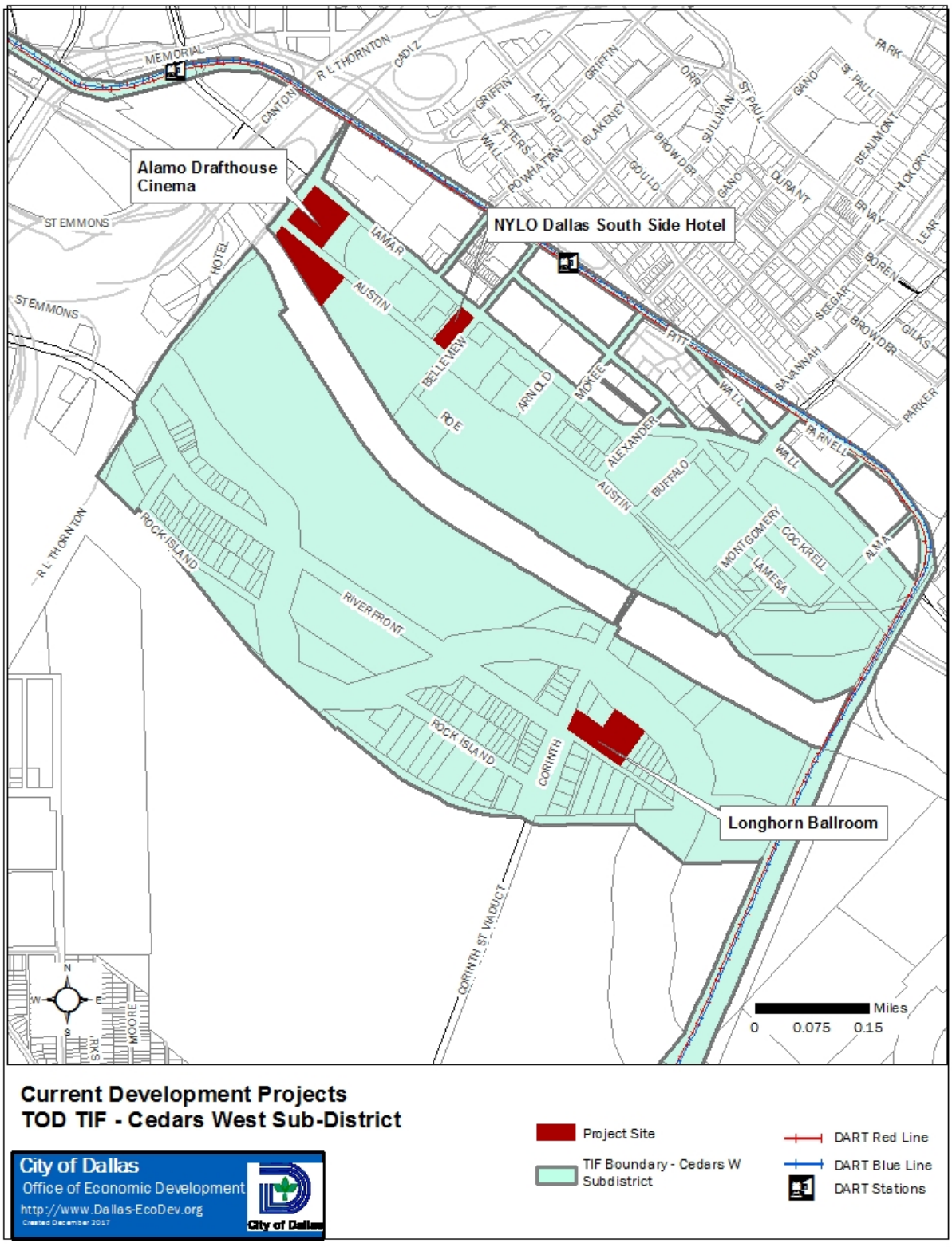
District Initiatives – Other Public Support for Projects				
Activity	**Scope**	**Status**	**Investment**	**Source**
Mockingbird Plaza Sustainable Development Project	Streetscape improvements along SMU Blvd. and trail/bicycle improvements from SMU Blvd to Mockingbird DART Station. City bond funds also authorized for SMU Blvd. improvements.	Funding approved by the NCTCOG's RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006 (amended June 2011). A TIF agreement with SMU to reimburse for the local match was authorized in June 2011 and deadlines extended in 2013. Construction was near completion in summer 2015.	$1,600,000 $ 400,000 $1,038,300	NCTCOG/RTC 2006 Local Match – Private (*agreement for TIF eligible reimbursement*) 2006 City bond funds
Sphinx at Fiji/Compton – Phase I-II Sustainable Development Project	Infrastructure including paving and drainage	Funding approved by the RTC on April 13, 2006. City Council authorized Interlocal Agreement December 2006. Street infrastructure work is complete.	$2,811,986 $ 702,997	NCTCOG/RTC 2006 Local Match – 2003 City bond funds
HUD Community Challenge Grant for Transit Oriented Development and Affordable Housing	Funding for planning and pre-development assistance related to affordable housing and TOD. Funding allocated to a portion of the Lancaster Corridor, Vickery Meadow/5-Points, and three Green Line DART stations areas - Hatcher, MLK and Buckner	The City was awarded the grant under the HUD Sustainable Communities Challenge Grants program in 2010. Fregonese Associates was selected as the consultant for planning activities (contract award up to $799,968) related to the grant. In April 2013, the Dallas TOD Lancaster Corridor Area Plan was adopted.	$2,225,000 Required Local Match for Grant: 20%	HUD funding TIF Funds (Vickery Meadow)

High Speed Rail (HSR)	Planning underway that includes Station Zone Assessment. The Cedars West portion of the TOD District has been included.	Texas Central Partners is a private group developing the Dallas to Houston HSR. Perkins+Will consultants was hired for the Station Zone Assessment in collaboration with the City and other public/private stakeholders	The Station Zone Assessment Plan was funded and contracted by Texas Central Rail. The build out cost for the system is estimated at $12 billion	Texas Central Rail Private sources

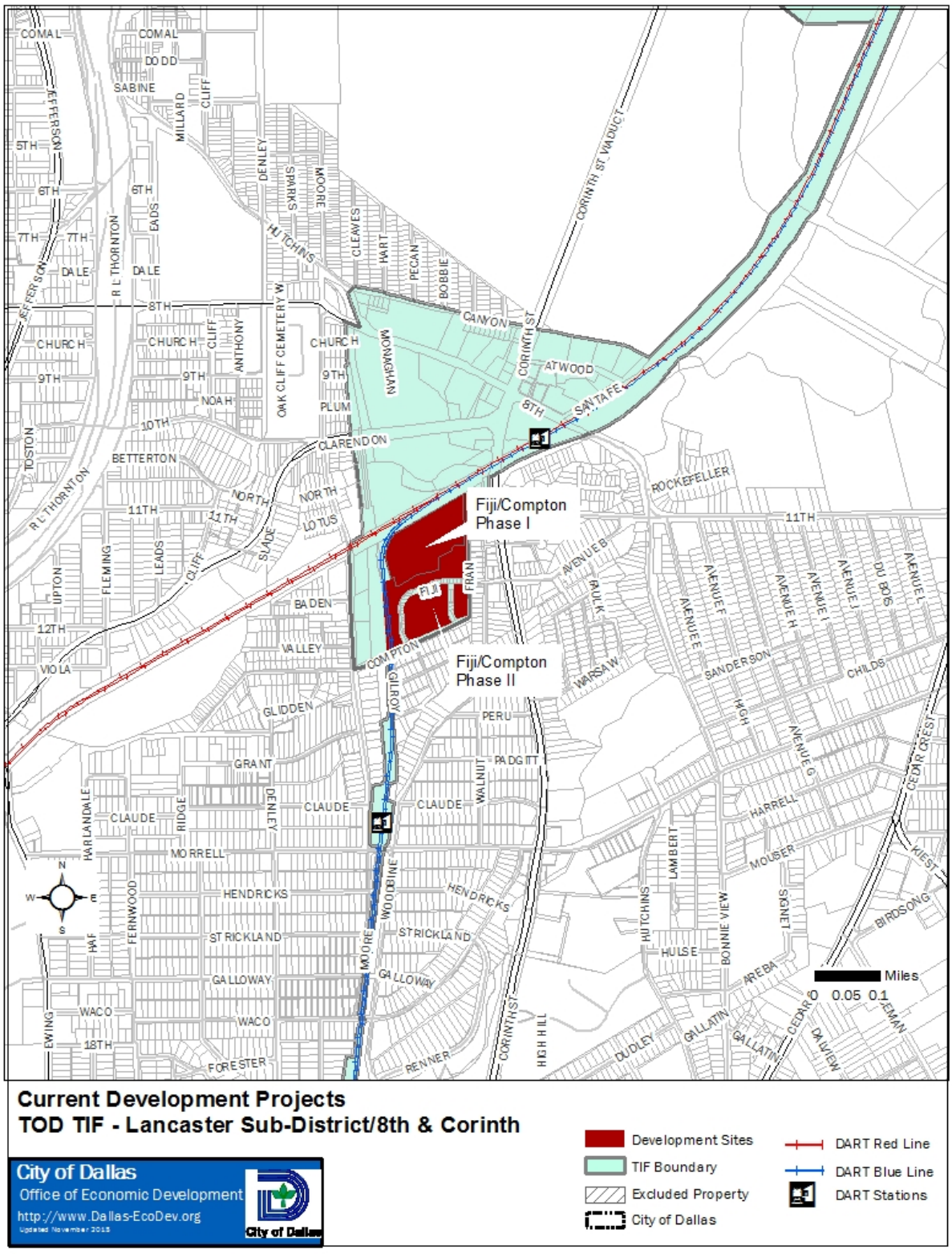
TIF District Development Project Map – Part 1 of 4



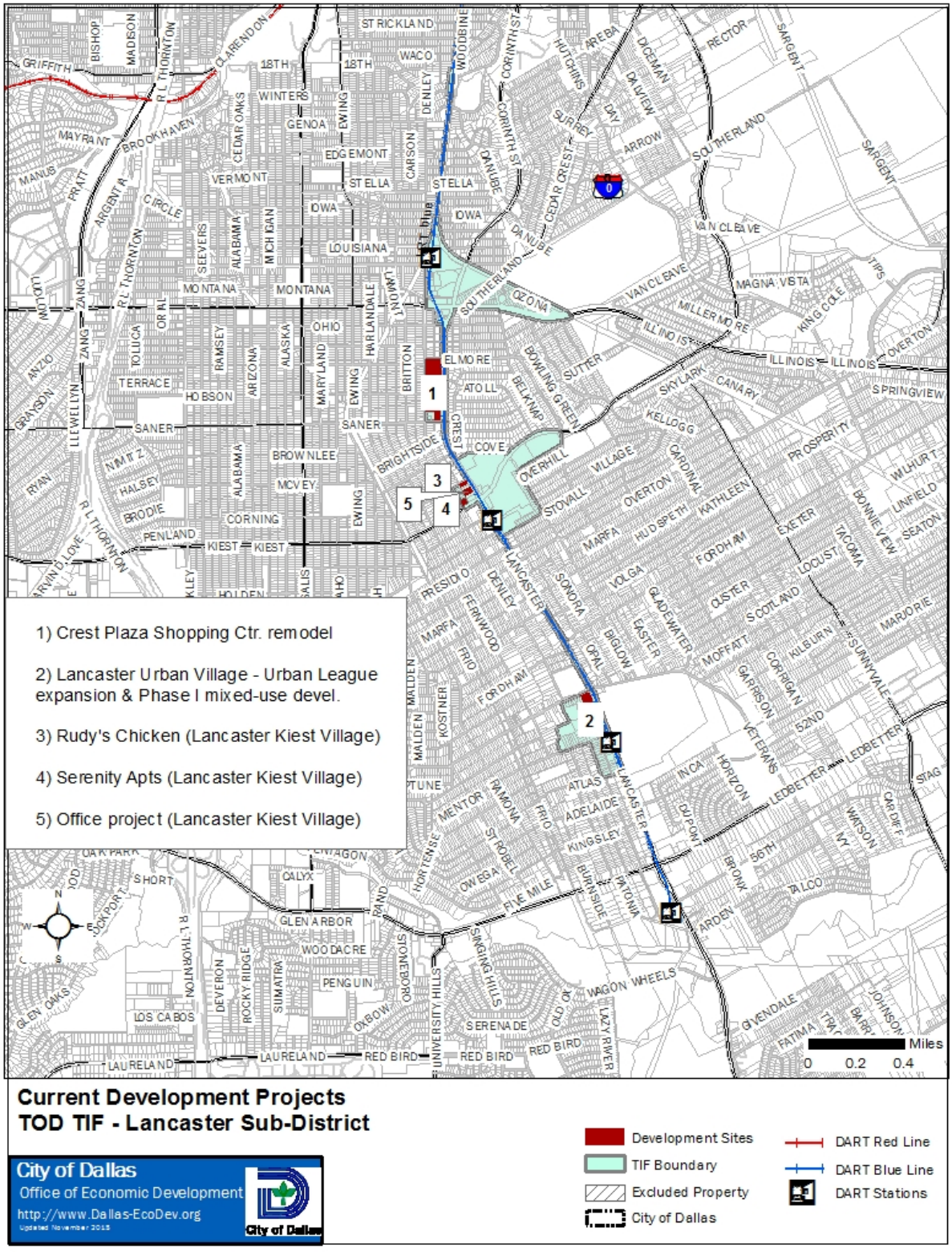
TIF District Development Project Map – Part 2 of 4



TIF District Development Project Map – Part 3 of 4



TIF District Development Project Map – Part 4 of 4



Value and Increment Revenue Summary

The TOD TIF District's assessed 2017 City taxable value was $484,340,444 and varies for other taxing jurisdictions due to exemption levels. This represents an increase of $282,265,923 or 140% over the base year (2008 and 2010) value, as amended. The TIF District anticipates collecting approximately $2,238,612 in incremental tax revenue for tax year 2017. The overall increase in value is primarily attributable to new construction in the Mockingbird/Lovers Lane Sub-District and some new construction in the Lancaster Corridor and Cedars West Sub-Districts.

Objectives, Programs, and Success Indicators

The final TOD TIF Project Plan and Reinvestment Zone Financing Plan was adopted in April 2010. Among the goals of the Plan are:

- To create additional taxable value attributable to new private investment in projects in the TOD TIF District totaling approximately $2,431,000,000

  Nearly $265 million in new investment has been completed, is underway or planned (11% of the goal).

- To attract higher density new private development in the TOD TIF District totaling approximately 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units, including townhome, multi-family, and single-family projects.

  193,567 square feet of new and upgraded retail space and 23,929 square feet of office space has been completed, is underway or planned (9% of the goal). Approximately 1,536 residential units are completed, under construction or planned (11% of the goal).





The Shelby (left) and The BLVD (right) mixed use developments along SMU Boulevard

- To focus on encouraging the redevelopment of properties in the TOD TIF District, increase density and provide enhanced urban design for the various station areas that is commensurate with forwardDallas!, the City's Comprehensive Plan.

  Initial development projects under construction or planned show momentum for more urban, pedestrian friendly redevelopment in support of forwardDallas!.

- Encourage development projects that will increase DART ridership at rail stations within the TOD TIF District.

  Initial development projects completed, under construction or planned will add 1,536 new households near DART stations. The most recent annualized ridership figures (over the fiscal year) as of September 2017 for the eight DART light rail stations in or adjacent to the District are shown in the table below. Additional prior year annualized ridership figures for the stations can be found in ***Appendix D.***

Average Daily Ridership at DART LRT Stations in or adjacent to the District					
Station	**Annualized ridership Sept 2008 (base yr)**	**Annualized ridership – Sept 2016**	**Annualized ridership – Sept 2017**	**%change from 2016-2017**	**%change from base year**
Lovers Lane	388,916	429,794	408,864	-4.87%	5.13%
Mockingbird	1,078,001	1,032,351	1,011,853	-1.99%	-6.14%
Cedars	347,029	229,992	252,331	9.71%	-27.29%
8th & Corinth	656,642	495,367	500,279	0.99%	-23.81%
Illinois	336,798	330,459	348,863	5.57%	3.58%
Kiest	393,222	314,895	329,132	4.52%	-16.30%
VA Medical Center	249,549	228,635	224,258	-1.91%	-10.13%
Ledbetter	838,701	665,792	631,405	-5.16%	-24.72%

- To improve access and connections between DART light rail station areas and strategic Dallas area amenities such as the campus and future research facilities of Southern Methodist University, the Bush Presidential Library, the Trinity River, Southside on Lamar, and the heart of Cedars to the Convention Center area, Dallas Zoo, Cedar Crest Golf Course, and Veterans Memorial Hospital.

  The Mockingbird Plaza Sustainable Development Project and 2006 bond program public improvements were completed in summer 2015 and are facilitating better pedestrian connectivity along SMU Boulevard and to the Mockingbird DART Station along with connections to Southern Methodist University and the Bush Presidential Library. Improvements completed as part of the Lancaster Urban Village have improved connectivity to the Veterans Memorial Hospital and DART station.

- To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

  The Mockingbird Plaza Sustainable Development Project has completed a walking and bicycle trail between SMU Boulevard and the Mockingbird DART station. An extension of the Katy Trail improvements, with City bond funds, in the Mockingbird area is underway. Staff will continue to work with the Park and Recreation Department and other entities to address park and trail needs as the District evolves. SMU is investing in new facilities within the district including an aquatics center set to open in fall 2017.



A trail connection as part of Mockingbird Plaza Sustainable Development Project connects SMU Boulevard to Mockingbird DART Station

- To maintain the stability of local schools as redevelopment occurs in the housing market and promote improved training and job creation through partnerships with Southern Methodist University, Dallas County Community College District, the VA Hospital, Urban League, and the future University of North Texas Law School.

  Redevelopment projects thus far have primarily involved vacant or underutilized commercial sites. Partnerships with the Urban League and VA Hospital continue to be pursued by local stakeholders. Partnerships with Southern Methodist University and Dallas County Community College District can also continue to be explored going forward.



SMU Aquatics Center completed 2017

- To generate approximately $185.2 million (NPV; 2009 dollars) in increment over 28 years of collections, with up to 85 percent participation by the City and 55 percent participation by Dallas County.

  The District's 2017 total taxable value of $484,340,444 is approximately 68% behind the original projection of $1,526,921,218. The economic downturn early in the term of the TIF district impacted the pace of new construction and existing property values.

- To diversify retail and commercial uses in the District.

  Retail leasing as part of The Shelby and BLVD developments has brought new restaurants along SMU Boulevard. Upgrades at the Crest Plaza Shopping Center have doubled the size of a grocery store in an underserved area. The Alamo Drafthouse Cinema opened in 2016 adding to the entertainment venues in the Cedars area. The iconic Longhorn Ballroom is being renovated starting in 2017 in the Cedars area as well.





Alamo Drafthouse Cinema opened in 2016

- Add residential density including but not limited to provisions for affordable housing, elderly and special needs housing, and a sustainable mix of product types and destination related activities near DART light rail station within the District to promote overall system ridership and increase ridership levels at the specific stations in the District.

  Initial projects completed, under construction or planned will add a significant number of new units adjacent or near DART stations.

Year-End Summary of Meetings

The TOD TIF District Board of Directors met once during the fiscal year from October 1, 2016 to September 30, 2017.

The Board, based on amended composition, can consist of up to nine members, including eight City of Dallas appointees and one appointee from Dallas County. During FY 2017 the Board members were (FY 2017 Board meetings attended): Neal Sleeper, Chair - City Representative (1 of 1 meeting), Jud Pankey, Vice Chair – City Representative (1 of 1 meeting), Jack Wierzenski – City Representative (1 of 1 meeting), Zad Roumaya – City Representative (0 of 1 meeting, Michael Barrett – City Representative (1 of 1 meetings), William Harris – City Representative (1 of 1 meeting), Michael Sitzarzewski – City Representative (1 of 1 meeting), Robbie Good – City Representative (1 of 1 meeting) and Rick Loessberg – Dallas County Representative (1 of 1 meeting).

During the fiscal year, the City Council approved two items associated with development projects or public initiatives in the TOD TIF District:

- On February 22, 2017, the City Council passed Resolution Number 17-0372 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

- On April 26, 2017, the City Council passed Resolution Number 17-0714 authorizing a Chapter 380 Economic Development Grant Agreement with S&D Longhorn Partners, LLC and/or its affiliates (“Owner”), in an amount not to exceed $500,000 in consideration of the Owner’s investment in eligible expenditures for improvements to the Longhorn Ballroom site and buildings located at 200 and 216 North Corinth Street, pursuant to the Public/Private Partnership Program - Not to exceed $500,000 - Financing: Public/Private Partnership Funds

Pending TIF Items

- Consideration of the FY 2016-2017 TIF District Annual Report and a recommendation to the City Council for approval.

Budget and Spending Status

Each TIF District establishes a budget for the public improvement expenditures necessary to support private investment in the district in the Project Plan and Reinvestment Zone Financing Plan. The current TIF District budget is shown below:

TOD TIF District Projected Increment Revenue to Retire TIF Fund Obligations			
Category	**TIF Budget***	**Allocated**	**Balance**
Lancaster Corridor Sub-Districts: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$111,619,665	$4,215,673	$107,403,992
Cedar Crest Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$54,502,425	$0	$54,502,425
Mockingbird/Lovers Lane Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$63,734,657	$400,000	$63,334,657
Cedars (West) Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$133,036,786	$1,405,000	$131,631,786
Affordable Housing	$48,496,927	$4,276,600	$44,220,927
Administration and implementation**	$8,270,213	$374,917	$7,895,296
Total Project Costs	**$420,730,498**	**$10,630,463**	**$409,725,118**

** NOTE: Budget shown above in total dollars. However, TIF plan shows the budget in net present value.*
***TIF administration costs shown are committed through FY 2017.*

TOD TIF District Final Project Plan Budget	
Category	**TIF Budget***
Lancaster Corridor Sub-Districts: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$49,781,005
Cedar Crest Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$25,326,728
Mockingbird/Lovers Lane Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$30,020,910
Cedars (West) Sub-District: public infrastructure improvements; environmental remediation & demolition; parks, open space, trails, gateways; façade restoration; grants for high density projects; and transit related improvements	$54,576,532
Affordable Housing	$21,832,521
Administration and implementation	$3,640,000
Total	$185,177,697
** As approved in the Project Plan and Reinvestment Zone Financing Plan (discounted to 2009 dollars).*	

TOD TIF M/WBE Participation			
Project	**Contractor**	**Total Contract Award Amount**	**Percentage Minority Participation**
Lancaster Urban Village	A&A Construction, Foliage Factory Landscape, Inc. & Rumsey Site Construction	$1,325,696	61.1%
Alamo Drafthouse Cinema	Chubbs Landscaping, Pegasus Texas & Pate Jones Paving	$481,882	46.07%
Total		**$1,807,578**	**$810,453 (57.1%)**

FY 2017-2018 Work Program

The FY 2017-2018 work program includes:

- Provide staff support for current projects in the District.
- Work with interested developers on potential TIF project proposals.
- Coordinate redevelopment efforts at Mockingbird Station with DART.
- Work to improve connections to the City of Dallas trails and open space system in the District.
- Provide staff support for the implementation of the Dallas TOD Lancaster Corridor Area Plan completed as part of the HUD Community Challenge Grant.
- Investigate additional sources of funding for the District.
- Coordinate with City and private partner efforts to plan for potential high-speed rail connections into the District.

Appendix A – Financials

City of Dallas, Texas
TOD Tax Increment Financing District Fund
Reinvestment Zone Number Fourteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$0	Interest Income
$2,201,812	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$2,201,812	Total Revenue

2. Amount and purpose of expenditures from the fund:

$41,393	Administrative Expense
$0	Non-Capital outlay
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$41,393	Total Expenditures

3. TIF administrative costs associated with staff time spent are being accumulated thru fiscal year 2011-12. The Zone began reimbursing the General Fund for these costs in fiscal year 2011-12.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
TOD TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement with City Wide CDC for the "Lancaster Urban Village" development in the TIF in an amount not to exceed $8,492,273.
Reimbursement to begin pending final documentation and upon availability of TIF funds.

c. The Zone entered into a development agreement with Southern Methodist University to reimburse up to $400,000 as part of a NCTCOG grant local match. Reimbursement to begin pending final documentation.

d. The Zone entered into a development agreement with CCH Alamo, LP for the Alamo Drafthouse Cinema Project development in the TIF in an amount not to exceed $1,405,000 with reimbursement anticipated to begin in FY 2018 and upon upon availability of TIF funds.

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2008 Value	Est. Captured Value 2017**
City of Dallas	$484,340,444	$202,074,521	$282,265,923
Dallas County	$484,431,156	$210,522,486	$273,908,670

*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on DCAD Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment
City of Dallas	0.66334	$1,872,383
Dallas County	0.13371	$366,230
Total for all Jurisdictions	$0.79705	$2,238,612

***Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2029 and 70% for tax years 2030-2035.
***Participation rates for Dallas County are 0% for tax years 2009-2010 and 55% for tax years 2011-2030.

B. The total amount of estimated tax increment to be billed for the 2016 tax year is $2,238,612. For the 2016 tax year, increment in the amount of $2,201,812 was received.

City of Dallas, Texas
TOD Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$5,451,199	$3,290,780	$1,731,443	$738,938	$45,883
Interest receivable	$0	$0	$0	$0	$0
Total assets	$5,451,199	$3,290,780	$1,731,443	$738,938	$45,883
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$203,176	$203,176	$203,176	$203,176	$203,176
Total liabilities	$203,176	$203,176	$203,176	$203,176	$203,176
Fund Balance (Deficit):					
Fund Balance (Deficit)	$5,248,023	$3,087,604	$1,528,266	$535,762	($157,293)
Total Liabilities and Fund Equity	$5,451,199	$3,290,780	$1,731,443	$738,938	$45,883
	($0)	($0)	$0	$0	$0

TOD Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$4,654,340	$1,858,466	$1,274,859	$864,618	$608,100	$48,297
Tax increment-Intergovernmental	$968,599	$343,346	$310,673	$164,131	$109,208	$36,738
Interest income	$0	$0	$0	$0	$0	$0
Grant from City	$0	$0	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	$0	$0	$0	$0	$0	$0
Total revenues	$5,622,940	$2,201,812	$1,585,532	$1,028,749	$717,309	$85,035
Expenditures:						
Administrative expenses	$374,917	$41,393	$26,194	$36,245	$24,253	$46,775
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$374,917	$41,393	$26,194	$36,245	$24,253	$46,775
Excess (Deficiency) of Revenues over Expenditures	$5,248,023	$2,160,419	$1,559,338	$992,504	$693,055	$38,260
Fund balance (Deficit) at beginning of year as previously reported	$0	$3,087,604	$1,528,266	$535,762	($157,293)	($195,554)
Fund balance (Deficit) at beginning of year, as restated	$0	$3,087,604	$1,528,266	$535,762	($157,293)	($195,554)
Fund balance (deficit) at end of year	$5,248,023	$5,248,023	$3,087,604	$1,528,266	$535,762	($157,293)

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
TOD Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and “available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City’s investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $8,270,213 (in current $) over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund upon collection of tax increment in fiscal year 2011-12. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. “Due to general fund” amount of $203,176 at September 30, 2017 represents the TIF administration costs for prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

Appendix B – Financial Obligations Estimated Payoff

The District currently has two outstanding developer obligations:

- Lancaster Urban Village has an outstanding obligation of $8,492,273. Reimbursement is pending final documentation and coordination with the City's Housing Department since the TIF payments are primarily intended as the source for repayment of a HUD Section 108 loan with payments due 2019-2021. Based on current projections, the total obligation will be met by 2021.

- Alamo Drafthouse has an outstanding obligation of $1,405,000. Based on projections for the Cedars West Sub-District, the developer would be fully reimbursed by tax year 2022 (calendar year 2023).

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board gives the option for setting aside a portion of funds for district-wide improvements. To date the only commitment has been $400,000 for a local match as part of SMU Boulevard Improvements.

The intent is to leverage TIF funds as a match for other funding.

Appendix D – Annualized DART Ridership Figures

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Lovers Lane	388,916	-	-
FY 2009	Lovers Lane	381,092	-2.01%	-2.01%
FY 2010	Lovers Lane	352,583	-7.48%	-9.34%
FY 2011	Lovers Lane	343,315	-2.63%	-11.73%
FY 2012	Lovers Lane	415,064	20.90%	6.72%
FY 2013	Lovers Lane	485,329	16.93%	24.79%
FY 2014	Lovers Lane	460,277	-5.16%	18.35%
FY 2015	Lovers Lane	460,000	-0.06%	18.28%
FY 2016	Lovers Lane	429,794	-6.57%	10.51%
FY 2017	Lovers Lane	408,864	-4.87%	5.13%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Mockingbird	1,078,001	-	-
FY 2009	Mockingbird	1,041,461	-3.39%	-3.39%
FY 2010	Mockingbird	951,833	-8.61%	-11.70%
FY 2011	Mockingbird	937,940	-1.46%	-12.99%
FY 2012	Mockingbird	985,065	5.02%	-8.62%
FY 2013	Mockingbird	1,149,210	16.66%	6.61%
FY 2014	Mockingbird	1,139,581	-0.84%	5.71%
FY 2015	Mockingbird	1,118,252	-1.87%	3.73%
FY 2016	Mockingbird	1,032,351	-7.68%	-4.23%
FY 2017	Mockingbird	1,011,853	-1.99%	-6.14%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Cedars	347,029	-	-
FY 2009	Cedars	340,164	-1.98%	1.98%
FY 2010	Cedars	281,023	-17.39%	-19.02%
FY 2011	Cedars	288,685	2.73%	-16.81%
FY 2012	Cedars	230,948	-20.00%	-33.45%
FY 2013	Cedars	211,458	-8.44%	-39.07%
FY 2014	Cedars	211,657	0.09%	-39.01%
FY 2015	Cedars	215,091	1.62%	-38.02%
FY 2016	Cedars	229,992	6.93%	-33.73%
FY 2017	Cedars	252,331	9.71%	-27.29%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	8th & Corinth	656,642	-	-
FY 2009	8th & Corinth	630,305	-4.01%	-4.01%
FY 2010	8th & Corinth	531,037	-15.75%	-19.13%
FY 2011	8th & Corinth	488,222	-8.06%	-25.65%
FY 2012	8th & Corinth	490,938	0.56%	-25.24%
FY 2013	8th & Corinth	515,290	4.96%	-21.53%
FY 2014	8th & Corinth	494,818	-3.97%	-24.64%
FY 2015	8th & Corinth	513,607	3.80%	-21.78%
FY 2016	8th & Corinth	495,367	-3.55%	-24.56%
FY 2017	8th & Corinth	500,279	0.99%	-23.81%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Illinois	336,798	-	-
FY 2009	Illinois	335,744	-0.31%	-0.31%
FY 2010	Illinois	297,528	-11.40%	-10.81%
FY 2011	Illinois	289,843	-2.58%	-13.94%
FY 2012	Illinois	297,786	2.74%	-11.58%
FY 2013	Illinois	332,623	11.70%	-1.24%
FY 2014	Illinois	312,913	-5.93%	-7.09%
FY 2015	Illinois	329,027	5.15%	-2.31%
FY 2016	Illinois	330,459	0.44%	-1.88%
FY 2017	Illinois	348,863	5.57%	3.58%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Kiest	393,222	-	-
FY 2009	Kiest	395,829	0.66%	0.66%
FY 2010	Kiest	350,702	-11.40%	-10.81%
FY 2011	Kiest	340,456	-2.92%	-13.42%
FY 2012	Kiest	342,802	0.69%	-12.82%
FY 2013	Kiest	356,646	4.04%	-9.30%
FY 2014	Kiest	319,175	-10.51%	-18.83%
FY 2015	Kiest	312,272	-2.16%	-20.59%
FY 2016	Kiest	314,895	0.84%	-19.92%
FY 2017	Kiest	329,132	4.52%	-16.30%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	VA Medical Ctr	249,549	-	-
FY 2009	VA Medical Ctr	259,023	3.80%	3.80%
FY 2010	VA Medical Ctr	266,295	2.81%	6.71%
FY 2011	VA Medical Ctr	248,288	-6.76%	-0.51%
FY 2012	VA Medical Ctr	262,728	5.82%	5.28%
FY 2013	VA Medical Ctr	254,007	-3.32%	1.79%
FY 2014	VA Medical Ctr	230,898	-9.10%	-7.47%
FY 2015	VA Medical Ctr	227,267	-1.57%	-8.93%
FY 2016	VA Medical Ctr	228,635	0.60%	-8.38%
FY 2017	VA Medical Ctr	224,258	-1.91%	-10.13%

Year	Station	Annualized Ridership	Change from Previous Year	Change from Base Year
FY 2008	Ledbetter	838,701	-	-
FY 2009	Ledbetter	806,150	-3.88%	-3.88%
FY 2010	Ledbetter	683,950	-15.16%	-18.45%
FY 2011	Ledbetter	668,353	-2.28%	-20.31%
FY 2012	Ledbetter	721,788	8.00%	-13.94%
FY 2013	Ledbetter	696,695	-3.48%	-16.93%
FY 2014	Ledbetter	714,688	2.58%	-14.79%
FY 2015	Ledbetter	688,625	-3.65%	-17.89%
FY 2016	Ledbetter	665,792	-3.32%	-20.62%
FY 2017	Ledbetter	631,405	-5.16%	-24.72%

AGENDA ITEM # 41

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 670-3309
MAPSCO:	33 R; 34 J K N P Q T U

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as the State Comptroller. The City Council approved Ordinance No. 27435 on December 10, 2008, establishing Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District), as amended. On September 23, 2009, the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 27690.

The Maple/Mockingbird TIF District's assessed 2017 taxable value was $521,853,466. This represents an increase of $337,848,457 or 183.6% from the 2008 base year value and an increase of $60,423,069 or 13.1% from last year (2016). The total increment revenue collected in 2017-2018 is expected to be $2,232,821. The actual construction that occurred in FY 2016-2017 will be reflected on the FY 2017-2018 tax roll.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eighteen, the Maple/Mockingbird TIF District by Ordinance No. 27435, as amended.

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

On September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690.

On January 25, 2018, the Maple/Mockingbird TIF District Board of Directors recommended the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District) and established a Board of Directors for the District to promote development or redevelopment in the Maple/Mockingbird area pursuant to Ordinance No. 27435, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on September 23, 2009, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District by Ordinance No. 27690; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 25, 2018, the Maple/Mockingbird TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Eighteen, to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District; and to the State Comptroller, as required by state law.

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

Exhibit A

Maple/Mockingbird TIF District
FY 2016-2017
Annual Report



aLoft/Element - Love Field Hotel

City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1685
http://www.dallas-ecodev.org

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Eighteen
Maple/Mockingbird Tax Increment Financing District

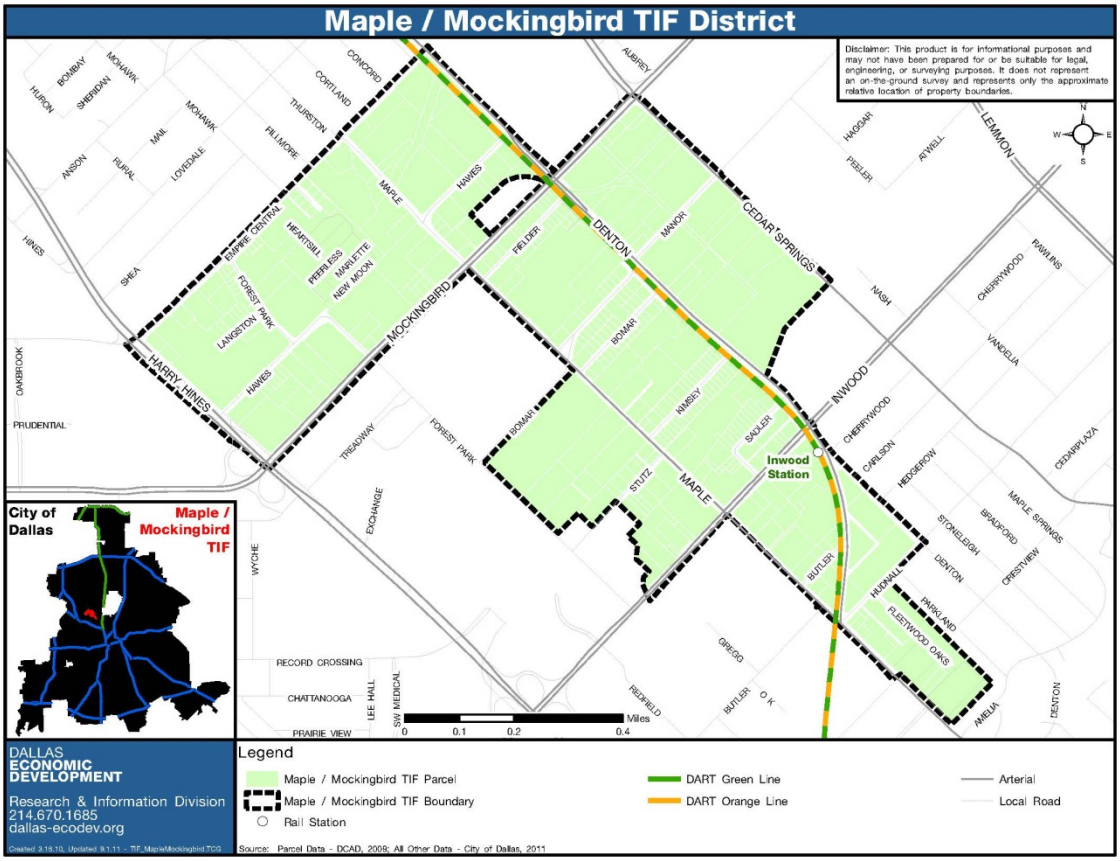


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Mission Statement

The mission of the Maple/Mockingbird TIF District is to provide a source of funding for public infrastructure improvements necessary to enhance the real estate market for the Maple/Mockingbird TIF District area. The Maple/Mockingbird Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping underdeveloped land near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the Southwestern Medical District.

The Maple/Mockingbird TIF District took effect on January 1, 2009, and will terminate on December 31, 2033, (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034) or when the budget of $27.8 million (NPV) or $58.4 million total dollars has been collected. The City of Dallas and Dallas County are the two participating jurisdictions. The City's participated at 70% in 2009 through 2011, then to 85% beginning in 2012 through 2026. The participation rate decreases to 70% 2027 through 2033. Dallas County's participation is 55% for the first twenty years of the District.

District Accomplishments

The Maple/Mockingbird TIF District has seen an influx of multifamily construction (ongoing and planned) over the last few years: Maple Station project, a transit oriented development near the Inwood Station consists of approximately 249 residential units located at 5252 and 5602 Maple Avenue, opened in 2015. Maple Station project is the first TIF funded project in the Maple/Mockingbird TIF District. The total estimated private investment for the project is $36.2 million. The Dallas County Appraisal District (DCAD) appraised value for the project is $12,915,660. The TIF funding for the project is $8,000,000. The public improvement includes paving, pedestrian friendly streetscape, sidewalk improvements and enhanced connectivity to the Inwood DART light rail station. The project started its construction in August 2013 and was completed in the summer of 2015. The Reserve at UTSW (formerly The Reserve on the North Campus) at 2325 and 2335 Stutz Road completed 18 townhomes (36 townhomes are planned). AMLI on Maple (formerly Eon at Maple) at 6008 Maple Avenue completed 300 multifamily units. The Southwestern Apartments by Greystar completed 359 multifamily units at 5959 Maple Avenue. Park 5940 MD (Formerly Alexan MD) by Trammell Crow Residential at 5940 Forest Park Road completed 343 multifamily units. Century Medical District Apartments (formerly Encore 6162) by Encore Multifamily LLC at 6162 Maple Avenue completed 300 multifamily units. Inwood Station by Fairfield Residential at 2727 Inwood completed 347 multifamily units and opened Summer 2017. Jefferson West Love by JPI at 2293 Hawes Avenue is currently under-construction with 368 multifamily units.

In addition, commercial uses are beginning to expand in the area: In 2012, Rosewood Academy opened the childhood development center at 2310 Stutz Road in 2012 (former USPS location). The Kroger's store located at 4901 Maple Avenue, opened in 2012.

Rosewood Academy and Kroger's are located adjacent to the District. In 2015, the first commercial TIF funded project was approved in the Maple/Mockingbird TIF District. The aloft-Element Hotel at West Love, located at 2335 West Mockingbird Lane, completed construction in early 2017 and is now open for business. The total estimated private investment for the project is $42.8 million. The DCAD appraised value for the project is $27.9 Million. The cost related to TIF eligible public improvements is $3,000,000. The public improvements include paving, pedestrian friendly streetscape, sidewalk improvements, and connectivity to the proposed adjacent mixed-use development, West Love.

DART Green Line expansion (NW corridor) is completed and the Inwood/Love Field light rail station was opened in December 2010. The Orange Line runs parallel with the Green Line through Downtown Dallas to Bachman Station in Northwest Dallas opened in 2012. Below, is the ridership for the Inwood/Love Field station.

Year	Station	Ridership	Change from Previous Year	Change from Base Year
FY 2011	Inwood/Love Field	205,989	-	-
FY 2012	Inwood/Love Field	357,411	73.51%	73.51%
FY 2013	Inwood/Love Field	411,842	15.23%	99.93%
FY 2014	Inwood/Love Field	434,980	5.62%	111.17%
FY 2015	Inwood/Love Field	470,257	8.11%	128.29%
FY 2016	Inwood/Love Field	478,832	1.82%	132.46%
FY 2017	Inwood/Love Field	470,260	-1.79%	128.29%

Total existing private development in the Maple/Mockingbird TIF District is approximately $280.9 million and $50 million private development is under construction. Listed below are photographs of the projects located in the Maple/Mockingbird TIF District at various stages of development



The Reserve on The Campus



AMLI on Maple Apartments



Maple Station – 5522 and 5602 Maple Avenue



Park 5940 MD (formerly Alexan MD)



Century Medical District (formerly Encore 6162 by Encore)



Southwestern Apartments by Greystar





aLoft/Element Hotel

Current Development Status in the District
Maple/Mockingbird TIF District Projects

Maple/Mockingbird TIF District Projects[1]

Projects Within TIF District Untilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF2	Approx. Value3	TIF Investment4
Maple Station Project	5522 Maple Avenue	2015	Completed	249 apartments	$22,882,790	$8,000,000
Love Field Hotel	2345 W Mockingbird Lane	2016	Completed	232 Guest Rooms; 30,000 SF of Retail; 145,000 SF of Hotel/Common Space	$23,600,000	$3,000,000
				Total TIF Projects: Hotel under construction	$46,482,790 $23,600,000	$11,000,000 $3,000,000

Projects Within TIF District Not Utilizing TIF Funding

Project	Location	Calendar Year Complete	Status	Units/ SF2	Approx. Value3	TIF Investment4
The Reserve on the Campus	2325 and 2335 Stutz Rd	2012	36 units planned and 18 completed	18 townhomes	$5,583,630	$0
AMLI on Maple	6008 Maple Avenue	2012	Completed	300 apartments	$41,500,000	$0
The Southwestern Apartments by Greystar	5959 Maple Avenue	2014	Completed	359 apartments	$47,747,000	$0
Park 5940 MD	5940 Forest Park Rd	2013	Completed	343 apartments	$52,975,000	$0
Century Medical District Apts	6162 Maple Avenue	2015	Completed	300 apartments	$41,601,920	$0
Inwood Station	2727 Inwood	2017	Completed	347 apartments	$45,000,000	$0
Jefferson West by JPI	2293 Hawes Avenue	2018	Under Construction	368 Apartments	$50,000,000	$0
West Love	Mockingbird Lane and Maple Avenue	TBD	Planned	Mixed-Use Development	$100,000,000	TBD
				Total (TIF and Non-TIF)	**$280,890,340 completed**	**$11,000,000**

1916 units completed 36 units under construction and 30,000 square feet of retail space Completed 145,000 square feet of hotel/meeting space completed	**$50,000,000 under construction and $100,000,000 planned**	

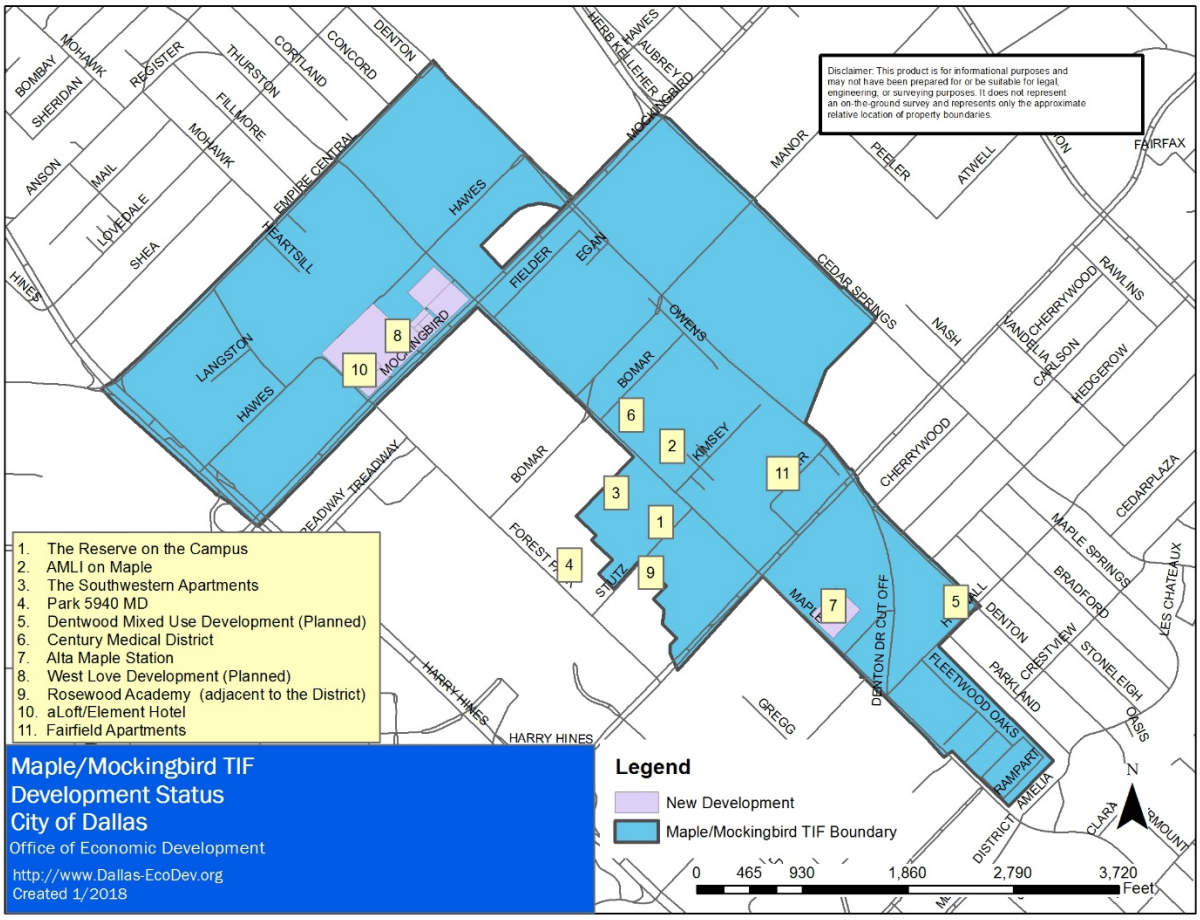
[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) market value of comparable projects for anticipated projects, 2) private investment stated in the development agreement for projects that are approved or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed). Values may not be fully captured by the TIF District for redevelopment projects once pre-existing value and/or the demolition of structures is netted out.

[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted.

TIF District Development Status Map



Value and Increment Summary

The Maple/Mockingbird TIF District's assessed 2017 taxable value was $521,853,466. This represents an increase of $337,848,457 or 183.6% from the 2008 base year value and an increase of $60,423,069 or 13.1% from last year (2016). The total increment revenue collected in 2017 is expected to be $2,232,821. The actual construction that occurred in 2017 will be reflected on the 2018 tax roll.

Objectives, Programs, and Success Indicators

The final Maple/Mockingbird Project Plan and Reinvestment Zone Financing Plan was adopted in September 2009. The goals of the Plan are:

- To create additional taxable value attributed to new private investment in projects in the Mockingbird/Maple TIF District of a minimum of $374.2 million over the term of the District.

  Projects within the District had contributed approximately $280.9 million and new projects that are under construction will add an additional $0 million, a total of 75.1% of goal over the term of the District.

- To attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.

  New developments (completed) within the District added 1,916 residential units (76.6% of goal) and additional units under-construction will add 36 units (1.4% of goal). 30,000 square feet of retail (4.6% of goal), as well as 145,000 square feet of hotel/common space is now complete

- To increase the District's housing options while maintaining an affordable housing component of 20% of all new units built.

  All residential projects that receive TIF funding are required to provide affordable units that total 20% of units being constructed. The Maple Station includes approximately 52 affordable units (20% of the units) providing affordable housing for 80% or less of the median family income as per the Mixed Income Housing Guidelines of the Maple/Mockingbird TIF District.

- To focus on encouraging the redevelopment of properties in the area south and west of Love Field with enhanced urban design.

Development within the District will comply with forwardDallas! the City's Comprehensive Plan, an advocate of pedestrian friendly, high density urban design.

- To diversify retail, office and medical uses in the District by identifying redevelopment options for obsolete and under-utilized commercial structures, thereby capturing demand from residents of Oak Lawn, the Park Cities, Arlington Park, Love Field West, Bluffview and Northwest Dallas.

  Approximately 30,000 square feet of retail space has been added to date.

- To improve access and connections to the Inwood and Parkland stations on DART's Green Line and support increased levels of ridership at these stations.

  Staff and the Board will continue to foster a working relationship with Medical District, DART, and potential developers to encourage transit oriented development that complements the District. During FY 2017, on an average, the Inwood/Love Field light rail station served 1,537 passengers per week day, decrease of 3.9% over FY 2016.

Year	Station	Ridership	Change from Previous Year	Change from Base Year
FY 2011	Inwood/Love	205,989	-	-
FY 2012	Inwood/Love	357,411	73.51%	73.51%
FY 2013	Inwood/Love	411,842	15.23%	99.93%
FY 2014	Inwood/Love	434,980	5.62%	111.17%
FY 2015	Inwood/Love	470,257	8.11%	128.29%
FY 2016	Inwood/Love	478,832	1.82%	132.46%
FY 2017	Inwood/Love	470,260	-1.79%	128.29%

- To improve recreational opportunities for the community and provide connections to the City of Dallas' trails and open space system in the District, enhance connections to other trail systems within Dallas County and create additional recreational amenities in the area.

  Staff and the Board will seek ways to increase green space, recreational opportunities and trail connections within the District.

- To sustain the stability of local schools as redevelopment occurs in the housing market by maintaining strong communications between the Dallas Independent School District and area developers.

Staff and the Board will work with DISD representatives providing an avenue for developers to maintain strong communications as redevelopment occurs.

- To make a desirable neighborhood that incubates and supports growth of the Southwestern Medical District and medical businesses in Dallas, particularly taxable property and employment related to medical technology.

  Staff and the Board will continue to foster a working relationship with Southwestern Medical District (UT Southwestern Medical Center, William P. Clements, Jr. University Hospital at UT Southwestern Medical Center, Children's Hospital, and Parkland Hospital) to create investment opportunities in the District. The three major institutions have recently undertaken major expansion projects. Parkland Memorial Hospital completed in August 2015 a 17-story hospital surrounded by new clinics and parking garages located around the Southwestern Medical District/Parkland DART light rail station. UT Southwestern Medical Center completed construction of the BioCenter on a 13 acre tract of land located at the northeast corner of Inwood Road and Redfield Street in 2012. BioCenter project provides a venue adjacent to UT Southwestern for bio-medical companies that are engaged in research, development, marketing and small-scale manufacturing of goods and services in the bio-medical industry. The new William P. Clements Jr. University Hospital by UT Southwestern Medical Center located at 6201 Harry Hines Blvd opened December 6, 2014. The new hospital cost around $800 million and serves as a 460-bed hospital, replacing the existing St. Paul University Hospital. Children's Medical Center has recently completed the main hospital expansion and new surgery center. Children's expects to complete a third tower at the main hospital, new radiology facilities, and a new Ambulatory Care Pavilion over the next three years. The expansion in the Southwestern Medical District is expected to bring significant growth to the area.

- To generate an NPV of $27.8 million or approximately $63.8 million in total dollars in TIF revenues over 25 years of collections.

The assessed property value from the base year to 2017 increased by approximately 183.6% including an increase of 13.1% since 2016. This is an increase of approximately $337.9 million. Based upon current estimates and established 2017 values, the district will generate $58,298,514 (in 2017 dollars) by FY 2033 before the TIF expires in 2034. Preceding years' values have generated approximately $6,940,179 in incremental revenue (11.9% of goal). Total to date NPV is $4,824,028 (17.4% of goal)

Year-End Summary of Meetings

The Maple/Mockingbird TIF District Board of Directors met once during FY 2017 on December 13, 2016.

During FY 2017 the Board members were (FY 2017 Board meetings attended): Robert Prejean – City Representative, Chair (attended meeting); Lily Fern Mak– City Representative (attended meeting); Michael Serber – City Representative (did not attend meeting); Priscylla Bento – City Representative (attended meeting); Reina Gonzalez – City Representative (attended meeting); and Rick Loessberg – Dallas County Representative (attended meeting). Alan Hargrove resigned the board on May 10, 2016. Reina Gonzalez was appointed by Council on June 8, 2016 to replace Mr. Hargrove on the board.

During FY 2017, the City council approved one (1) items associated with the Maple/Mockingbird TIF District. The council actions are listed below.

- On February 22, 2017, City Council approved Resolution 17-0373 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.

Pending TIF Items

- Consideration of the FY 2016 Maple/Mockingbird TIF District Annual Report and a recommendation to the Dallas City Council for approval.

- Potential TIF Projects:

    - West Love by Balcones Realty. The potential mixed-use development at the corner of Maple Avenue and Mockingbird Lane will consists of residential and commercial use.



West Love Development (Planned)



aLoft / Element - Love Field Hotel

Budget and Spending Status

Each TIF district establishes in its Project Plan and Reinvestment Zone Financing Plan a budget for public improvement expenditures necessary to support private investment in the district. The TIF's public improvement budget is approximately $63.8 million in total dollars ($27.8 million NPV). The current budget for the District is below:

Maple/Mockingbird TIF District Projected Increment Revenue of Retire TIF Fund Obligation				
Budget Category	**TIF Budget**	**TIF Admin. Cost**	**Total Allocated Allocated**	**Remaining Balance**
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$31,935,923		$2,595,000	**$29,340,923**
Environmental Remediation and Demolition	$4,547,837		$315,000	**$4,232,837**
Affordable Housing	$8,590,359		$4,400,000	**$4,190,359**
Retail/High Density Grant Program	$8,196,213		$3,690,000	**$4,506,213**
Administration and Implementation[2]	$2,881,051	$290,687	$290,687	**$2,590,364**
Total Project Costs	$56,151,383	**$290,687**	**$11,290,687**	**$44,860,696**

[1] *Budget shown in total dollars. TIF Project Plan shows the budget in Net Present Value.*

[2] *TIF administration fee include funds expended of committed through FY 2017*

Maple/Mockingbird TIF District Project Plan Budget	
Category	TIF Budget (NPV)*
Infrastructure/Utility Improvements - design and engineering; street paving construction and resurfacing; utility improvement, relocation and burial; streetscape; open space	$15,800,000
Environmental Remediation and Demolition	$2,250,000
Affordable Housing	$4,250,000
Retail/High Density Grant Program	$4,055,000
Administration and Implementation	$1,425,373
Total Project Costs	$27,780,373

** As approved in the Project Plan and Reinvestment Zone Plan in 2009 dollars.*

M/WBE Participation				
Project	**Contractor**	**Service**	**Total Contractor Award Amount**	**Percentage Minority Participation**
Alta Maple Station	Priority Environmental	Abatement	$49,060.00	3.07%
Alta Maple Station	Ace Fence of DFW, LTD	Fencing	$13,779.50	0.86%
Alta Maple Station	Buyers Barricades	Traffic Control	$19,499.00	1.22%
Alta Maple Station	Lindawood Demolitions	Demolition	$149,042.50	9.31%
Alta Maple Station	Rumsey Site Construction	Public Infrastructure	$1,354,556.50	84.63%
Alta Maple Station	Texas Department of State	Abatement	$2,009.00	0.13%
Alta Maple Station	Vertex Environment Services	Abatement	$12,650.00	0.79%
Alta Maple Station			**$1,600,596.50**	**100.00%**

FY 2018 Work Program

The FY 2018 work program for the Maple/Mockingbird TIF District is as follows:

- Promote new development projects in the District, including development sites along Mockingbird.
- Identify additional redevelopment sites including the Inwood DART Station area, work with developers of anticipated development projects within the District to bring them to fruition and continue to seek growth in the District through the attraction of mixed-use, high-density development.

Appendix A – Financials

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. The Zone's Financial Plan permits expenditures not to exceed $2,830,683 over the life of the TIF to reimburse the City for administrative costs. The Zone began reimbursing the General Fund in fiscal year 2010-11. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $123,017 at September 30, 2017 represents the TIF administration costs that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All project costs resulting in capital improvements that are owned by the City are capitalized by the City.

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$720,330	$284,815	$1,479,294	$533,701	$0
Interest receivable	$1,864	$447	$1,804	$575	$0
Total assets	$722,194	$285,262	$1,481,098	$534,277	$0
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Advances from developers	$0	$0	$0	$0	$0
Accrued interest	$0	$0	$0	$0	$0
Due to general fund	$123,017	$123,017	$123,017	$123,017	$123,017
Total liabilities	$123,017	$123,017	$123,017	$123,017	$123,017
Fund Balance (Deficit):					
Fund Balance (Deficit)	$599,177	$162,245	$1,358,081	$411,260	($123,017)
Total Liabilities and Fund Equity	$722,195	$285,263	$1,481,098	$534,277	$0
	$0	$0	$0	$0	$0

Maple/Mockingbird Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$4,449,225	$1,838,873	$1,324,784	$818,778	$463,313	$0
Tax increment-Intergovernmental	$862,512	$353,860	$258,490	$160,176	$89,986	$0
Interest income	$22,844	$9,968	$4,191	$6,788	$1,865	($9)
Net increase (decrease) in fair value of investments	($1,216)	($1,687)	($2,647)	$3,168	($50)	($9)
Total revenues	$5,333,366	$2,201,013	$1,584,818	$988,910	$555,115	($18)
Expenditures:						
Administrative expenses	$290,687	$53,411	$47,822	$42,090	$20,838	$17,039
Non-Capital Outlay	$4,443,502	$1,710,670	$2,732,831	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$4,734,189	$1,764,081	$2,780,653	$42,090	$20,838	$17,039
Excess (Deficiency) of Revenues over Expenditures	$599,177	$436,932	($1,195,835)	$946,821	$534,277	($17,057)
Fund balance (Deficit) at beginning of year as previously reported	$0	$162,245	$1,358,081	$411,260	($123,017)	($105,960)
Fund balance (Deficit) at beginning of year, as restated	$0	$162,245	$1,358,081	$411,260	($123,017)	($105,960)
Fund balance (deficit) at end of year	$599,177	$599,177	$162,245	$1,358,081	$411,260	($123,017)

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Maple/Mockingbird Tax Increment Financing District Fund
Reinvestment Zone Number Eighteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$8,281	Interest Income
$2,192,733	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$2,201,013	**Total Revenue**

2. Amount and purpose of expenditures from the fund:

$53,411	Administrative Expense
$1,710,670	Non-Capital outlay (1)
$0	Capital outlay (1)
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$1,764,081	Total Expenditures

(1) These expenditures are for the following Projects:

Maple Station Project Reimbursement	$1,710,670
Other	$0
Total	$1,710,670

3. The Zone started reimbursing the General Fund for TIF administrative costs in fiscal year 2010-11.

4. a. Amount of Principal and Interest due-on outstanding bonded indebtedness:
Maple Mockingbird TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone entered into a development agreement with WP West Development Enterprises, LLC for the Maple Station project in the TIF in an amount not to exceed $8,000,000 with anticipated completion by December 31, 2015 and reimbursement to begin in June 2016 from future increment collections, if available.

c. The zone has the following contingent obligations reimbursed from available TIF funds as of September 30, 2017:

	Balance Due (Since Inception)			Payments/Adjustments To Date			
		Accrued			Accrued		Net Bal.
Project Description	Principal	Add'l Subsidy (1)	Total Due	Principal	Add'l Subsidy (1)	Total Paid	Due
Maple Station Project	$8,000,000	$0	$8,000,000	$4,443,502	$0	$4,443,502	$3,556,498
Totals	**$8,000,000**	**$0**	**$8,000,000**	**$4,443,502**	**$0**	**$4,443,502**	**$3,556,498**

5. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2008 Value	Est. Captured Value 2017**
City of Dallas	$521,853,466	$184,005,009	$337,848,457
Dallas County	$522,000,783	$185,237,382	$336,763,401

*Taxable value shown for participating taxing jurisdictions. County values are approximate and will vary slightly from the City value due to different exemption levels.
**Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

6. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment****
City of Dallas	0.66334	$2,241,084
Dallas County	0.13371	$450,270
Total for all Jurisdictions	$0.79705	$2,691,353

***Participation rates for City of Dallas are 70% for tax years 2009-2011, 85% for tax years 2012-2026 and 70% for tax years 2027-2031.
***Participation rate for Dallas County is 55% for tax years 2009-2030.
****The District began collecting increment in fiscal year 2009-10 for tax tax year 2009.

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,691,353. For the 2016 tax year, the zone received increment of $2,192,733.

Appendix B – Financial Obligations Estimated Payoff

The District currently has two outstanding developer obligations:

- Maple Station has a remaining balance of $5,267,168.60. They will reach getting payed their Catalyst Project Shared Increment obligation in tax year 2017 (calendar year 2018). Full payoff is expected in tax year 2019 (Calendar year 2020).
- Love Field Hotel was completed in 2017 and will be getting a partial payment in tax year 2017 (calendar year 2018), pending compliance of project requirements. First payment of $283,161.45. Full project payoff is expected in tax year 2019 (Calendar year 2020).

Appendix C – District-wide Set Aside Funds

The TIF Increment Allocation Policy adopted by the TIF Board for the Maple-Mockingbird TIF District currently provides for 5% of any Shared increment for District-Wide Improvements after administrative expenses. Specific improvement projects are to be determined and the amount of this set aside will be reviewed annually based on updated financial projections and District needs. The TIF Board shall also have the discretion to release all or part of district wide set aside funds towards reimbursement of one or more TIF eligible projects.

The balance for the district-wide set aside as of the end of FY 2017, totals $265,413.04 There is no commitments at this time.

Potential uses as defined by the Increment Allocation Policy includes:

- Gateways, trails, open space, public facilities, or utility/streetscape improvements benefiting multiple properties or blocks.

The intent is to leverage TIF funds as a match for other funding.

AGENDA ITEM # 42

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	11A B C D E F G H J K L M N P Q R

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing unit that levies taxes on real property in the zone, as well as to the State Comptroller. The City Council approved Ordinance No. 28074 on December 8, 2010, establishing Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District). On June 8, 2011 the City Council authorized the Project Plan and Reinvestment Zone Financing Plan for this District by Ordinance No. 28224, as amended.

The Cypress Waters TIF District's assessed tax value in 2017 was $293,886,244. This represents an increase of approximately $293,814,807 (133,820%) over the assessed value of the base year (2010) value. The district’s value increased by $104,877,418 (56%) from the previous year’s value (189,008,826). This increase in district value will result in the collection of approximately $2,341,836 in incremental revenue for the District (City - $1,948,991; County - $392,845). The final amount of increment collected may increase as roll back taxes for 2017 are paid.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nineteen, the Cypress Waters TIF District by Ordinance No. 28074, as amended.

On June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended.

On January 22, 2018, the Cypress Waters TIF District Board of Directors recommended the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nineteen, ("Cypress Waters TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment in the Cypress Waters area pursuant to Ordinance No. 28074, authorized by the City Council on December 8, 2010, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on June 8, 2011, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Cypress Waters TIF District by Ordinance No. 28224, as amended; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 22, 2018, the Cypress Waters TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto (**Exhibit A**), is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Nineteen to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the district and to the State Comptroller, as required by state law.

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

Exhibit A

Cypress Waters TIF District
FY 2016-2017
Annual Report



City of Dallas

Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-4551
www.dallas-ecodev.org/redevelopment

October 1, 2016 to September 30, 2017

Reinvestment Zone Number Nineteen
Cypress Waters
Tax Increment Financing District

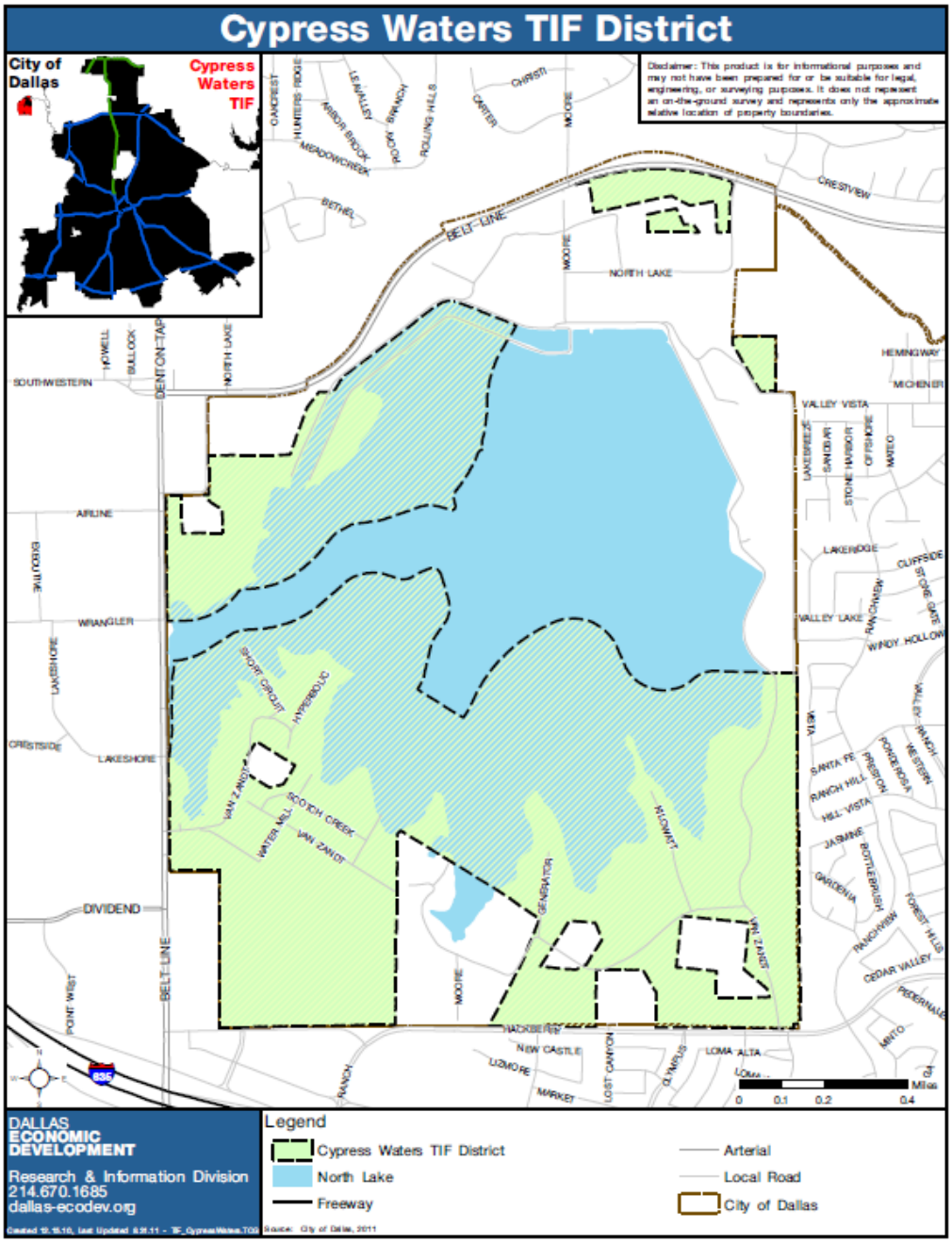


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Mission Statement

The Cypress Waters Tax Increment Financing (TIF) District (the "District") represents the outgrowth of the City of Dallas' effort to provide a model for supporting the development of land near DFW Airport and to take full advantage of the planned expansion of the DART light rail system along the Cotton Belt Line.

The Cypress Waters TIF District was established on December 8, 2010, to encourage the initial development of a large tract of undeveloped land within the City of Dallas (approximately 1,661 acres in total) surrounding North Lake. This district promotes the creation of pedestrian-oriented, traditional neighborhood development (TND) containing multifamily and residential development, a potential senior housing component, pedestrian-oriented retail development, offices, and additional commercial development.

The Dallas City Council established the Cypress Waters TIF District by Ordinance Number 28074 on December 8, 2010. The Cypress Waters District began collecting funds on January 1, 2012, and it is scheduled to terminate on December 31, 2040 (including collection of the 2040 increment in calendar year 2041 and any related matters to be concluded in 2041) or when the full budget has been collected or when all of the District's obligations have been retired. The City of Dallas and Dallas County are the two participating jurisdictions. The City started to participate at 85% in 2012. The County's participation will be 55% from 2014 to 2033 or until the County's participation reaches its budget limit of $10,500,000.

In 2015, Council amended the district's Final Plan to remove approximately 28 acres on the northern end of the district, making the estimated new base $71,317. Council also reduced the budget from $65,698,583 to $25,779,665 NPV, 2010 dollars. The new budget provided for Cypress Waters Phases 1 and 2 TIF infrastructure projects, construction of a temporary public safety building within the district, a budget line item for a future permanent public safety building, administration expenses, and funding to support a proposed interlocal agreement with Irving to more efficiently provide water service to the district.

District Accomplishments

Projects Completed within the District During FY 2016-2017

9111 Cypress Waters Blvd – a 217,000 square foot office building completed construction during the fiscal year. Construction completed in 2017 and the office building can house 1,000 employees.





Signet Jewelers/Zales Repair Center – a 31,000 square foot office building that will serve as Signet's Repair Center completed construction in 2017. The building houses approximately 150 employees.



Projects Starting or Continuing Construction within the District During FY 2017

Signet Jewelers/Zales Campus – a 250,000 square foot office building that will serve as Signet's Corporate Campus continued construction during FY 2017. Anticipated completion is in 2018 and the building will house approximately 1,300 employees.







The Sound Retail – Construction of 35,000 square feet retail space to be completed in 2018.





The Wharf at The Sound – Construction of a 296 residential unit multifamily project continued during the fiscal year. Construction completion in 2018.





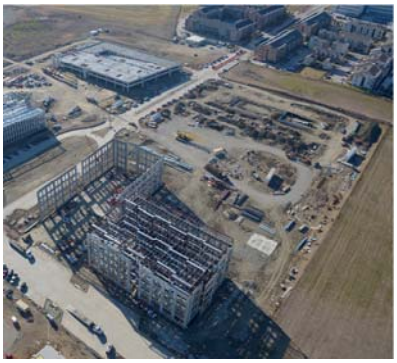
Bleeker Street at The Sound - Constriction of a 243 residential unit multifamily project also continued during the fiscal year. Construction completion in 2018.





3000 Olympus Blvd. - Construction of a 216,400 square foot office building began during the fiscal year. Construction completion in 2018.





3100 Olympus Blvd. – Construction of a 250,000 square foot office building began during the fiscal year. Construction completion in 2018.





Projects Within the Cypress Waters TIF District Utilizing or Supported by TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	TIF Investment[4]
Cypress Waters Phase 1 Public Infrastructure Improvements	Cypress Waters Blvd. & Chapel Oaks Dr., northeast of Belt Line and Hackberry Rd.	2014	Complete	N/A	N/A	$9,527,524*
Parsons Green I *Supported by Phase1I Public Improvement Project*	3451 Chapel Oaks Dr.	2014	Complete	65 res. units	$12,800,000	$0
Scotch Creek *Supported by Phase 1 Public Improvement Project*	3155 Chapel Oaks Dr. 3211 Scotch Creek Rd.	2014	Complete	608 res. units	$52,894,560	$0
Sycamore Park *Supported by Phase 1 Public Improvement Project*	9240 Cypress Waters Blvd.	2014	Complete	Included in Scotch Creek	$14,105,440	$0
Parson's Green II Townhomes	3451 Chapel Oaks Dr.	2016	Complete	141 res. units	$23,814,428	$0
Cypress Waters Phase 2 Public Infrastructure Improvements	Cypress Waters Blvd. and Saintsbury St.	2015 and 2021	Complete	N/A	N/A	$6,522,398*
Single Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	8950 Cypress Waters Blvd.	2015	Complete	175,585 sf office	$30,285,000	$0
Multi-Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	8951 Cypress Waters Blvd.	2015	Complete	187,710 sf office	$25,575,000	$0
Multi-Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	8840 Cypress Waters Blvd.	2015	Complete	166,140 sf office	$21,175,000	$0
Single Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	9001 Cypress Waters Blvd.	2016	Complete	214,520 sf office	$36,093,132	$0
Single Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	3001 Hackberry Rd	2016	Complete	327,183 sf office	$74,354,000	$0
Single Tenant Office Bldg *Supported by Phase 2 Public Improvement Project*	9111 Cypress Waters Blvd.	2017	Complete	217,000 sf office	$45,337,000	$0
Signet Repair Center	9121 Watermill Rd.	2017	Complete	31,000 sf office	$7,000,000	$0
			Subtotal	814 res. units 1,161,138 sf office	$343,433,560	$16,049,922*

Projects Within the Cypress Waters TIF District Not Utilizing or Supported by TIF Funding[1]						
Project	**Location**	**Calendar Year Complete**	**Status**	**Units/ SF[2]**	**Approx. Value[3]**	TIF Investment[4]
Signet Jewelers/Zales Campus	9797 Rombauer Rd	2018	Under Construction	250,000 sf office	49,150,000	$0

The Sound Retail	TBD	2018	Under Construction	35,000 sf retail	$8,750,000	$0
The Wharf at The Sound	9655 Wharf Rd	2018	Under Construction	296 res. units	$55,790,000	$0
Bleecker Street at The Sound	3333 Bleecker St	2018	Under Construction	243 res. units	$45,800,574	$0
Single-Tenant Office Building	3000 Olympus Blvd.	2018	Under Construction	216,400 sf office	$60,000,000	$0
Multi-Tenant Office Building	3100 Olympus Blvd.	2018	Under Construction	250,000 sf office	$70,000,000	$0
Harpers Bay at The Sound	Harpers and Mulberry Rd	2020	Planned	262 res. units	$49,381,689	$0
Byron Bay at The Sound	TBD	2020	Planned	274 res. units	$51,643,446	$0
Multi-Tenant Office Building	2901 Olympus Blvd	TBD	Planned	250,000 sf office	70,000,000	$0
Multi-Tenant Office Building	3200 Olympus Blvd	TBD	Planned	250,000 sf office	70,000,000	$0
Multi-Tenant Office Building	3201 Olympus Blvd	TBD	Planned	250,000 sf office	70,000,000	$0
			Subtotal	1,075 res. units 1,466,400 sf office 35,000 sf retail	$551,365,709	$0
			Total	1,889 res. units 2,627,538 sf office 35,000 sf retail	$894,799,269	$16,049,922*

[1] All information updated as of September 30, 2017.

[2] Based upon either the TIF application or required minimum stated in the development agreement. May be updated for completed projects based on actual unit mix and square footage.

[3] Based upon 1) approx. private investment for projects planned or under construction; 2) private investment stated in the development agreement for projects that are approved and/or under construction, or 3) DCAD market value for completed projects (unless project has not yet been assessed).

[4] Principal amount not to be exceeded per the development agreement. TBD indicates that development agreement has not yet been adopted. Asterisk indicates investment also includes interest not shown.

***Notes**:*

- **Dallas Water Utilities has committed over $2.2 million to water and wastewater infrastructure improvements within the district.**
- **Residential projects Parson's Green I & II, Scotch Creek and Sycamore Park provide at least 20% of residential units as affordable, meeting mixed income guidelines for the District.**

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in residential projects using direct, site-specific TIF funding assistance from the district are subject to the City's and County's established criteria for mixed income housing. In this district, four residential projects were supported by TIF funding. Of the 814 residential units constructed with the support of TIF funding, 163 (20%) have been set-aside as affordable. An additional 539 units are under construction in the District without TIF assistance.

Value and Increment Revenue Summary

The Cypress Waters TIF District's adjusted base tax value for 2015 was $71,437. This base value reflects final adjusted 2010 values for parcels in the District. The District's 2017 assessed tax value, as determined by the Dallas Central Appraisal District, is $293,886,244. This represents an increase of approximately $293,814,807 (133,820%) over the assessed value of the base year (2010) value.

The district's value increased by $104,877,418 (55.5%) from the previous year's value (189,008,826). This increase in district value will result in the collection of approximately $2,341,836 in incremental revenue for the District (City - $1,948,991; County - $392,845). The final amount of increment collected may increase as roll back taxes for 2017 are paid.

Objectives, Programs, and Success Indicators

The final Cypress Waters Project Plan and Reinvestment Zone Financing Plan was adopted on June 8, 2011. In 2015, the District's Project and Reinvestment Zone Financing Plan was amended and two of the development goals and objectives were revised to reflect a decrease in the budget for the District. The amended goals are in bold. Specific actions addressing each goal and objective follow in italics.

- Create additional taxable value attributable to new private investment in projects in the Cypress Waters TIF District totaling approximately ~~$2.2 billion~~ **$1.5 billion** over the thirty-year life of the TIF district.

  The district has seen an increase in value of approximately $294 million, (or 19.3% of amended goal) from a combination of agricultural exemption being removed from some parcels and completed private development within the District.

- Attract new private development, including approximately 10,000 new residential units, 4,000,000 square feet of commercial space (including approximately

700,000 square feet of data center use and 2,000,000 square feet of light warehouse/industrial use), and an estimated 150,000 square feet of pedestrian-oriented retail space, all of which are anticipated to create an estimated 9,000 on-site jobs.

Three residential development projects supported by Phase 1 public infrastructure improvements completed December 2014, adding 673 multi-family units to the District (including 135 affordable units). Construction of an additional 141 residential units, as part of Phase II of the Parson's Green development, completed during the 2016 fiscal year. In total, approximately 814 residential units (inclusive of approximately 163 affordable units) have completed within the District. Construction of an additional 539 residential units continued in 2017. Approximately 1,353 residential units have completed or are under construction within the District representing 14% of the housing goal.

Two office buildings totaling 248,000 square feet completed construction in 2017 and three office buildings totaling 716,000 square feet continued construction during the fiscal year. In total, approximately 1,877,138 square feet of office space has completed or currently under construction within the District, representing 47% of the commercial space goal.

- To improve ridership on DART via the planned expansion along the Cotton Belt Line.

  The master plan for the district includes development adjacent to the planned Cotton Belt Station on the north side of the district.

- Improve recreational opportunities for the community and the future residents within the TIF district via extensive, publicly accessible green space on the site along the lake edge and along power line easements, in addition to multiple parks, hike and bike trails, and pedestrian connections throughout the district. Additional open space may be available through the utilization of Coppell ISD land and as part of an MMD and/or TIF-funded public amenity center.

  The Phase 1 development installed wide sidewalks leading to the adjacent power line easement and to a future connection to the lake trail.

  The Phase 2 development installed a combination cycle track and pedestrian path along Cypress Waters Boulevard and three large green spaces in the district.

  In 2018, Dallas County will provide $3 million for the construction of a trail that will connect the TIF district with Irving's Campion Trail and provide a continuous 12-mile trail from Cypress Waters to Irving's Las Colinas Urban Center. It is anticipated that TxDOT will also provide $3 million for this trail.

- Create a model for exceptional development standards in terms of its complexity, scope, design, environmental sensitivity, and connectivity.

  The private development and public infrastructure improvements completed with Cypress Waters Phases 1 and II projects is a model for dense, pedestrian-oriented development on under-utilized, infill property.

  On August 13, 2012, the board approved the Urban Design Guidelines for Projects Located in City of Dallas Tax Increment Financing Districts.

  The City Design Studio reviewed design for the Phase 2 public and private development, which provided pedestrian and bicycle connectivity between the housing, commercial, and recreational space.

  Coppell Independent School District opened Richard J. Lee Elementary School in the fall of 2014. Lee Elementary is the first net-zero elementary school in the state of Texas. The campus includes daylight harvesting, rainwater collection, and geothermal heating and cooling.

- Develop the property in a manner where fiscal impacts for the remainder of the City are limited and a development pattern is secured that is a net benefit to the City from a fiscal, land use and community standpoint.

  Cypress Waters is in a location outside of currently accessible City services. As part of the Phase 1 TIF project, the developer constructed temporary facilities for police and fire service. A lease for the building was approved by Council in December 2014.

  Private development within the district includes new office space providing potential jobs to Cypress Waters residents and additional housing options.

  A proposed Phase 3 agreement, which incorporates potential cooperation with the City of Irving on a new water tower, will save the City and the district nearly $14 million.

- Generate an NPV of ~~$65 million~~ **$26 million** or approximately ~~$160 million~~ **$52 million** in total dollars in projected TIF revenues over the 30-year life of the district.

  City participation in TIF increment collections began in tax year 2012. As of the end of the 2017 fiscal year, approximately $5.7 million in TIF revenue has been generated, representing 11% of the district's amended goal.

Year-End Summary of Meetings and Council Items

The Cypress Waters TIF District Board of Directors did not meet during the 2017 fiscal year.

The Board of Directors consists of seven (7) members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2016, the Cypress Waters TIF Board consisted of the following members:

Veletta Lill, City appointee
Elizabeth Solender, City appointee
Jose E. Gomez, City appointee
Gresham Shinn, City appointee
Vacant, City appointee
Vacant, City appointee
Vacant, City appointee
Rick Loessberg, Dallas County appointee

During fiscal year 2017, the City Council approved one (1) item directly or indirectly associated with the Cypress Waters TIF District. The Council actions are listed below:

- On February 22, 2017, Council approved Resolution No. 17-0374 accepting the FY 2016 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District) authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law.

Budget and Spending Status

Each TIF district, in their Project Plan and Reinvestment Zone Financing Plan, establishes a budget for public improvement expenditures necessary to support private investment in the district. The District's budget was reduced in 2015. The amended budget and spending status is shown below.

Cypress Waters TIF District
Projected Increment Revenues to Retire TIF Fund Obligations*

Category	TIF Budget	Allocated	Balance
Public infrastructure improvements	$44,864,379	$16,751,228	$28,113,151
Public safety improvements	$4,332,943	$4,332,943	$4,332,943
Administration and implementation**	$3,037,534	$246,482	$2,791,052
Total project costs	**$52,234,856**	**$21,330,653**	**$35,237,146**

**Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments.*
***Administration and implementation costs for FY 2017 are included in the above allocation.*

Cypress Waters TIF District
Project Plan Budget (NPV, 2010 dollars)

Category	TIF Budget*
Public infrastructure improvements: paving, streetscape, water/wastewater, storm sewer, utility burial/relocation, and land acquisition	$18,279,665
Public safety	$6,000,000
Administration and implementation	$1,500,000
Total project costs	**$25,779,665**

** As approved in the Final Project Plan and Reinvestment Zone Financing Plan.*

M/WBE Participation

Public bidding is not required for TIF projects. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan and make a good faith effort to include certified Minority and Women-Owned Business (M/WBE) participation in TIF reimbursed projects. The BID Plan goal for TIF projects is 25 percent M/WBE participation in construction costs.

Cypress Waters TIF Project M/WBE Participation (completed projects only)

Project	Total Construction Contract Amount	Local M/WBE Amount	Non-Local M/WBE Amount	Total M/WBE Participation	Total M/WBE Participation Percentage
Cypress Waters Phase I	$9,301,593	$914,998	$1,077,591	$1,992,589	21%
Cypress Waters Phase II	$6,273,789	$695,260	$552,087	$1,247,346	20%
Totals	**$15,575,382**	**$1,610,258**	**$1,629,678**	**$3,239,936**	**21%**

FY 2018 Work Program

Pending items for the Cypress Waters TIF District include:

- Adoption of FY 2017 Annual Report
- Encourage development projects within the district, in accordance with the final Project Plan and Reinvestment Zone Financing Plan.
- Investigate the City's requirements to have a permanent police and fire station constructed within the District.
- Investigate TIF-eligible expenses associated with the construction of a permanent police and fire station, including equipment.

Appendix A: District Financials

City of Dallas, Texas
Cypress Waters Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$229,885	$1,812,043	$712,405	$133,609	$0
Interest receivable	$611	$1,680	$908	$162	$0
Total assets	$230,497	$1,813,723	$713,313	$133,771	$0
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Due to general fund	$112,097	$112,097	$112,097	$112,097	$112,097
Total liabilities	$112,097	$112,097	$112,097	$112,097	$112,097
Fund Balance (Deficit):					
Fund Balance (Deficit)	$118,400	$1,701,627	$601,217	$21,674	($112,096)
Total Liabilities and Fund Equity	$230,497	$1,813,724	$713,313	$133,771	$0
	$0	$0	$0	$0	($0)

Cypress Waters Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014, and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$2,929,620	$1,269,441	$955,735	$548,572	$155,557	$314
Tax increment-Intergovernmental	$494,281	$243,919	$171,003	$79,359	$0	$0
Interest income	$19,357	$7,440	$8,088	$3,304	$524	$1
Net increase (decrease) in fair value of investments	($438)	($2,209)	$202	$1,583	($14)	$0
Total revenues	$3,442,820	$1,518,592	$1,135,027	$632,818	$156,067	$316
Expenditures:						
Administrative expenses	$246,482	$23,881	$34,617	$53,276	$22,297	$37,537
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$3,077,937	$3,077,937	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$3,324,419	$3,101,818	$34,617	$53,276	$22,297	$37,537
Excess (Deficiency) of Revenues over Expenditures	$118,400	($1,583,227)	$1,100,410	$579,542	$133,770	($37,222)
Fund balance (Deficit) at beginning of year as previously reported	$0	$1,701,627	$601,217	$21,674	($112,096)	($74,874)
Fund balance (Deficit) at beginning of year, as restated	$0	$1,701,627	$601,217	$21,674	($112,096)	($74,874)
Fund balance (deficit) at end of year	$118,400	$118,400	$1,701,627	$601,217	$21,674	($112,096)

Note: Fiscal year 2016-17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

City of Dallas, Texas
Cypress Waters Tax Increment Financing District Fund
Reinvestment Zone Number Nineteen
As of September 30, 2017

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$5,232	Interest Income
$0	Affordable housing payment
$1,513,360	Ad Valorem Taxes (Collected in FY'2016-17 based on 2016 Final Tax Roll)
$1,518,592	Total Revenue

2. Amount and purpose of expenditures from the fund:

$23,881	Administrative Expense
$2,376,631	Capital Outlay - Primary Roadway Improvements - Cypress Waters Phase I -Principal amount
$701,307	Capital Outlay - Primary Roadway Improvements - Cypress Waters Phase I - additional subsidy in form of Grant (in lieu of Interest expense)
$3,101,819	Total Expenditures

3. a. Amount of Principal and Interest due-on outstanding bonded indebtedness is as follows:
Cypress Waters TIF District has incurred no bonded indebtedness as of September 30, 2017.

b. The Zone has entered into a development agreement for each of the following projects and their status is as follows as of September 30, 2017:

		Balance Due (Since Inception)			Payment To Date			
			Accrued			Accrued		Net Balance
Developer	Project	Principal	Add'l Subsidy (1)	Total Due	Principal	Add'l Subsidy (1)	Total Paid	Due
Billingsley LD, Ltd.	Cypress Waters Phase I	$9,527,524	$701,307	$10,228,830	$2,376,631	$701,307	$3,077,937	$7,150,893
Billingsley LD, Ltd.	Cypress Waters Phase II**	$6,522,398	$0	$6,522,398	$0	$0	$0	$6,522,398

(1) Additional Subsidy in Form of Grant (in lieu of interest expense)

****** Cypress Waters Phase II : Reimbursement o the developer in an amount not to exceed $6,522,398,plus an additional subsidy in the form of a grant (in lieu of interest) will begin upon completion of reimbursement payments to Billingsley LD, Ltd. for Cypress Waters Phase I, subject to the availability of TIF funds.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2010 Value	Est. Captured Value 2017**
City of Dallas	$293,886,244	$71,437	$293,814,807
Dallas County	$293,886,244	$71,340	$293,814,904

*Taxable value shown for participating taxing jurisdictions. County will begin participating in tax year 2014. County values will vary slightly from the City value due to different exemption levels.

**Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, an any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

a. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100***	Amount of Estimated 2017 Increment***
City of Dallas	0.66334	$1,948,991
City of Dallas-2016 PH I Rollback Taxes	0.00000	$0
Dallas County	0.13371	$392,845
Dallas County-2016 PH I Rollback Taxes	0.00000	$0
Total for all Jurisdictions	$0.79705	$2,341,836

***Participation rates for City of Dallas and Dallas County are 85% for tax years 2012 to 2034 and 55% for tax years 2014 to 2033 respectively.

b. The total amount of estimated tax increment to be billed for the 2017 tax year is $2,341,836. For 2016 tax year, the Zone received increment of $1,513,360.

City of Dallas, Texas
Cypress Waters Tax Increment Financing District
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. The TIF's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

3. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

4. The Zone's Financial Plan permits expenditures not to exceed $2,065,585 over the life of the TIF to reimburse the City for administrative costs. Any future remittance for administrative expenses would come from excess cash as tax increment revenue increases as a result of increased assessed values.

5. "Due to general fund" amount of $112,097 at September 30, 2017 represents the TIF administration costs for the prior year that have been earned but will be reimbursed to the General Fund in future years based on the availability of TIF funds.

6. All expenditures resulting in capital improvements that are owned by the City are capitalized on the City's books.

Appendix B: Project Pay-Off Estimates

Developer	Project Name	TIF Award	Pay-Off Date
Victory Sub-district			
Billingsley LD, Ltd.	Cypress Waters TIF Phase I	$9,757,267*	2021
Billingsley LD, Ltd.	Cypress Waters TIF Phase II	$6,522,398*	2024

Estimated pay-off dates may change and are subject to the following

(1) Changes in increment collected annually;

(2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);

(3) Changes in the participation rate of participating taxing jurisdictions; and/or

(4) Completion dates of projects listed in the district's reimbursement queue

*Indicates TIF Award principal, intrest not shown

Appendix C: District Set-Aside Funds

There aren't any District set-aside funds.

AGENDA ITEM # 43

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	8, 11
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	14R 15N 15P 63S 63T 63W 63X

SUBJECT

A resolution accepting the FY 2016-2017 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

BACKGROUND

State law (the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code) requires that the governing body of a city shall submit an annual report on the status of each reinvestment zone it has created to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the zone as well as to the State Comptroller.

On May 14, 2014, the City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District) by Ordinance No. 29340, as amended. On June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District and authorized the City Manager to execute a participation agreement with Dallas County by Ordinance No. 29771. On August 18, 2015, the Dallas County Commissioners Court approved Court Order 2015-1122 authorizing: (1) the participation of Dallas County in the City of Dallas Mall Area Redevelopment TIF District, beginning on January 1, 2020, subject to Valley View Mall (excluding Sears and the existing theater) being demolished by the same date, by providing 55% of its increment for either twenty years, until the County's total net present value contribution reaches $21.6 million (using a discount rate of 4%), or the City of Dallas terminates the district, whichever comes first and (2) the County Judge to sign any related participation agreement with the City of Dallas.

BACKGROUND (continued)

For 2017, the total appraised value of all taxable real property in the Mall Area Redevelopment TIF District (as determined by the Dallas Central Appraisal District) was $212,778,110, representing an increase of $44,420,480 (26.4%) over the base year.

In the Montfort-IH 635 Sub-District, the total appraised value of all taxable real property in 2017 was $193,429,190, representing an increase of $44,837,450 (30.2%) over the base year. This 30.2% increase over the base year is attributed to slightly appreciating property values and new taxable value created by the Modera Galleria apartment project (75% complete at time of appraisal by Dallas Central Appraisal District) and the Marriott Hotel project (8% complete at time of appraisal by Dallas Central Appraisal District).

In the Westmoreland-IH 20 Sub-District, the total appraised value of all taxable real property in 2017 was $19,348,920, representing a decrease of $416,970 (-2.1%) below the base year.

With the City's participation in the TIF District this year at 90%, the captured incremental tax revenue anticipated to be collected and deposited into the TIF fund for tax year 2017 is approximately $311,991.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, City Council authorized the establishment of Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment TIF District by Ordinance No. 29340, as amended.

On June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Ordinance No. 29771.

On January 11, 2018, the Mall Area Redevelopment TIF District Board of Directors recommended that the FY 2016-2017 Annual Report be accepted and approved.

Information about this item will be provided to the Economic Development and Housing Committee on February 20, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City established Tax Increment Financing Reinvestment Zone Number Twenty ("Mall Area Redevelopment TIF District" or "District") and established a Board of Directors for the District pursuant to Ordinance No. 29340, authorized by the City Council on May 14, 2014, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on June 17, 2015, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District by Ordinance No. 29771; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in a reinvestment zone and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on January 11, 2018, the Mall Area Redevelopment TIF District Board of Directors passed a motion accepting the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty and recommended approval of same by the City Council.

Now, Therefore,

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

SECTION 1. That the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), City of Dallas, Texas, as of September 30, 2017, a copy of which is attached hereto **(Exhibit A)**, is hereby accepted.

SECTION 2. That the City Manager is hereby authorized to submit the FY 2016-2017 Annual Report for Tax Increment Financing Reinvestment Zone Number Twenty to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law.

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

EXHIBIT A

MALL AREA REDEVELOPMENT TIF DISTRICT (REINVESTMENT ZONE NUMBER TWENTY)

ANNUAL REPORT
FY 2016-2017



City of Dallas

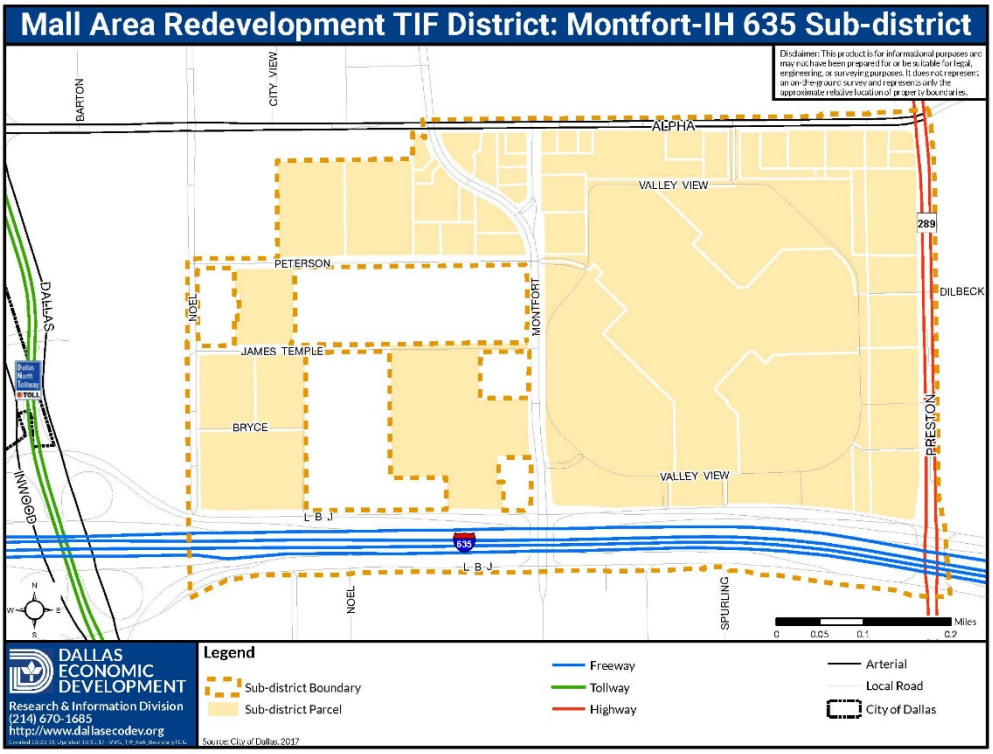
Office of Economic Development
1500 Marilla Street, 2CN
Dallas, Texas 75201
(214) 670-1691
https://www.dallasecodev.org/

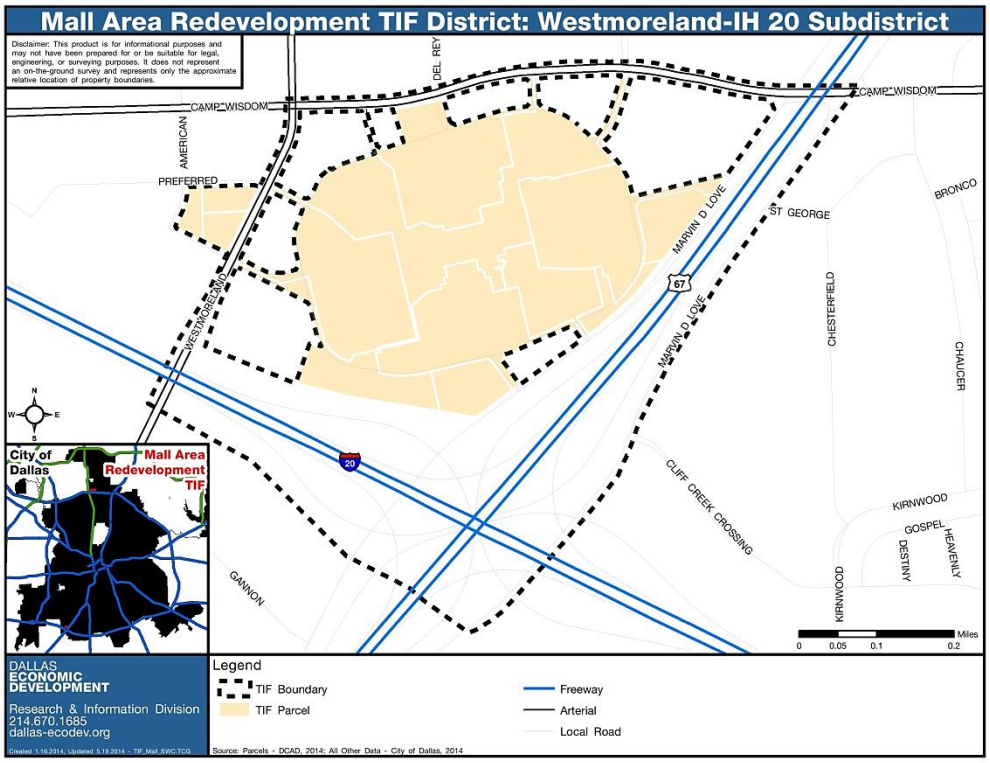
October 1, 2016 to September 30, 2017

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District Map





Mission Statement

The Mall Area Redevelopment Tax Increment Financing District (TIF District) represents the City of Dallas' effort to encourage the sustainable redevelopment of properties including and around two obsolete shopping malls while taking advantage of each area's strategic regional location at the crossroads of key transportation corridors.

As allowed by Chapter 311 of the Texas Tax Code, the TIF District comprises two non-contiguous sub-districts—the Montfort-IH 635 Sub-District for the Valley View Center Mall area in northern Dallas and the Westmoreland-IH 20 Sub-District for the Southwest Center Mall area in southern Dallas.

The Montfort-IH 635 Sub-District is generally bounded by Alpha Road, Preston Road, Noel Road, and Interstate Highway 635 (LBJ Freeway). The Montfort-IH 635 Sub-District encompasses approximately 173.9 acres, not including rights-of-way. The Montfort-IH 635 Sub-District is recommended by and consistent with the City's adopted Valley View-Galleria Area Plan (2013) and serves as a long-term funding tool to help implement the shared vision for the area by further leveraging other implementation tools (PD 887 form-based zoning and Thoroughfare Plan amendments) enacted by the City Council.

The Westmoreland-IH 20 Sub-District is generally bounded by Westmoreland Road, Camp Wisdom Road, Highway 67 (Marvin D. Love Freeway), and Interstate Highway 20 (LBJ Freeway). The Westmoreland-IH 20 Sub-District encompasses approximately 96.6 acres, not including rights-of-way. The Westmoreland-IH 20 Sub-District is recommended by and consistent with the City-sponsored Advisory Services Panel report entitled "Southwest Center Mall" published by the Urban Land Institute (2009) and serves as a long-term funding tool to help implement many of the report's recommendations over time.

The mission of the TIF District is to provide a source of funding for a program of public infrastructure improvements, economic development grants, and land acquisition/assembly for public open space, which is intended to stimulate private investment in each mall area to occur earlier and to a much greater extent than would occur solely through private investment in the reasonably foreseeable future.

Originally, the Valley View Center Mall and the Southwest Center Mall were created by complex configurations of super-blocks, private land ownership, and reciprocal easement agreements that bound multiple owners together. Over the last decade as market conditions have shifted significantly, these same configurations have heavily burdened each mall area, making redevelopment and revitalization extremely difficult without public participation.

With the assistance of this TIF District, each mall area is to be reconfigured into a traditional pattern of public streets, public open space, public infrastructure, and smaller parcels of private land ownership, thereby setting the stage for incremental redevelopment that is flexible to meet market demands and community needs.

TIF District Accomplishments

FY 2016-2017

- In November 2016, City staff negotiated and executed an agreement with EFK LBJ Partners, LP for the City's option to purchase approximately four (4) acres of land currently addressed as 13138 Montfort Drive for the potential future use as a substantial part of the envisioned Dallas Midtown Commons Park.

- In April 2017, Mill Creek Residential Trust LLC, through a joint venture with Elite International Investment Fund, completed construction of a new 321-unit apartment community on 3.2 acres located at the southeast corner of James Temple Drive and Noel Road. Known as Modera Galleria, the project is 5 stories (approximately 294,000 square feet) wrapping a 6-story parking garage (approximately 142,000 square feet). The total estimated value is approximately $40 million.



- In May 2017, the North Central Texas Council of Governments (NCTCOG) issued a Request for Proposals (RFP) for the Dallas Midtown Automated Transportation System (ATS) Conceptual Engineering Study. The study is intended to recommend a conceptual alignment/station locations within the Midtown area, identify a preferred ATS technology, develop an implementation plan, and identify connectivity to the regional passenger rail system. In the summer, the Consultant Selection Committee (including City staff) reviewed all proposals, interviewed all responding firms, and recommended the selection of a firm to undertake the study. On September 28, 2017, the NCTCOG Executive Board unanimously approved a resolution authorizing a consultant contract with Jacobs Engineering Group, Inc. in an amount not to exceed $600,000.

- In May 2017, Starbucks Corporation announced the selection of Dallas' Red Bird Mall (formerly Southwest Center Mall) for one of fifteen (15) stores being opened in low-to-medium income neighborhoods across the United States. The Red Bird location will be built on a vacant outparcel with frontage on Camp Wisdom Road in the Westmoreland-IH 20 Sub-District of the Mall Area Redevelopment TIF District. Property owner Peter Brodsky and developer Corinth Properties will deliver the new store (approximately 2,550 square feet) for Starbucks in late-2018. The store will employ 20-25 people and have a training center that can be used by community groups as a meeting room. With an estimated private investment of $1.55 million, the project represents an important first step within the overall effort to catalyze redevelopment and revitalization of the Red Bird Mall area.



- At the end of 2016, the City and Midtown Development, Inc. executed the development agreement authorized by the City Council's approval (on June 22, 2016) of Resolution Number 16-1089 in an amount not to exceed $36 million payable from future Mall Area Redevelopment TIF District funds in consideration of Midtown Development, Inc.'s completion of Dallas Midtown Phase 1, a catalyst project planned to include a minimum investment of $200 million for demolition, infrastructure improvements, vertical construction, and open space assemblage on property addressed at 13131, 13331, 13343, and 13439 Preston Road. In early January 2017, at the favorable recommendation of the Mall Area Redevelopment TIF District Board of Directors, the City approved a conditional extension to the development agreement to provide Midtown Development, Inc. with additional time to comply with requirements of the development agreement. In May 2017, the City issued a notice of default to Midtown Development, Inc. for failure to comply with requirements of the development agreement. In June 2017, upon Midtown Development, Inc.'s failure to cure the default, the City terminated the development agreement. In late September 2017, Midtown Development, Inc. was preparing a new application for TIF funding to be submitted to the City in October 2017.

Projects Within the Mall Area Redevelopment TIF District Utilizing TIF Funding[1]							
Project	**Location**	**Sub-District**	**Completion Date (Calendar Year)**	**Status**	**Development Amount/Type[2]**	**Approx Value[3]**	**TIF Investment[4]**
n/a	n/a	n/a	n/a	n/a	n/a	$0	$0
TOTAL					n/a	$0	$0

Projects Within the Mall Area Redevelopment TIF District Not Utilizing TIF Funding[5]							
Project	**Location**	**Sub-District**	**Completion Date (Calendar Year)**	**Status**	**Development Amount/Type[2]**	**Approx Value[3]**	**TIF Investment[4]**
Modera Galleria	SE corner James Temple and Noel	Montfort-IH 635	2017	Complete	new construction of multi-family residential (321 units) new construction of structured parking (404 spaces)	$40,000,000	$0
Marriott Hotel (dual branded)	Southside of James Temple, 300 feet east of Noel	Montfort-IH 635	2018	Under Construction	new construction of hotel (256 rooms) new construction of structured parking (271 spaces)	$30,000,000	$0
Southwest Center Mall	3662 W. Camp Wisdom	Westmoreland-IH 20	2019	Under Construction	rehabilitation and/or new construction (amount and use TBD)	$15,000,000	$0
TOTAL					new construction of multi-family residential (321 units) new construction of hotel (256 rooms) new construction of structured parking (675 spaces)	$85,000,000	$0

Grand Total - All Projects Utilizing and Not Utilizing TIF Funding		Approx Value[3]	TIF Investment[4]
GRAND TOTAL	**new construction of multi-family residential (321 units)** **new construction of hotel (256 rooms)** **new construction of structured parking (675 spaces)**	**$85,000,000**	**$0**

[1] *All information updated as of September 30, 2017.*

[2] *Based upon: either the TIF application or the required minimum stated in the Development Agreement. May be updated for completed projects based on actual unit mix and square footage.*

[3] *Based upon: (1) market value of comparable projects for anticipated projects, (2) the required minimum private investment stated in the Development Agreement for projects that have been approved for TIF funding or are under construction, or (3) DCAD market value for completed projects (unless project has not yet been assessed).*

[4] *TIF funding amount not to be exceeded per an approved City Council Resolution.*

[5] *Selected significant projects included.*

Mixed-Income Housing Summary

Successful development efforts support a variety of housing options. Accordingly, twenty percent (20%) of all housing units in projects using direct site-specific TIF funding assistance are subject to the City's and County's established criteria for mixed-income housing. In the Montfort-IH 635 Sub-District, construction was completed in April 2017 on the 321-unit Modera Galleria apartment project. The Modera Galleria project did not use direct site-specific TIF funding and, as such, did not set aside any affordable units.

Value and Increment Revenue Summary

The base value of the zone is the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District in the 2014 certified

roll. The TIF District's base value was $168,357,630 ($148,591,740 in the Montfort-IH 635 Sub-District and $19,765,890 in the Westmoreland-IH 20 Sub-District).

In the 2017 certified roll, the total appraised value of all taxable real property in the TIF District as determined by the Dallas Central Appraisal District was $212,778,110, representing an increase of $44,420,480 (26.4%) over the base year.

In the Montfort-IH 635 Sub-District, the total appraised value of all taxable real property in 2017 was $193,429,190, representing an increase of $44,837,450 (30.2%) over the base year. This 30.2% increase over the base year is attributed to slightly appreciating property values and new taxable value created by the Modera Galleria project (75% complete at time of appraisal by Dallas Central Appraisal District) and the Marriott Hotel project (8% complete at time of appraisal by Dallas Central Appraisal District).

In the Westmoreland-IH 20 Sub-District, the total appraised value of all taxable real property in 2017 was $19,348,920, representing a *decrease* of $416,970 (-2.1%) *below* the base year.

With the City's participation in the TIF District this year at 90%, the captured incremental tax revenue anticipated to be collected and deposited into the TIF fund in 2018 for tax year 2017 is approximately $311,991.

Objectives, Programs, and Success Indicators

The final Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District was approved in June 2015. The following goals are included in the Project Plan and Reinvestment Zone Financing Plan:

- Goal 1: To create additional taxable value attributed to new private investment in projects in the Montfort-IH 635 Sub-District totaling approximately $3.92 billion in total dollars over the 30-year life of the Sub-District.

  Taxable value in the Montfort-IH 635 Sub-District has increased $44,837,450 over the base value (representing 1.1% of goal).

- Goal 2: To create additional taxable value attributed to new private investment in projects in the Westmoreland-IH 20 Sub-District totaling approximately $295.2 million in total dollars over the 30-year life of the Sub-District.

  Taxable value in the Westmoreland-IH 20 Sub-District has decreased $416,970 below the base value.

- Goal 3: To attract new higher density private development in the Montfort-IH 635 Sub-District totaling approximately 707,870 square feet of new retail space; 72,991 square feet of renovated movie theater; 3,987,022 square feet of new office space; 957 new hotel rooms; and 7,674 new residential units (including apartments and condominiums).

In the Montfort-IH 635 Sub-District, construction was completed on the Modera Galleria apartment project. This project added 321 multi-family residential units (4.2% of goal). Construction also continued on the dual-branded Dallas Galleria Hotel project. When complete, this project will add 256 hotel rooms (26.8% of goal).

- Goal 4: To attract new higher density private development in the Westmoreland-IH 20 Sub-District totaling approximately 140,000 square feet of new retail space; 45,000 square feet of movie theater; 70,000 square feet of new office space; 80 new hotel rooms; and 1,620 new residential units (including apartments and townhomes).

  In the Westmoreland-IH 20 Sub-District, development of a new free-standing Starbucks store is underway and scheduled for completion in late-2018. When complete, this project will add 2,550 square feet of new retail (1.8% of goal).

- Goal 5: To encourage the sustainable redevelopment of properties including and around two severely declining shopping malls in a manner in which negative fiscal impacts for the remainder of the City are limited and a walkable development pattern is achieved that is a net benefit to the City from a fiscal, land use, and quality of life standpoint.

  Planning and pre-development efforts related to the redevelopment of both mall areas continued throughout FY 2016-2017.

- Goal 6: To increase public open space in the District.

  During FY 2015-2016 and into early FY 2016-2017, staff negotiated with EFK LBJ Partners, LP for the City's option to purchase approximately four (4) acres of land currently addressed as 13138 Montfort Drive for the potential future use as a substantial part of the envisioned Dallas Midtown Commons Park. On November 22, 2016, the document was fully executed.

  During FY 2016-2017, staff supported ongoing efforts to acquire/assemble property for the Dallas Midtown Commons Park, including discussions with the new owner of 5580 Peterson (formerly known as the Peterson Place office building); discussions with the owner of 5454 Peterson (known as The Verge apartments); discussions with the Trust for Public Land; coordination with the Dallas Midtown Park Foundation to promote the new park visioning plan created by MIG; and coordination with Dallas Parks and Recreation Department staff and the District 11 Park Board Member to secure specific inclusion of the Dallas Midtown Commons Park in the 2017 Bond Program.

- Goal 7: To generate approximately $431.4 million (net present value of approximately $182.5 million in 2014 dollars) in TIF fund revenues over the 30-year life of the District.

  Total collection of TIF fund revenues (including estimated collection for this year) = $393,284 (0.09% of goal).

Year-End Summary of Meetings and Council Items

The Mall Area Redevelopment TIF District Board of Directors had three meetings (two regular meetings and one special meeting) during FY 2016-2017. The Board can consist of up to seven members, including six (6) City of Dallas appointees and one (1) Dallas County appointee. During FY 2016-2017, the Board members were (FY 2016-2017 Board meetings attended):

- Position 1: Fred Wells—City representative (3 of 3 meetings)
- Position 2: Bruce Bernbaum—City representative (3 of 3 meetings)
- Position 3: Kiyundra Gulley—City representative (0 of 3 meetings)
- Position 4: Josh Womack—City representative (3 of 3 meetings)
- Position 5: Arthur Hollingsworth—City representative (3 of 3 meetings)
- Position 6: Jeff Kitner—City representative (3 of 3 meetings)
- Position 7: Rick Loessberg—County representative (2 of 3 meetings)

During FY 2016-2017, the City Council acted on two items associated with the Mall Area Redevelopment TIF District:

- On February 22, 2017, the City Council approved Resolution Number 17-0375, accepting the FY 2016 Annual Report on the status of the Mall Area Redevelopment TIF District and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller.
- On August 9, 2017, the City Council approved Ordinance Number 30554, ordering a bond election to be held in the city of Dallas on November 7, 2017, for the purpose of authorizing general obligation bonds by the qualified voters of the city of Dallas.

Budget and Spending Status

Each TIF district establishes a budget for the public expenditures necessary to support private investment in the district. As included in the Project Plan and Reinvestment Zone Financing Plan for the Mall Area Redevelopment TIF District, the budget is shown below:

Mall Area Redevelopment TIF District
Projected Increment Revenue to Retire TIF Fund Obligations

	B	C	B - C
Category	**TIF Budget****	**Allocated**	**TIF Balance**
Montfort-IH 635 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	$264,229,113	$0	$264,229,113
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space***	$72,659,277	$0	$72,659,277
Set Aside for Sub-District-Wide Infrastructure Improvements	$24,219,759	$0	$24,219,759
Westmoreland-IH 20 Sub-District			
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	$72,665,022	$0	$72,665,022
Administration and Implementation*	$7,684,059	$438,322	$7,245,737
Total Project Costs	$441,457,229	$438,322	$441,018,908

** TIF Administration costs are pending until collection of sufficient tax increment to reimburse the City. TIF Administration costs shown are expended through FY 2016-2017.*

*** TIF Budget shown above is in current dollars (updated yearly); TIF Project Plan and Reinvestment Zone Financing Plan shows the budget in net present value.*

**** For land acquisition and associated costs; not for design, construction, maintenance, or operating/programming costs.*

Mall Area Redevelopment TIF District
Project Plan Budget (NPV)*

Category	**TIF NPV Budget**
Montfort-IH 635 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Grants for Economic Development	$109,123,655
Set Aside for Land Acquisition for Sub-District-Wide Central Open Space	$30,000,000
Set Aside for Sub-District-Wide Infrastructure Improvements	$10,000,000
Westmoreland-IH 20 Sub-District	
Public Infrastructure Improvements; Environmental Remediation & Demolition; Parks, Open Space, Trails, Gateways; Grants for Economic Development	$30,088,432
Administration and Implementation	$3,250,000
Total Project Costs	$182,462,088

** As approved in the Project Plan and Reinvestment Zone Financing Plan.*

FY 2017-2018 Work Program

The FY 2017-2018 work program for the Mall Area Redevelopment TIF District includes:

- Continued coordination with interested property owners/investors/developers on potential TIF project applications.

- Consideration of any potential TIF District boundary amendments and/or plan amendments.

- Continued coordination and staff support for City-initiated public infrastructure projects in/near the TIF District, including street improvements and water/wastewater improvements.

- Continued coordination with Dallas County on execution of the interlocal agreement for participation in the TIF District.

- Continued coordination and staff support for the continued implementation of the Valley View-Galleria Area Plan and the ULI vision for Southwest Center Mall, including funding opportunities from other governmental entities or private philanthropic entities; City bond projects; park land acquisition; public improvement district.

- Continued participation in the study review committee for the Dallas Midtown Automated Transportation System Conceptual Engineering Study administered by the North Central Texas Council of Governments (NCTCOG).

- Continued coordination with Dallas Independent School District (DISD) regarding the site evaluation and potential location of a new public “choice” school in the Valley View-Galleria area (the approved 2015 DISD Bond Program includes $65 million for a relief/replacement school in far North Dallas for pre-kindergarten through 8th grade).

Appendix A: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Reinvestment Zone Number Twenty
As of September 30, 2017 (Unaudited)

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIF District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

$378	Interest Income
$81,294	Ad Valorem Taxes (Collected in FY 17 based on 2016 Final Tax Roll)
$81,671	Total Revenue

2. Amount and purpose of expenditures from the fund:

$36,660	Administrative Expense
$0	Non-Capital Outlay
$0	Capital outlay
$0	Additional Subsidy in Form of Grant (in lieu of interest expense)
$36,660	Total Expenditures

3. Amount of Principal and Interest due-on outstanding indebtedness:

a. The zone did not have any bonded indebtedness at fiscal year end.

4. Tax increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Taxable Value 2017*	Base Year 2014 Value	Est. Captured Value 2017
City of Dallas	$212,778,110	$168,357,630	$44,420,480
Dallas County	$212,778,110	$168,357,630	$44,420,480

Taxable value shown for participating taxing jurisdictions. County values are approximate and may vary slightly from City values due to different exemption levels.
*Based on Certified Taxable Value. The final values will be determined on February 01, 2018.

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality:

A. Estimated tax increment shared by the municipality and other participating taxing jurisdictions:

Taxing Jurisdiction	Assessment Per $100	Estimated 2017 Increment**
City of Dallas	0.70236	$311,992
Dallas County	0.24310	$0
Total for all Jurisdictions	$0.94546	$311,992

**Dallas County does not participate in the zone in 2017. Participation rates for City of Dallas and Dallas County is as follows:

City of Dallas	Dallas County
90% for tax years 2016-2042	55% for tax years 2020-2039
75% for tax year 2043	
55% for tax year 2044	

B. The total amount of estimated tax increment to be billed for the 2017 tax year is $311,992. For the 2016 tax year, the Zone received increment of $81,294.00

Appendix A: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District Fund
Balance Sheet as of September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014 and 2013 (Audited)

	2017	2016	2015	2014	2013
Assets:					
Pooled cash and cash equivalents	$44,815	$0	$0	$0	$0
Interest receivable	$196	$0	$0	$0	$0
Total assets	$45,011	$0	$0	$0	$0
Liabilities and Fund Balance (Deficit):					
Liabilities:					
Accounts and contracts payable	$0	$0	$0	$0	$0
Due to other funds	$401,661	$401,661	$401,661	$0	$0
Total liabilities	$401,661	$401,661	$401,661	$0	$0
Fund Balance (Deficit):					
Fund Balance (Deficit)	($356,650)	($401,661)	($401,661)	$0	$0
Total Liabilities and Fund Equity	$45,011	$0	$0	$0	$0
	($0)	$0	$0	$0	$0

Mall Area Redevelopment Tax Increment Financing District Fund
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficit)
For the Period September 30, 2017 (Unaudited)
With Comparative Totals for September 30, 2016, 2015, 2014 and 2013 (Audited)

	ITD	2017	2016	2015	2014	2013
Revenues:						
Tax increment-Governmental	$81,294	$81,294	$0	$0	$0	$0
Tax increment-Intergovernmental	$0	$0	$0	$0	$0	$0
Interest income	$508	$508	$0	$0	$0	$0
Net increase (decrease) in fair value of investments	($130)	($130)	$0	$0	$0	$0
Total revenues	$81,671	$81,671	$0	$0	$0	$0
Expenditures:						
Administrative expenses	$438,322	$36,660	$0	$401,661	$0	$0
Non-Capital Outlay	$0	$0	$0	$0	$0	$0
Capital outlay	$0	$0	$0	$0	$0	$0
Interest and fiscal charges	$0	$0	$0	$0	$0	$0
Total expenditures	$438,322	$36,660	$0	$401,661	$0	$0
Excess (Deficiency) of Revenues over Expenditures	($356,650)	$45,011	$0	($401,661)	$0	$0
Fund balance (Deficit) at beginning of year as previously reported	$0	($401,661)	($401,661)	$0	$0	$0
Fund balance (Deficit) at beginning of year, as restated	$0	($401,661)	($401,661)	$0	$0	$0
Fund balance (deficit) at end of year	($356,650)	($356,650)	($401,661)	($401,661)	$0	$0

Note: FY 17 unaudited financial statements are based on preliminary close numbers and are subject to review by the City Controller's Office prior to approval by the City Council. In case of any material changes, TIF board will be provided with the updated financial statements.

Appendix A: Financials

City of Dallas, Texas
Mall Area Redevelopment Tax Increment Financing District
(Reinvestment Zone #20)
Notes to Financial Statements for the Year Ended September 30, 2017

1. The measurement focus used for the TIF Zone fund is a flow of financial resources. The financial statements are prepared using the modified accrual basis of accounting. Under the modified accrual basis of accounting, tax increment revenues and interest are recognized as revenue when they become both "measurable" and "available" to finance expenditures of the current period. Expenditures are recognized when the liability is incurred.

2. State statute requires that each taxing jurisdiction remit its ad valorem taxes to the Zone by May 1 of each year (remittance to occur no more than 90 days after taxes for the jurisdiction become delinquent).

3. The TIF Zone fund's cash balances are invested in the City's investment pool and include amounts in demand deposits as well as short-term investments. Pooled investments and short-term non-pooled investments are treated as cash equivalents. Investment income on the pooled investments is prorated monthly based upon the average daily cash balance in each fund.

4. All project costs resulting in capital improvements which are owned by the City are capitalized in the City's fixed assets.

5. The TIF Zone's Financing Plan permits expenditures not to exceed $7,684,059 over the life of the TIF Zone to reimburse the City for administrative expenses. Inception-to-date, the TIF Zone has recognized an actual total of $438,322 in administrative expenses, comprised of the following: (1) $182,285 in staff time through FY 2016-2017, which will be reimbursed to the City's General Fund upon collection of sufficient increment; (2) $248,137 in a grant to the North Dallas Chamber of Commerce for the 2012-2013 Valley View-Galleria Area Planning Study, which will be reimbursed to the City's Public/Private Partnership Fund upon collection of sufficient increment; and (3) $7,900 for real property appraisal services necessary to assist the City with implementation, which will be reimbursed to the City's Public/Private Partnership Fund upon collection of sufficient increment.

6. On the Balance Sheet, the "due to other funds" amount of $401,661 at September 30, 2017 represents the TIF Zone's administration expenses that had been earned in prior years but will be reimbursed to the City's General Fund and Public/Private Partnership Fund based on the availability of future TIF funds.

Appendix B: Financial Obligations Estimated Payoff

As of the end of FY 2016-2017, there are no development agreements with outstanding TIF funding obligations (i.e. there are no contingent liabilities of the Mall Area Redevelopment TIF District).

Appendix C: Sub-District-Wide Set Aside Funds

Consistent with the Project Plan and Reinvestment Zone Financing Plan, the Increment Allocation Policy adopted by the TIF Board for the Mall Area Redevelopment TIF District includes two sub-district-wide set asides (in the Montfort-IH 635 Sub-District) and an inter-sub-district transfer (from the Montfort-IH 635 Sub-District to the Westmoreland-IH 20 Sub-District) as described below:

Annual Process (Montfort-IH 635 Sub-District)
First, the Montfort-IH 635 Sub-District Gross Increment will pay:

1) Administrative Expenses: After the Total Gross Increment has been deposited into the District fund, the City's Administrative Expenses for the District will be reimbursed first in each year of the District. The Montfort-IH 635 Sub-District's portion of the District's Administrative Expenses will be paid from the Montfort-IH 635 Sub-District Gross Increment based on the ratio of the Montfort-IH 635 Sub-District Gross Increment to the Total Gross Increment.

Then, the Montfort-IH 635 Sub-District Net Increment will pay or set aside allocations as follows:

2) Transfer to the Westmoreland-IH 20 Sub-District: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be annually transferred to the Westmoreland-IH 20 Sub-District to help facilitate the revitalization and redevelopment of the Southwest Center Mall area.
End of FY 2016-2017 Increment Allocation: $0.00
Available balance: $0.00

3) Set Aside for Sub-District-Wide Public Infrastructure Improvements: Ten percent (10%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Sub-District-Wide Public Infrastructure Improvements (i.e. improvements not specific to a single development site such as gateways, trails, parks/open space, public facilities, or utility/streetscape improvements benefitting multiple parcels or blocks, regardless of ownership). Anticipated priorities of this set aside include the replacement and upsizing of existing off-site wastewater lines as well as the establishment of roadway connections.
End of FY 2016-2017 Increment Allocation: $0.00
Available balance: $0.00

4) Set Aside for Land Acquisition for Sub-District-Wide Central Open Space: Since the long-term redevelopment potential of the area will be limited without a large central open space and since TIF funding assistance of land acquisition for the large central open space will be critical to making the Montfort-IH 635 Sub-District a dense, walkable, livable, and sustainable place, thirty percent (30%) of the Montfort-IH 635 Sub-District Net Increment will be set aside annually for Land Acquisition for Sub-District-Wide Central Open Space.
End of FY 2016-2017 Increment Allocation: $0.00
Available balance: $0.00

In summary, as of end of FY 2016-2017, $81,671 in Total Gross Increment is to be used to help pay down $438,322 in total earned Administrative Expenses inception-to-date as follows:

- Reimburse $7,900 to the City's Public/Private Partnership Fund for real property appraisal services.
- Reimburse $73,771 to the City's General Fund for staff time (including $36,660 for FY 2016-2017 and $37,111 for prior years).
- Since there is no Montfort-IH 635 Sub-District Net Increment remaining after payment of Administrative Expenses, no increment allocations are to be made to the set asides and the inter-sub-district transfer.
- There is no Westmoreland-IH 20 Sub-District Net Increment remaining after payment of Administrative Expenses.

AGENDA ITEM # 44

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 671-5257
MAPSCO:	N/A

SUBJECT

Authorize amendments to the Workforce Readiness, Placement and Retention Program contracts with Transformance Inc., CitySquare, and Christian Transformation Foundation dba Serve West Dallas, authorized by Resolution No. 17-0766, previously approved on May 10, 2017 to **(1)** remove geographic restrictions which limited where each agency may operate; **(2)** change population requirement to population preference; and **(3)** extend contract deadlines by six months – Financing: No cost consideration to the City

BACKGROUND

On March 2, 2016, JPMorgan Chase & Co. consultants presented to the City Council an overview of the skills gap report, New Skills at Work. According to the report, the City of Dallas (City) has one of the highest concentrations of poverty in the nation. Many residents, especially in high poverty areas throughout the City, are unemployed and/or underemployed, have low skills and lack specific industry skills which prevents them from benefitting from the region's economic growth.

Companies in high-demand industries have voiced a concern regarding the lack of work-ready talent to fill entry-level and middle-skilled positions. This opportunity gap represents a large pool of potential entry-level and middle-skill workers needed to fill the talent pipeline for growing industries within the area.

The Chase New Skills at Work report, made recommendations that will begin to address the skills gap needs of individuals in our most disconnected/high poverty areas. Two key recommendations are: develop Career Pathways Programs in specific fields for in demand jobs and provide programs for low skilled/low income individual in entry level jobs to advance to middle skill positions in growth industries.

BACKGROUND (continued)

In 2016, the City's Office of Economic Development developed the Workforce Readiness, Placement and Retention Program (Workforce Program).

Through a Request for Competitive Sealed Proposals (RFCSP) process, the City sought proposals from entities to provide cohort-based, industry certified, career-pathways training, wrap-around support services, and sustainable employment. The intent of the Workforce Program was to fund an integrated continuum of neighborhood organizations, educational institutions, and employers who can train and prepare individuals for placement in permanent career opportunities in growing industries within the City of Dallas. Identified Industries included Healthcare, Logistics/Warehouse distribution, Construction, Information Technology, and Advanced Manufacturing.

The RFCSP resulted in the selection of four agencies, each awarded up to $375,000, as described below:

- Transformance, serving single parents, north of I-30 in the warehousing and logistics/warehouse industries
- Serve West Dallas, serving out of school youth in West Dallas, in the Healthcare industry
- CitySquare, serving formerly incarcerated in Southern Dallas, in the Construction industry
- Habitat for Humanity, serving out of school youth, in Southeast Dallas, in the Construction industry

On May 10, 2017, City Council approved the Workforce Readiness, Placement and Retention Pilot program and funding, by Resolution No. 17-0766.

In January 2018, the participants provided an update regarding their performance.

Performance updates included:

- Serve West Dallas is on track to meet its contractual obligations with 29 of 60 individuals trained (48%) and 10 of 40 being hired (25%)
- CitySquare is not on track to meet its contractual obligations with 14 of 90 individuals trained (14.4%) and 14 of 68 (20%) placed in the construction industry
- Transformance is not on track to meet its contractual obligations with 15 of 100 individuals trained (15%) 0 of 75 placed (0%)
- Dallas Area Habitat for Humanity determined that participation in the program would require changes to their business model and terminated its contract in November 2017

BACKGROUND (continued)

On January 16, 2018, the Economic Development and Housing Committee was briefed on the status of the Workforce Program.

Program issues discussed included:

- **Geographic and population restrictions** – by contract, each program is limited to a specific geography, and can only serve a specific population within that geography

- **Late start of the program** – On May 10, 2017, City Council approved the program, but contracts were not executed until Fall of 2017. Staff procedures have been amended to ensure that contract drafting requests are submitted to City Attorney's Office prior to council approval, which should prevent this issue in the future.

- **Lack of awareness of the program** – low participation in the programs indicate that awareness of the availability of the programs may be limited.

Recommendations were made to amend contracts to:

1. Remove geographic restriction to allow participation citywide;

2. Change targeted population requirement to targeted population preference; and

3. Extend contract deadlines by 6 months.

The Economic Development and Housing Committee also agreed for awardees and the City to work jointly to increase program awareness and program referrals through a unified program marketing effort and coordination with workforce agencies such as Workforce Solutions of Greater Dallas and other City efforts with the Chief Resiliency Officer, Chief of Community Services and other appropriate City departments and/or officials.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 2, 2016, City Council was briefed by JPMorgan Chase & Co. regarding the overview of the skills gap report, New Skills at Work.

On June 20, 2016, the Economic Development Committee was briefed on the Workforce Readiness, Placement and Retention Program Update in response to the Chase Report.

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

April 17, 2017, the Economic Development Committee was briefed by memorandum regarding the Workforce Pilot Program.

On May 10, 2017, City Council authorized a two-year service contract to administer a Workforce Readiness, Placement and Retention Program to provide career pathways training for the unemployed and underemployed residents in the City of Dallas by Resolution No. 17-0766.

On January 16, 2018, the Economic Development and Housing Committee was briefed on the status of the Workforce Readiness, Placement and Retention program.

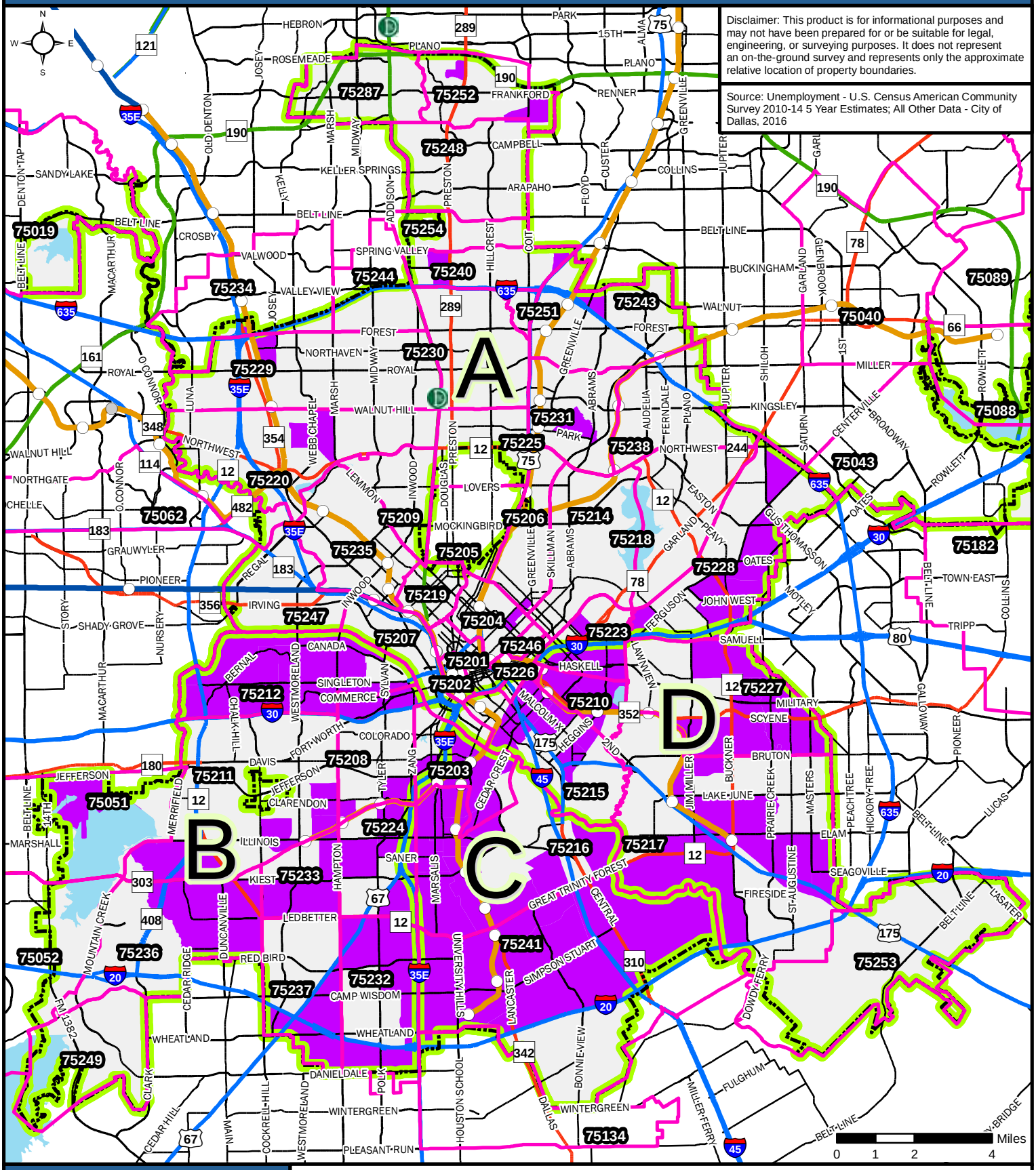
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

High Unemployment Neighborhoods & Award Areas A-D



DALLAS
ECONOMIC DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 6.15.16, Updated 8.16.17 - Unemp_State_Quad_ZIP.TCG

Legend

- Greater than 150% of State Rate (11.53%+)
- Rail Station
- Future Station
- Award Areas
- Lake
- Dallas
- DART Light Rail
- Commuter Rail
- Future DART Light Rail
- Freeway
- Tollway
- Highway
- Arterial
- Local Road
- Escarpment
- Flood Plain

February 28, 2018

WHEREAS, on May 10, 2017, City Council authorized two year service contracts to administer a Workforce Readiness, Placement and Retention Program (Program) in an amount not to exceed $1.5 million to provide career pathways training for the unemployed and underemployed residents in the City of Dallas, by Resolution No. 17-0766; and

WHEREAS, on January 16, 2018, the Economic Development and Housing Committee was briefed on the status of the Program and the proposed amendments to the Program, and the Committee recommended approval; and

WHEREAS, the recommended amendments remain consistent with the overall mission of the Program and the purpose is to increase Program effectiveness and increase Program participation.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute amendments to each of the Workforce Readiness, Placement and Retention Program agreements between the City of Dallas, Transformance Inc., CitySquare, Christian Transformation Foundation dba Serve West Dallas to:

1. Remove geographic restriction to allow participation citywide;

2. Change the targeted population requirement to population preference which will allow targeted population groups to apply to a program of their preference; and

3. Extend contract deadlines by 6 months.

SECTION 2. That with the exception of the amendments described in Section 1 above, all other requirements of the Workforce Readiness, Placement and Retention Program agreements will remain in full force and effect.

SECTION 3. That additionally, awardees and the City will work jointly to increase program awareness and program referrals through a unified program marketing effort and coordination with workforce agencies such as Workforce Solutions of Greater Dallas and other City efforts with the Chief Resiliency Officer, Chief of Community Services and other appropriate City departments and/or officials.

SECTION 4. That the contract with Transformance Inc. be designated as Contract No. ECO-2017-00001811.

SECTION 5. That the contract with CitySquare be designated as Contract No. ECO-2017-00002659.

SECTION 6. That the contract with Christian Transformation Foundation dba Serve West Dallas be designated as Contract No. ECO-2017-00002658.

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

AGENDA ITEM # 45

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services Department of Communication and Information Services Department of Convention and Event Services
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390 Joey Zapata, 670-3009
MAPSCO:	N/A

SUBJECT

Authorize a three-year service contract for hosting, maintenance, and support of the event and venue management software - Ungerboeck Systems International Inc., sole source – Not to exceed $168,362 – Financing: Convention and Event Services Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This contract will provide hosting, maintenance, and support of the event and venue management software, utilized by the Kay Bailey Hutchinson Convention Center (CCT). The event and venue management software allow for document standardization and mobile electronic communication enabling CCT to perform various operational event functions and reporting capabilities. Additionally, functionality provided by the system includes, but is not limited to:

- Managing sales by tracking contracts from booking to invoicing
- Maintains and controls inventory assets
- Performs accounting and financial analysis
- Performs trend analysis based on event activities

This hosted solution provides the ability to use the application when the internet is available.

BACKGROUND (continued)

CCT has utilized the event and venue management software since 2010. Maintenance and support includes updates and technical support.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

Convention and Event Services Current Funds - $168,362 (subject to annual appropriations)

M/WBE INFORMATION

The Office of Procurement Services did not contact any M/WBE or other vendors for this item because the recommended awardee has the exclusive licensing rights and is the sole source provider.

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

BID INFORMATION

Bidder	Address	Amount
Ungerboeck Systems International Inc.	100 Ungerboeck Park O'Fallon, MO 63368	$168,362

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER

Ungerboeck Systems International Inc.

Manish Chandak, President
Justin Ungerboeck, Secretary

February 28, 2018

WHEREAS, on May 13, 2015, Administrative Action No. 15-6027 authorized a twelve-month service contract for annual maintenance and support services from June 1, 2015 to May 31, 2016; and

WHEREAS, on March 15, 2016, Administrative Action No. 16-5566 authorized an eighteen-month service contract for annual maintenance and support services from June 1, 2016 to December 31, 2017.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a new service contract or a supplemental agreement to the existing contract, which ever provides more favorable terms for the City, with Ungerboeck Systems International Inc. (VS0000051723), approved as to form by the City Attorney, for hosting, maintenance, and support of the event and venue management software for a term of three years, for an amount not to exceed $168,362. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Ungerboeck Systems International Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Ungerboeck Systems International Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $168,362 (subject to annual appropriations) to Ungerboeck Systems International Inc. from Service Contract No. DSV-2018-00004576.

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

AGENDA ITEM # 46

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services Department of Communication and Information Services
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390
MAPSCO:	N/A

SUBJECT

Authorize **(1)** a three-year service contract for temporary information technology staffing - Sierra Infosys, Inc. in the amount of $2,929,125 and Global Information Systems, Inc. in the amount of $800,391, most advantageous proposers of sixteen; and **(2)** a three-year program to obtain specialized temporary information technology staffing through use of the approved vendor list procured by the Department of Information Resources and to enter into contracts with selected vendors in the amount of $2,285,993 - Total not to exceed $6,015,509 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide temporary information technology (IT) staffing for the Department of Communications & Information Services (CIS). CIS utilizes temporary information technology labor to assist with time sensitive and/or complex projects. Highly skilled personnel utilized under this contract have specific IT skills in explicit technical areas which are needed to complete specialized, highly technical projects. Additionally, with the IT field becoming more competitive, the ability to hire IT professionals is becoming increasingly challenging.

The City will utilize temporary IT resources to design, develop, implement, secure and manage projects for various hardware infrastructure and software systems. IT temporary resources can be utilized to assist the City with the deployment of new systems such as electronic document management, mobile applications, and electronic form/payment solutions. IT temporaries also help support enhancements to existing City systems. This contract also assists CIS' efforts in improvements to core IT functions such as data analytics and the automation of business processes.

BACKGROUND (continued)

CIS will also use the Department of Information Resources (DIR) to provide CIS with the ability to utilize temporary IT professionals with specialized, “niche” skills when needed. These technical temporaries have specialized skills in specific areas which augment current IT staff. Temporary staff contracted through DIR are intended to work on a limited basis for highly specialized assignments. When such specialized needs are identified, CIS will first verify the prime vendors are unable to meet the request. CIS will then request temporary staffing information and proposals from the DIR list of approved vendors, and will select and contract with the company providing the best unique technical fit for the City.

The Department of Information Resources is authorized by Chapter 2054 of the Texas Government Code and Section 2054.0565 gives explicit authority for a political subdivision of the State to use a DIR contract. Subchapter F, Chapter 271 of Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

A six member committee from the following departments reviewed and evaluated the qualifications:

- Water Utilities Department (1)
- Department of Communication and Information Services (2)
- Fire-Rescue Department (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Capability and expertise 40 points
- Cost 30 points
- Approach and methodology 15 points
- Business Inclusion and Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,736 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

BACKGROUND (continued)

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2014, City Council authorized a three-year service contract for temporary information technology professionals with EJES, Inc., Global Information Systems, Inc., and Sierra Infosys, Inc. by Resolution No. 14-1779.

On October 26, 2016, City Council authorized Supplemental Agreement No. 1 to increase the service contract for temporary information technology professionals with EJES, Inc., Global Information Systems, Inc., and Sierra Infosys, Inc. by Resolution No. 16-1729.

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

Communication and Information Services Current Funds – $6,015,508.80 (subject to annual appropriations)

M/WBE INFORMATION

The awardees have fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Catergory	M/WBE Goal	M/WBE %	M/WBE $
$3,729,516.00	Other Services	23.8%	100%	3,729,516.00

- This contract exceeds the M/WBE goal of 23.8%

PROPOSAL INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BRZ1707. We opened them on September 8, 2017. We recommend the City Council award this service contract to the most advantageous proposers by group.

*Denotes successful proposers

PROPOSAL INFORMATION (continued)

Proposers	Address	Score	Amount
*Sierra Infosys, Inc.	6001 Savoy Dr. Suite #210 Houston, TX 77036	Group 1 - 89.53% Group 2 - 85.93% Group 3 - 89.58%	$2,929,125.00 $ 968,460.00 $ 189,600.00
*Global Information Systems, Inc.	17177 N. Laurel Park Dr. Suite #446 Livonia, MI 48150	Group 1 - 89.25% Group 2 - 89.25% Group 3 - 90.00%	$2,296,991.25 $ 651,375.00 $ 149,016.00
Vignon Corporation	7324 Gaston Ave. Suite #124-432 Dallas, TX 75214	Group 1 - 69.08% Group 2 - 70.91% Group 3 - 67.74%	$4,508,775.00 $1,341,885.00 $ 310,095.00
Epitec, Inc.	16301 Quorum Dr. Suite #170B Addison, TX 75001	Group 1 - 84.90% Group 2 - 81.99% Group 3 - 80.30%	$2,823,795.00 $ 919,929.00 $ 222,990.00
Elahi Enterprises, Inc. dba Akorbi	6504 International Pkwy. Suite #1500 Plano, TX 75093	Group 1 - 58.30% Group 2 - 55.56% Group 3 - 58.53%	$3,035,304.00 $1,091,812.50 $ 208,753.50
Rushmore Corporation dba All Temps 1 Personnel	2606 Martin Luther King, Jr. Blvd. Suite #222 Dallas, TX 75215	Group 1 - 66.58% Group 2 - 61.49% Group 3 - 64.00%	$2,414,028.75 $ 896,958.75 $ 191,257.50
BEPC, Incorporated	3240 Executive Dr. San Angelo, TX 76904	Group 1 - 79.42% Group 2 - 68.92% Group 3 - 76.79%	$2,490,152.25 $1,148,831.25 $ 180,336.00
COGENT Infotech Corp.	5605 N. MacArthur Blvd. Suite #1000 Irving, TX 75038	Group 1 - 83.65% Group 2 - 80.12% Group 3 - 79.58%	$3,146,220.00 $1,049,637.50 $ 247,254.12
GTS Technology Solutions, Inc.	9211 Waterford Centre Blvd. Suite #125 Austin, TX 78758	Group 1 - 65.29% Group 2 - 65.54% Group 3 - 67.89%	$3,713,820.00 $1,210,455.00 $ 234,750.00
Kforce, Inc.	1001 E. Palm Ave. Tampa, FL 33605	Group 1 - 84.57% Group 2 - 78.67% Group 3 - 79.92%	$2,892,750.00 $1,121,977.50 $ 236,307.00

PROPOSAL INFORMATION (continued)

Proposers	Address	Score	Amount
Smith Temporaries, Inc. dba CornerStone Staffing	1845 Woodall Rodgers Frwy. Suite #1000 Dallas, TX 75201	Group 1 - 63.06% Group 2 - 62.33% Group 3 - 60.33%	$3,188,404.65 $1,047,471.75 $ 267,089.16
Pinnacle Technical Resources, Inc.	5501 LBJ Frwy. Suite #600 Dallas, TX 75240	Group 1 - 46.35% Group 2 - No Bid Group 3 - 46.48%	$3,646,650.00 $ 276,900.00
Pyramid Consulting, Inc.	11100 Atlantis Place Alpharetta, GA 30022	Group 1 - 53.00% Group 2 - 51.31% Group 3 - 47.92%	$3,157,725.00 $1,062,600.00 $ 306,420.00
vTech Solution, Inc.	1100 H Street, N.W. Suite #450 Washington, DC 20005	Group 1 - 79.93% Group 2 - 72.64% Group 3 - 76.91%	$2,321,896.35 $ 853,668.30 $ 166,149.36
Cornerstone Staffing Solutions, Inc. dba RightStone	4975 Preston Park Blvd. Suite #550 West Plano, TX 75093	Group 1 - 77.29% Group 2 - 82.08% Group 3 - 77.77%	$3,719,550.00 $ 856,575.00 $ 235,620.00
Tasacom Technologies, Inc.	13151 Emily Road Suite #200 Dallas, TX 75240	Non-Responsive**	

**Tasacom Technologies, Inc. was deemed non-responsive due to not meeting specifications.

OWNERS

Sierra Infosys, Inc.

Sangeetha Kumar, President
Raghunathan Kumar, Vice President

Global Information Systems, Inc.

Sunitha Devabhaktuni, President
Prasad Devabhaktuni, Vice President
Sirisha Pinnamaneni, Secretary

February 28, 2018

WHEREAS, on October 22, 2014, City Council authorized a three-year service contract for temporary information technology professionals with EJES, Inc., Global Information Systems, Inc., and Sierra Infosys, Inc. by Resolution No. 14-1779; and

WHEREAS, on October 26, 2016, City Council authorized Supplemental Agreement No. 1 to increase the service contract for temporary information technology professionals with EJES, Inc., Global Information Systems, Inc., and Sierra Infosys, Inc. by Resolution No. 16-1729.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign **(1)** a three-year service contract for temporary information technology staffing with Sierra Infosys, Inc. (VS0000049977) in the amount of $2,929,125.00 and Global Information Systems, Inc. (VS0000050253) in the amount of $800,391.00; and **(2)** the City Manager is authorized to enter into a three-year program to obtain specialized temporary technical professionals through the use of cooperative purchasing with the Department of Information Resources and to enter into a contract or contracts with an entity on the approved vendor list in the amount of $2,285,992.80, approved as to form by the City Attorney, in a total amount not to exceed $6,015,508.80. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Sierra Infosys, Inc. and Global Information Systems, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Sierra Infosys, Inc. and Global Information Services, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,729,516.00 (subject to annual appropriations) to Sierra Infosys, Inc. and Global Information Systems, Inc. from Service Contract No. DSV-2018-00005231; and to disburse funds in an amount not to exceed 2,285,992.80 to contracted vendors on the DIR approved list for special niche skill contracts, subject to approval by the City Manager's Office.

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

AGENDA ITEM # 47

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Office of Procurement Services Department of Aviation
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390
MAPSCO:	34 E

SUBJECT

Authorize a three-year service contract, with two one-year renewal options, for a talent coordinator for Dallas Love Field Airport - In Depth Events, Inc., most advantageous proposer of three - Not to exceed $220,500 - Financing: Aviation Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide a talent coordinator for Dallas Love Field Airport. The talent coordinator recommends, arranges, and contracts musicians, program talent, and performances. Cultural institutions, organizations, educational institutions, and local artists will be hired to showcase their performing arts, including, music, theatre, and dance on the Live at Love Stage. The talent coordinator also provides sound engineering support for the Live at Love Stage.

The Live at Love Stage, part of the Love Field Performing Arts Program, was constructed for part of the Love Field Modernization Program to introduce new ways of engaging visiting airport customers. The Love Field Performing Arts Program focuses on presenting a range of diversity in performance, art, and culture for the traveling public.

BACKGROUND (continued)

A six member committee from the following departments reviewed and evaluated the qualifications:

- Department of Aviation (2)
- Department of Convention and Event Services (1)
- Park and Recreation Department (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)**

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondents on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30%
- Technical capability, experience, and qualifications 30%
- Staffing plan and approach 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,284 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

Aviation Current Funds - $220,500 (subject to annual appropriations)

M/WBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$220,500	Other Services	23.80%	0%	$0

- Met good faith effort

PROPOSAL INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BYZ1717. We opened them on October 27, 2017. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*In Depth Events, Inc.	100 Highridge Farms Rd. McKinney, TX 75069	84.75%	$ 220,500
Slate Venues, LLC	2701 Custer Pkwy. #905 Richardson, TX 75080	49.94%	$1,339,380
Ruby Weston, dba A Song for Any Occasion	9458 Olde Village Ct. Dallas, TX 75227	46.80%	$ 583,722

OWNER

In Depth Events, Inc.

Robert Chapman, President
Matthew Spencer, Vice President

February 28, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with In Depth Events, Inc. (VC16993), approved as to form by the City Attorney, for a talent coordinator for Dallas Love Field Airport for a term of three years, with two one-year renewal options, in an amount not to exceed $220,500. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to In Depth Events, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by In Depth Events, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $220,500 (subject to annual appropriations) to In Depth Events, Inc. from Service Contract No. AVI-2018-00005234.

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

AGENDA ITEM # 48

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services Department of Human Resources
CMO:	Elizabeth Reich, 670-7804 T.C. Broadnax, 670-3297
MAPSCO:	N/A

SUBJECT

Authorize a four-year service contract, with two one-year renewal options, to operate and manage employee on-site and off-site medical clinics – CareATC, Inc., most advantageous proposer of fifteen - Not to exceed $6,126,628 - Financing: Employee Benefits Current Funds (subject to annual appropriations)

BACKGROUND

This service contract will provide for the operation and management of on-site and off-site medical clinics.

This contract provides for an on-site clinic at City Hall for active employees, retirees and their dependents participating on the City's self-insured health plan. Employee health clinics are a cost-efficient way to provide employees access to primary care services. Due to the rising cost of healthcare expenses, some employees may delay or miss necessary health care services. This can lead to worsening of their health and, ultimately, even higher health care costs for the employee and the employer. Access to the clinics removes the financial barrier for primary care services.

A health clinic for active and retired first responders and their dependents will also be provided. This clinic will provide access to primary health care services for the more than 10,500 uniformed employees and their dependents on the City's self-insured health plan. The location of this clinic is still being determined.

The contract also provides access to CareATC's other clinics in the metroplex and throughout the United States.

BACKGROUND (continued)

The contract is scalable which allows the City to ramp up hours and access as utilization increases.

The clinics will provide primary care, disease management, and wellness services. Services are free to all plan members on the City's self-insured health benefit plan.

The goals and objectives of the clinics are to:

- Improve access to quality primary health care
- Provide convenient means to access health services
- Provide disease management and wellness services
- Promote the City's wellness program
- Reduce absenteeism

A six member committee from the following departments reviewed and evaluated the qualifications:

- Department of Human Resources (1)
- Fire-Rescue Department (1)
- Office of Risk Management (1)
- City Controller's Office (1)
- Office of Procurement Services (1)*
- Office of Business Diversity (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Overall approach and methodology 35%
- Program cost 30%
- Capability and expertise 20%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 721 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

BACKGROUND (continued)

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On December 12, 2012, City Council authorized a four-year service contract, with two one-year renewal options, with Concentra Health Services, Inc. to operate and manage an on-site medical clinic at City Hall by Resolution No. 12-2982.

On December 14, 2016, City Council authorized Supplemental Agreement No. 2 to exercise the first of two one-year renewal options to the service contract with Concentra Health Services, Inc. to continue to operate and manage an on-site medical clinic at City Hall and provide access to Concentra clinics within the Dallas Metroplex for the period January 1, 2017 through December 31, 2017, by Resolution No. 16-1992.

The Government Performance and Financial Management Committee will be briefed regarding this item on February 20, 2018.

FISCAL INFORMATION

Employee Benefits Current Funds - $6,126,628 (subject to annual appropriations)

Anticipated Costs

FY 2017-18 - $924,324
FY 2018-19 - $1,374,706
FY 2019-20 - $1,507,446
FY 2020-21 - $1,542,155
FY 2021-22 - $777,997

M/WBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$6,126,628	Other Services	23.80%	36%	$2,205,586

PROPOSAL INFORMATION

The Office of Procurement Services received 15 proposals in response to solicitation number BKZ1712 which were opened on May 12, 2017. An initial evaluation was conducted of the 15 proposals to select a short list of the two most viable solutions. Of the two short listed solutions, one response was fully negotiated. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Fully Negotiated Response

Proposer	Address	Score	Amount
*CareATC, Inc.	4500 S. 129th E. Ave. Suite 191 Tulsa, OK 74134	94.75%	$6,126,628

2 Short Listed Responses

CareATC, Inc.	4500 S. 129th E. Ave. Suite 191 Tulsa, OK 74134	94.75%
Premise Health Employer Solutions, LLC	5500 Maryland Way Suite 200 Brentwood, TN 37027	87.19%

Original 15 Responses

CareATC, Inc.	4500 S. 129th E. Ave. Suite 191 Tulsa, OK 74134	76.30%
Premise Health Employer Solutions, LLC	5500 Maryland Way Suite 200 Brentwood, TN 37027	69.78%
Concentra Health Services, Inc.	5080 Spectrum Dr. Suite 1200W Addison, TX 75001	67.45%
Cigna Onsite Health, LLC	900 Cottage Grove Rd. Bloomfield, CT 06002	67.14%

PROPOSAL INFORMATION (continued)

Proposer	**Address**	**Score**
In-House Physicians, SC	333 N. Randall Rd. St. Charles, IL 60174	60.75%
Baylor, Scott & White Health Texas Provider Network	8080 N. Central Expy. Suite 1700 Dallas, TX 75206	58.61%
Our Health, LLC	1 American Square Suite 2610 Indianapolis, IN 42282	57.16%
Quad/Med, LLC	N53 W24700 Corporate Cr. Sussex, WI 53089	55.67%
Medcor, Inc.	4805 Prime Pkwy. McHenry, IL 60050	53.22%
Methodist Hospitals of Dallas dba Methodist Health System	1441 N. Beckley Ave. Dallas, TX 75203	50.24%
Texas Health Resources	612 E. Lamar Blvd. Arlington, TX 76011	49.72%
HealthStat, Inc.	4651 Charlotte Park Dr. Suite 300 Charlotte, NC 28217	48.09%
WeCare TLC, LLC	120 International Pkwy. Suite 220 Lake Mary, FL 32746	47.71%
Physician Innovation Company, LLC dba StratiFi Health	6400 Pinecrest Dr. Suite 300 Plano, TX 75024	47.38%
Primary Health, Inc. dba CareNow	645 E. State Hwy. 121 Suite 600 Coppell, TX 75019	Non-Responsive**

**Primary Health, Inc. dba CareNow was deemed non-responsive due to not meeting specifications.

OWNER

CareATC, Inc.

Philip Kurtz, President
Paul Keeling, Vice President
Jay Jackson, Secretary

February 28, 2018

WHEREAS, on December 12, 2012, City Council authorized a four-year service contract, with two one-year renewal options, with Concentra Health Services, Inc. to operate and manage an on-site medical clinic at City Hall, in an amount not to exceed $2,388,052.00, by Resolution No. 12-2982; and

WHEREAS, on December 14, 2016, City Council authorized Supplemental Agreement No. 2 to exercise the first of two one-year renewal options to the service contract with Concentra Health Services, Inc. to continue to operate and manage an on-site medical clinic at City Hall and provide access to Concentra clinics with the Dallas Metroplex for the period January 1, 2017 through December 31, 2017, in an amount not to exceed $576,021.86, from $4,788,052.00 to $5,364,073.86, by Resolution No. 16-1992; and

WHEREAS, on November 29, 2017, Administrative Action No. 17-7246 authorized Supplemental Agreement No. 3 to the service contract with Concentra Health Services, Inc. to extend the contract term from January 1, 2018 to March 31, 2018.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with CareATC, Inc. (VS0000079555), approved as to form by the City Attorney, to operate and manage employee on-site and off-site medical clinics for a term of four years, with two one-year renewal options, in an amount not to exceed $6,126,628.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to CareATC, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by CareATC, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $6,126,628.00 (subject to annual appropriations) to CareATC, Inc. from Service Contract No. PER-2018-00005290.

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

AGENDA ITEM # 49

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	8, Outside City Limits
DEPARTMENT:	Office of Procurement Services Water Utilities Department
CMO:	Elizabeth Reich, 670-7804 Majed Al-Ghafry, 670-3302
MAPSCO:	79 C D 50A N

SUBJECT

Authorize a five-year service contract for maintenance and repair of the electrical transmission substations at the Southside Wastewater Treatment Plant and the Eastside Water Treatment Plant – Saber Power Services LLC, most advantageous proposer of four - Not to exceed $1,058,627 - Financing: Water Utilities Current Funds (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide for continued maintenance and repair of the electrical transmission substations at the Southside Wastewater Treatment Plant (SWWTP) and the Eastside Water Treatment Plant (EWTP). These substations provide critical electrical power needed by the plants in order to treat water for Water Utilities Department customers.

A seven member committee from the following departments reviewed and evaluated the qualifications:

- Department of Trinity Watershed Management (1)
- Water Utilities Department (2)
- Department of Equipment and Building Services (2)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)**

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

BACKGROUND (continued)

The committee selected the successful respondents on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30%
- Technical capability, experience, and qualifications 30%
- Staffing plan and approach 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,003 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

Water Utilities Current Funds - $1,058,626.26 (subject to annual appropriations)

Council District	Amount
8	$ 478,665.53
Outside of City Limits	$ 579,960.73
Total	$ 1,058,626.26

M/WBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

M/WBE INFORMATION (continued)

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,058,626.26	Other Services	23.8%	23.8%	$251,952.00

- This contract meets the M/WBE goal of 23.8%

PROPOSAL INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BUZ1715. We opened them on August 17, 2017. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*Saber Power Services LLC	9841 Saber Power Ln. Rosharon, TX 77583	89.40%	$1,058,626.26
Eaton Corporation	1000 Eaton Blvd. Cleveland, OH 44122	78.33%	$1,191,932.00
National Switchgear System North Texas, Inc. dba National Field Services	651 Franklin St. Lewisville, TX 75057	76.51%	$1,211,305.00
Shermco Industries, Inc.	2425 E. Pioneer Dr. Irving, TX 75061	74.95%	$1,268,570.00

OWNER

Saber Power Services LLC

Mike McDaniel, President
Bruce K. Cranfill, Vice President

February 28, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a service contract with Saber Power Services LLC (VS89018), approved as to form by the City Attorney, for maintenance and repair of the electrical transmission substations at the Southside Wastewater Treatment Plant and the Eastside Water Treatment Plant for a term of five years in an amount not to exceed $1,058,626.26. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Saber Power Services LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Saber Power Services LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,058,626.26 (subject to annual appropriations) to Saber Power Services LLC from Service Contract No. DWU-2018-0005162.

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

AGENDA ITEM # 50

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	Office of Procurement Services Department of Communication and Information Services
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390
MAPSCO:	N/A

SUBJECT

Authorize a six-year subscription contract for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management application - Workday, Inc., most advantageous proposer of eight - Not to exceed $20,296,345 - Financing: Communication and Information Services Current Funds (subject to annual appropriations)

BACKGROUND

This service contract will provide for the licensing, configuration, hosting, maintenance, and technical support for the replacement of the City's existing Human Resource (HR) and payroll system, which were implemented in 2001 and have reached end-of-life by the manufacturer. The new cloud based software-as-a-service system will fully integrate the City's HR recruitment, onboarding, payroll, and career development efforts.

The Human Capital Management (HCM) application/system will provide new and enhanced features, which include but are not limited to:

- Cloud Based Solution – Cloud-based technology; accessed over the Internet, and is scalable to meet future requirements demands
- Enhanced HR, Payroll, and Benefits Administration – Improved integration, efficiency, and accuracy; eliminates duplicative and outdated systems
- Software Compliance – The system is fully HITECH and HIPPA compliant, supported and warranted by the vendor for the full length of the subscription and any potential future extensions
- Replaces third party solutions and provides new functionality
- Talent Acquisition and Workforce Management
- Mobile Access – HCMS supports all smart devices and operating system platforms

BACKGROUND (continued)

The implementation of the new HCM application will provide the City with comprehensive enterprise Human Capital Management system.

A nine member committee from the following departments reviewed and evaluated the qualifications:

- Department of Human Resources (1)
- Department of Communication and Information Services (1)
- City Controller's Office (1)
- Fire-Rescue Department (1)
- Dallas Police Department (1)
- Civil Service (1)
- Office of Budget (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30 points
- Functional match to City requirements 20 points
- Technical match to City requirements 20 points
- Capability and expertise 15 points
- Business Inclusion and Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,341 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

Communication and Information Services Current Funds - $20,296,345.00 (subject to annual appropriations)

M/WBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$20,296,345.00	Other services	23.8%	23.81%	$1,656,789.00

- Prime met goal on service contract

PROPOSAL INFORMATION

The Office of Procurement Services received eight proposals in response to solicitation number BHZ1610 which were opened on July 8, 2016. An initial evaluation was conducted of the eight proposals to select a short list of the four most viable solutions. We recommend the City Council award this contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Fully Negotiated Responses

Proposers	Address	Score	Amount
*Workday, Inc.	6230 Stoneridge Mall Rd. Pleasanton, CA 94588	85.04%	$21,499,657.00
eVerge Group, LLC	4965 Preston Park Blvd. Suite 700 Plano, TX 75093	80.94%	$18,975,628.67
Applications Software Technology Corporation	1755 Park St. Naperville, IL 60563	79.86%	$18,663,831.92

PROPOSAL INFORMATION (continued)

4 Short Listed Responses

Proposers	Address	Score
Workday, Inc.	6230 Stoneridge Mall Rd. Pleasanton, CA 94588	74.04%
eVerge Group, LLC	4965 Preston Park Blvd. Suite 700 Plano, TX 75093	67.52%
Applications Software Technology Corporation	1755 Park St. Naperville, IL 60563	66.24%
Aspire HR, Inc.	5151 Belt Line Rd. Suite 1125 Dallas, TX 75254	64.25%

Original 8 Responses

Proposers	Address	Initial Score
eVerge Group, LLC	4965 Preston Park Blvd. Suite 700 Plano, TX 75093	74.58%
Workday, Inc.	6230 Stoneridge Mall Rd. Pleasanton, CA 94588	70.33%
Applications Software Technology Corporation	1755 Park St. Naperville, IL 60563	68.33%
Aspire HR, Inc.	5151 Belt Line Rd. Suite 1125 Dallas, TX 75254	62.71%
Stellar Services, Inc.	70 West 36th St. Suite 702 New York, NY 10018	54.33%

PROPOSAL INFORMATION (continued)

Proposers	**Address**	**Initial Score**
Cognizant Tech Solutions	211 Quality Cr. College Station, TX 77845	50.47%
Quintel-MC., Inc.	5910 S. University Blvd. C18-193 Greenwood Village, CO 80121	48.51%
The Ultimate Software Group, Inc.	2000 Ultimate Way Weston, FL 33326	47.85%

OWNER

Workday, Inc.

Phil Wilmington, President
Mark Peek, Co-President

February 28, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a subscription contract with Workday, Inc. (VC15306), approved as to form by the City Attorney, for the licensing, configuration, hosting, maintenance, and technical support for the replacement of a citywide Human Capital Management (HCM) application for a term of six years, in an amount not to exceed $20,296,345. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Workday, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Workday, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $20,296,345 (subject to annual appropriations) to Workday, Inc. from Service Contract No. POM-2018-00004864.

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

AGENDA ITEM # 51

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	10
DEPARTMENT:	Office of Procurement Services Office of Economic Development Park & Recreation Department
CMO:	Elizabeth Reich, 670-7804 Raquel Favela, 670-3309 Willis Winters, 670-4071
MAPSCO:	27 C D G H

SUBJECT

Authorize a six-month consultant contract for a market feasibility study and conceptual design services for a sports complex, recreational facilities, and ancillary development in the LBJ/Skillman Corridor - C.H. Johnson Consulting, Inc., most advantageous proposer of six - Not to exceed $55,665 - Financing: 2006 Bond Funds

BACKGROUND

This consultant contract will provide a market feasibility study and conceptual design services for a sports complex, recreational facilities, and ancillary development in the LBJ/Skillman Corridor. The objective of the study is to provide the City with data and information to identify community and regional sports related needs, the economic impact these facilities would have for Dallas, projected costs, at least three funding models, operating budgets, and market analysis. Furthermore, the study will deliver marketing materials which can be shared with government officials and potential partners.

A secondary objective of the market feasibility study is to provide conceptual designs and recommendations for phasing developments that could be supported given the feasibility study.

BACKGROUND (continued)

A seven member committee from the following departments reviewed and evaluated the qualifications:

- Office of Economic Development (2)
- Park and Recreation Department (1)
- Department of Transportation (1)
- Department of Planning and Urban Design (1)
- Dallas Area Rapid Transit (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Capability and experience 40%
- Functional/technical 20%
- Cost 30%
- Overall approach 10%

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,190 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services 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, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.37, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2018, the Park and Recreation Board authorized a six-month consultant contract with C. H. Johnson Consulting, Inc.

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

2006 Bond Funds - $55,665.00

M/WBE INFORMATION

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$55,665.00	Other Services	23.80%	0%	$0

- Met good faith effort

PROPOSAL INFORMATION

The Office of Procurement Services received the following proposals from solicitation number BYZ1708. We opened them on July 14, 2017. We recommend the City Council award this consultant contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*C.H. Johnson Consulting, Inc.	6 E. Monroe St., 5th Fl. Chicago, IL 60603	85.00%	$ 55,665.00
PROS Consulting, Inc.	201 S. Capitol Ave. Suite 505 Indianapolis, IN 46225	75.90%	$127,665.00
Conventions, Sports & Leisure International, LLC	One Cowboys Way Suite 325 Frisco, TX 75034	68.67%	$149,962.90
Victus Advisors, LLC	1389 Center Dr. Suite 200 Park City, UT 84098	68.04%	$ 86,200.00
AECOM Technical Services, Inc.	1950 N. Stemmons Frwy. Suite 6000 Dallas, TX 75207	53.59%	$168,400.00
Catalyst Commercial, Inc.	4245 N. Central Expy. Suite 265 Dallas, TX 75205	45.28%	$109,000.00

OWNER

C.H. Johnson Consulting, Inc.

Charles Johnson, President

February 28, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a consultant contract with C.H. Johnson Consulting, Inc. (VS0000025558), approved as to form by the City Attorney, for a market feasibility study and conceptual design services for a sports complex, recreational facilities, and ancillary development in the LBJ/Skillman Corridor for a term of six months, in an amount not to exceed $55,665. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to C.H. Johnson Consulting, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by C.H. Johnson Consulting, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $55,665 to C.H. Johnson Consulting, Inc. from Service Contract No. ECO-2018-00004966.

Fund	Department	Unit	Object	Encumbrance	Amount
9T00	PKR	P918	3070	ECO-2018-00004966	$55,665

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

AGENDA ITEM # 52

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services Department of Aviation Department of Code Compliance Department of Convention and Event Services Department of Dallas Animal Services Department of Equipment and Building Services Department of Public Works Department of Sanitation Services Fire-Rescue Department Housing & Neighborhood Revitalization Office of Cultural Affairs Park & Recreation Department Police Department Water Utilities Department
CMO:	Elizabeth Reich, 670-7804 Jody Puckett, 670-3390 Raquel Favela, 670-3309 Joey Zapata, 670-1204 Nadia Chandler Hardy, 670-1611 Majed Al-Ghafry, 670-3302 Jon Fortune, 670-1204 Willis Winters, 670-4071
MAPSCO:	N/A

SUBJECT

Authorize **(1)** a one-year master agreement for the purchase of **(a)** 549 pieces of fleet vehicles and equipment - Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741, Sam Pack's Five Star Ford in the amount of $7,336,461, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044, Holt Texas, LTD in the amount of $3,836,090, Chastang Ford in the amount of $3,503,450, BTE Body Co., Inc. in the amount of $1,121,466, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680, Grande Truck Center in the amount of $380,778, Bond Equipment in the amount of $273,429, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328, and Landmark Equipment in the amount of $154,388 through the Texas Association of School Boards; **(b)** 56 pieces of fleet vehicles and equipment - Siddons Martin

SUBJECT (continued)

Emergency Group, LLC in the amount of $7,548,946, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597, Sam Pack's Five Star Ford in the amount of $599,212, and Houston Freightliner, Inc. in the amount of $344,746 through the Houston-Galveston Area Council of Governments; **(c)** 89 pieces of fleet vehicles and equipment - Sam Pack's Five Star Ford in the amount of $2,914,138 through Texas SmartBuy; **(d)** 9 pieces of fleet vehicles - Southwest International Trucks, Inc. in the amount of $1,766,519 through the National Joint Power Alliance; and **(e)** 1 piece of equipment - East Texas Mack Sales, LLC in the amount of $264,125 through The Interlocal Purchasing System; **(2)** an increase in appropriations in the amount of $6,795,285, from $15,118,470 to $21,913,755 in the Sanitation Capital Improvement Fund; and **(3)** the establishment of appropriations in an amount not to exceed $6,180,911 in the Fleet Capital Purchase Fund - Total not to exceed $46,689,138 - Financing: General Funds ($3,652,545) Municipal Lease Agreement Funds ($20,214,617), Sanitation Capital Improvement Funds ($6,795,285), Fleet Capital Purchase Funds ($6,180,911), Sanitation Master Lease-Equipment Funds ($5,504,048), Water Utilities Current Funds ($2,047,899), Stormwater Drainage Management Capital Construction Funds ($1,424,332), Aviation Current Funds ($837,211), Convention and Event Services Current Funds ($23,140), and Equipment Services Current Funds ($9,150)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will allow for the purchase of a total of 704 fleet vehicles and equipment. 196 of these vehicles are SmartWay compliant vehicles. SmartWay is the Environmental Protection Agency Program for improving fuel efficiency and reducing greenhouse gases and air pollution. Various City departments will use vehicles and equipment for service delivery. Below is a list of the units:

- 10-12 cubic yard dump trucks - 31 (AVI - 3, DWU - 5, EBS - 6, PBW - 9, PKR - 2, TWM - 6)
- 20 cubic yard automated side loader refuse trucks - 2 (SAN)
- 20 cubic yard rear loader refuse trucks - 14 (SAN - 13, CCS - 1)
- 2-3 cubic yard refuse truck - 1 (PKR)
- 28 cubic yard rotoboom - 1 (CCS)
- 30 cubic yard rear loader refuse truck -1 (SAN)
- 5-6 cubic yard dump truck - 1 (PKR)
- Aerial trucks - 3 (DFD)
- Ambulances - 21 (DFD)
- Animal vans - 7 (DAS - 6, SAN - 1)
- Asphalt patch trucks - 3 (PBW)

BACKGROUND (continued)

- Box truck - 1 (SAN)
- Brush trucks - 14 (SAN - 10, CCS - 4)
- Bucket trucks - 6 (PKR - 3, EBS - 1, TRN - 1, AVI - 1)
- Bulldozers - 2 (SAN)
- Buses - 2 (PKR)
- Backhoe loader - 1 (SAN)
- Compact sport utility vehicles - 10 (DEV - 8, TRN - 2)
- Digger derrick trucks - 2 (PBW)
- Excavator - 1 (SAN)
- Forestry trucks - 2 (PKR)
- Front loader refuse truck - 1 (SAN)
- Marked squad cars - 122 (DPD)
- Medium/heavy duty trucks - 9 (DWU - 7, SAN - 2)
- Motor graders - 2 (SAN)
- Mowers - 2 (SAN)
- Pickups - 222 (AVI - 5, CCS - 4, CCT - 1, DFD - 1, DWU - 30, EBS - 16, HOU - 1, PBW - 21, PKR - 35, SAN - 12, DEV - 90, TWM - 6)
- Fire pumper trucks - 5 (DFD)
- Roll off trucks - 2 (SAN)
- Rotoboom trucks - 7 (SAN)
- Sedans - 116 (AVI - 2, DFD - 1, DPD - 101, EBS - 8, PBW - 1, SAN - 2, DEV - 1)
- Sewer cleaning truck - 1 (TWM)
- Sport utility vehicles - 6 (AVI - 2, DAS - 1, DWU - 3)
- Tactical sport utility vehicles - 27 (DPD)
- Tractors - 3 (SAN)
- Trailers - 16 (SAN)
- Transfer trucks - 7 (SAN)
- Vans - 29 (DPD - 3, DWU - 14, EBS - 6, HOU - 1, PBW - 1, OCA - 3, PKR - 1)
- Wheel loader - 1 (SAN)

Through this master agreement, the City will be replacing 111 vehicles and equipment. The City conducts an evaluation on vehicles and equipment using established criteria before replacement occurs. This evaluation includes life-to-date maintenance cost, recommended replacement mileage, and recommended replacement life. This purchase includes the replacement of 111 vehicles and 593 new units.

The Texas Association of School Boards (BuyBoard), Texas SmartBuy, Houston-Galveston Area Council of Governments (HGAC), National Joint Power Alliance (NJPA), and The Interlocal Purchasing System (TIPS) conform to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, BuyBoard, Texas SmartBuy, HGAC, NJPA, and TIPS receive bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council authorized a one-year master agreement for the purchase of two hundred seventy-two pieces of fleet and equipment; a one-year master agreement for the purchase of eight pieces of fleet equipment; and a one-year master agreement for the purchase of four pieces of fleet equipment by Resolution No. 13-0936.

On December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment; thirty-eight fleet vehicles and equipment; and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055.

On October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781.

On March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment; twenty fleet vehicles and equipment; and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478.

On June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231.

On December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment; one hundred eighty-one fleet vehicles; eighty-three Police fleet and equipment; and twenty-one fleet vehicles by Resolution No. 15-2199.

On May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment; four pieces of fleet vehicles; two pieces of fleet equipment; and two fleet vehicles by Resolution No. 16-0717.

On June 22, 2016, City Council authorized the purchase of twenty three pieces of fleet vehicles and equipment; one pumper truck; and one excavator with mower attachment by Resolution No. 16-1053.

On September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue by Resolution No. 16-1551.

On January 25, 2017, City Council authorized the purchase of 85 pieces of fleet equipment; 157 fleet vehicles and equipment; 107 fleet vehicles; and 2 pieces of fleet equipment by Resolution No. 17-0181.

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

On September 27, 2017, City Council authorized the purchase of 15 pieces of fleet equipment; 13 pieces of fleet vehicles and equipment; 2 pieces of fleet vehicles and equipment; and 3 pieces of fleet vehicles by Resolution No. 17-1528.

The Government Performance & Financial Management Committee will receive this item for consideration on February 20, 2018.

FISCAL INFORMATION

General Funds - $3,652,545.47
Municipal Lease Agreement Funds - $20,214,617.00
Sanitation Capital Improvement Funds - $6,795,285.00
Fleet Capital Purchase Funds - $6,180,911.00
Sanitation Master Lease-Equipment Fund - $5,504,048.00
Water Utilities Current Funds - $2,047,899.00
Stormwater Drainage Management Capital Construction Funds - $1,424,331.73
Aviation Current Funds - $837,211.00
Convention and Event Services Current Funds - $23,139.33
Equipment Services Current Funds - $9,150.00

OWNERS

Austin Truck & Equipment, LTD dba Freightliner of Austin

Jay Hendrix, President
Carlton Hempel, Vice President

Sam Pack's Five Star Ford

Sam Pack, President

Freedom Dodge dba Duncanville Automotive

Frank Stinson, President
Matt Stinson, Vice President
Alissa Hillhouse, Secretary
John Rowe, Treasurer

Holt Texas, LTD

Allyn L. Archer, President
Peter M. Holt, Chief Executive Officer
Michael Puryear, General Council
Paul C. Hensley, Vice President Finance

OWNERS (continued)

Chastang Ford

Joseph Chastang, President
Patrick Chastang, Vice President
Steve Bobo, Secretary

BTE Body Co., Inc.

Brian Bruckner, President
Chris Bruckner, Vice President
Wesley Lawhorn, Secretary

Freedom Chevrolet dba Duncanville Automotive

Frank Stinson, President
Matt Stinson, Vice President
Alissa Hillhouse, Secretary
John Rowe, Treasurer

Grande Truck Center

Dick Keck, President
David Keck, Treasurer

Bond Equipment

James Andrew Bond, President
Richard Allen Bond, Vice President
Elizabeth Ann Bond, Secretary

Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty

W.M. “Rusty” Rush, President
Derrek R. Weaver, Vice President

Landmark Equipment

Michael Lyle, President
Gary Lyle, Vice President
Marla Lyle, Secretary
Kimberly Chambers, Treasurer

OWNERS (continued)

Siddons Martin Emergency Group, LLC

Patrick Siddons, President
Kirk Givler, Vice President
Jeffrey Keiser, Secretary

Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales

Brad Hudson, President

Houston Freightliner, Inc.

Bob Garwood, President
Rick Stewart, Vice President
John Ellsworth, Treasurer

Southwest International Trucks, Inc.

Russ Trimble, President
Sid Stewart, Vice President
Jane Roth, Secretary

East Texas Mack Sales, LLC

Bill Bankston, President
Andrew Bankston, Vice President
Joseph Kennedy, Secretary

February 28, 2018

WHEREAS, on December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment; thirty-eight fleet vehicles and equipment; and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055; and

WHEREAS, on October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781; and

WHEREAS, on March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment; twenty fleet vehicles and equipment; and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478; and

WHEREAS, on June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231; and

WHEREAS, on December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment; one hundred eighty-one fleet vehicles; eighty-three Police fleet and equipment; and twenty-one fleet vehicles by Resolution No. 15-2199; and

WHEREAS, on May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment; four pieces of fleet vehicles; two pieces of fleet equipment; and two fleet vehicles by Resolution No. 16-0717; and

WHEREAS, on June 22, 2016, City Council authorized the purchase of twenty three pieces of fleet vehicles and equipment; one pumper truck; and one excavator with mower attachment by Resolution No. 16-1053; and

WHEREAS, on September 28, 2016, City Council Authorized the purchase of four fleet vehicles for Fire-Rescue by Resolution No. 16-1551; and

WHEREAS, on January 25, 2017, City Council authorized the purchase of 85 pieces of fleet equipment; 157 fleet vehicles and equipment; 107 fleet vehicles; and 2 pieces of fleet equipment by Resolution No. 17-0181; and

WHEREAS, on September 27, 2017, City Council authorized the purchase of 15 pieces of fleet equipment; 13 pieces of fleet vehicles and equipment; 2 pieces of fleet vehicles and equipment; and 3 pieces of fleet vehicles by Resolution No. 17-1528.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a master agreement for the purchase of **(a)** 549 pieces of fleet vehicles and equipment is authorized with Austin Truck & Equipment, LTD dba Freightliner of Austin (VC14977) in the amount of $7,739,741.00, Sam Pack's Five Star Ford (113696) in the amount of $7,336,460.78, Freedom Dodge dba Duncanville Automotive (VS0000077189) in the amount of $3,915,044.00, Holt Texas, LTD (506724) in the amount of $3,836,090.00, Chastang Ford (VS0000011688) in the amount of $3,503,450.00, BTE Body Co., Inc. (VS0000069486) in the amount of $1,121,466.00, Freedom Chevrolet dba Duncanville Automotive (VS0000077188) in the amount of $534,680.00, Grande Truck Center (VS0000030980) in the amount of $380,778.00, Bond Equipment (VS0000047605) in the amount of $273,429.00, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty (VS0000078878) in the amount of $259,328.00, and Landmark Equipment (025326) in the amount of $154,388.00 through the Texas Association of School Boards; **(b)** 56 pieces of fleet vehicles and equipment is authorized with Siddons Martin Emergency Group, LLC (VS90252) in the amount of $7,548,946.00, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales (VS89396) in the amount of $4,196,597.00, Sam Pack's Five Star Ford (113696) in the amount of $599,212.00, and Houston Freightliner, Inc. (518741) in the amount of $344,745.75 through the Houston Galveston Area of Council; **(c)** 89 pieces of fleet vehicles and equipment is authorized with Sam Pack's Five Star Ford (113696) in the amount of $2,914,138.00 through Texas SmartBuy; **(d)** 9 pieces of fleet vehicles is authorized with Southwest International Trucks, Inc. (003940) in the amount of $1,766,519.00 through the National Joint Power Alliance; and **(e)** 1 piece of equipment is authorized with East Texas Mack Sales, LLC (VS88669) in the amount of $264,125.00 through The Interlocal Purchasing System for a term of one year, in a total amount not to exceed $46,689,137.53, approved as to form by the City Attorney.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for 704 fleet vehicles and equipment. If a written contract is required or requested for any or all purchases of 704 fleet vehicles and equipment under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute the contract, approved as to form by the City Attorney.

SECTION 3. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $46,689,137.53 to Austin Truck & Equipment, LTD dba Freightliner of Austin, Sam Pack's Five Star Ford, Freedom Dodge dba Duncanville Automotive, Holt Texas, LTD, Chastang Ford, BTE Body Co., Inc., Freedom Chevrolet dba Duncanville Automotive, Grande Truck Center, Bond Equipment, Landmark Equipment, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty, Siddons Martin Emergency Group, LLC, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales, Houston Freightliner, Inc., Southwest International Trucks, Inc., and East Texas Mack Sales, LLC from Master Agreement Nos. POM-2018-00005215 and POM-2018-00005433.

SECTION 5. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $6,795,285.00, from $15,118,470.00 to $21,913,755.00 in the Sanitation Capital Improvement Fund, Fund 0593, Department SAN, Unit P309, Object 4740.

SECTION 6. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $6,180,911.00 in the Fleet Capital Purchase Fund 0796, Department EBS, Unit W255, Object 4740.

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

AGENDA ITEM # 53

STRATEGIC PRIORITY:	Human and Social Needs
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Strategic Partnerships & Government Affairs Department of Planning and Urban Design Department of Transportation Library Office of Community Care
CMO:	Kimberly Bizor Tolbert, 670-3302 Raquel Favela, 670-3309 Majed Al-Ghafry, 670-3302 Joey Zapata, 670-1204 Nadia Chandler Hardy, 670-1611
MAPSCO:	N/A

SUBJECT

Authorize **(1)** acceptance of four grants from KaBOOM! Inc., funded by Target Inc. for the KaBOOM! Play Everywhere Challenge Grant to create play spaces through the City of Dallas in the total amount of $69,000 for the following projects: Skyline Terrace-Sidewalk Sport Scape, K.B. Polk Play Scape, West Dallas Multi-Purpose Center Play Scape, and J. Erik Jonsson Library Plaza Playtime for the period March 1, 2018 through August 31, 2018; **(2)** receipt and deposit of grant funds in an amount not to exceed $69,000 into four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; **(3)** establishment of appropriations in an amount not to exceed $69,000 in four KaBOOM! Inc. Grant Funds: $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund; $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund; $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund; and $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund; and **(4)** execution of the grant agreements - Total not to exceed $69,000 - Financing: KaBOOM! Inc. Grant Funds

BACKGROUND

KaBOOM! Inc. is a nonprofit organization based in Washington, D.C. dedicated to bringing balanced and active play into the daily lives of all kids, particularly those growing up in poverty in America.

BACKGROUND (continued)

In order to achieve this goal, KaBOOM! and Target Inc. have teamed up to create the Play Everywhere Challenge grant program, aimed at introducing play into the daily lives of children in unconventional spaces such as vacant lots, sidewalks, bus stops, and more. Projects can be as simple as painting a hopscotch court on the sidewalk or installing signs challenging kids to perform specific activities, like hopping like a frog or doing jumping jacks.

Each round of Challenge funding targets specific cities throughout the country. The 2017 round was open to applicants in Dallas, Atlanta, Houston, and Miami. The City of Dallas has been awarded four awards under the 2017 Challenge.

Project 1: Skyline Terrace-Sidewalk Sport Scape ($5,000) - This project will create sidewalk play areas near bus stops in the Skyline Terrace Neighborhood Plus Target Area. It is estimated that over 5,000 youth from the Skyline Branch Library, Edna Rowe and Guzick Elementary Schools, and nearby apartment complexes will have regular access to the play areas. The project will be implemented by the Department of Transportation.

Project 2: K.B. Polk Play Scape ($15,000) - This project will create interactive sidewalk art around the K.B. Polk Recreation Center in the Elm Thicket neighborhood near Love Field. It is estimated that approximately 700 youth from the Recreation Center, nearby K.B. Polk Elementary School, and the surrounding neighborhoods will have regular access to the play areas. The project will be implemented by the Department of Transportation.

Project 3: West Dallas Multipurpose Center Play Scape ($24,000) - This project will create an outdoor play space at the West Dallas Multipurpose Center. It is estimated that over 11,000 youth visiting the Multipurpose Center and from the nearby Dallas West Branch Library will have regular access to the play area. The project will be implemented by the Office of Community Care.

Project 4: J. Erik Jonsson Library Plaza Playtime ($25,000) - This project will create interactive art on the plaza of the J. Erik Jonsson Central Library. It is estimated that nearly 8,500 youth will have access to the play area as they visit the library itself or vital statistics on the first floor. The project will be implemented by the Dallas Public Library.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Human and Social Needs Committee on February 20, 2018.

FISCAL INFORMATION

KaBOOM! Inc. Grant Funds - $69,000

February 28, 2018

WHEREAS, KaBOOM! Inc. has awarded the City of Dallas grant funds to introduce elements of play in unconventional spaces throughout the City of Dallas; and

WHEREAS, it is recommended that the City Manager be authorized to accept the grant funds in an amount not to exceed $69,000 for the period March 1, 2018 through August 31, 2018.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept four grants from KaBOOM! Inc. funded by Target Inc. for the KaBOOM! Play Everywhere Challenge Grant to create play spaces through the City of Dallas in the amount of $69,000 for the following projects: Skyline Terrace-Sidewalk Sport Scape, KB Polk Play Scape, The Multi-Purpose Play Scape, and Plaza Playtime for the period March 1, 2018 through August 31, 2018; and sign the grant agreements, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund, Fund P125, Department TRN, Unit 3578, Revenue Code 8411.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $5,000 in the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund, Fund P125, Department TRN, Unit 3578, Object 3099.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $5,000 from the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Fund, Fund P125, Department TRN, Unit 3578, Object 3099.

SECTION 5. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund, Fund P126, Department TRN, Unit 3579, Revenue Code 8411.

SECTION 6. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $15,000 in the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund, Fund P126, Department TRN, Unit 3579, Object 3099.

SECTION 7. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $15,000 from the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Fund, Fund P126, Department TRN, Unit 3579, Object 3099.

SECTION 8. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund, Fund P127, Department MGT, Unit 3583, Revenue Code 8411.

SECTION 9. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $24,000 in the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund, Fund P127, Department MGT, Unit 3583, Object 3099.

SECTION 10. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $24,000 from the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Fund, Fund P127, Department MGT, Unit 3583, Object 3099.

SECTION 11. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund, Fund P128, Department LIB, Unit 3584, Revenue Code 8411.

SECTION 12. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $25,000 in the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund, Fund P128, Department LIB, Unit 3584, Object 3099.

SECTION 13. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $25,000 from the KaBOOM! Play Everywhere Grant-Plaza Playtime Fund, Fund P128, Department LIB, Unit 3584, Object 3099.

SECTION 14. That the City Manager is hereby authorized to reimburse to the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 15. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 16. That the contract for the KaBOOM! Play Everywhere Grant-Skyline Terrace-Sidewalk Project is designated as Contract No. TRN-2018-00005527.

SECTION 17. That the contract for the KaBOOM! Play Everywhere Grant-KB Polk Play Scape Project is designated as Contract No. TRN-2018-00005528.

SECTION 18. That the contract for the KaBOOM! Play Everywhere Grant-Multi-Purpose Play Scape Project is designated as Contract No. MGT-2018-00005524.

SECTION 19. That the contract for the KaBOOM! Play Everywhere Grant-Plaza Playtime Project is designated as Contract No. LIB-2018-00005529.

SECTION 20. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 54

STRATEGIC PRIORITY:	Quality of Life Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	7
DEPARTMENT:	Park & Recreation Department Office of Economic Development
CMO:	Willis Winters, 670-4071 Raquel Favela, 670-3309
MAPSCO:	46 Q

SUBJECT

Authorize a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas Public/Private Partnership Program - Not to exceed $800,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

The first Cotton Bowl collegiate game was held on January 1, 1937 at the Cotton Bowl Stadium with the Texas Christian University Horned Frogs defeating the Marquette Golden Avalanche, 16-6. A bowl game has been held at the Cotton Bowl Stadium each year since, except in 2010. The Cotton Bowl Stadium has hosted more bowl games than any other stadium in the United States, with the exception of the Rose Bowl.

On November 14, 2012, the City of Dallas (City) and the Heart of Dallas, a Texas non-profit corporation, entered into a Chapter 380 Economic Development Grant Agreement. Under the authority of Chapter 380 of the Texas Local Government Code (the "Act), the City has made grants of public money to: (1) promote local economic development and (2) stimulate business and commercial activity in the City; more particularly within the South Dallas/Fair Park area. The City desired to provide an economic incentive to the Heart of Dallas to bring teams from the Big Ten, Big 12, or Conference USA to play in an annual bowl game at Cotton Bowl Stadium which would also help promote development and diversification of the economy, elimination of unemployment and underemployment and development and expansion of commerce.

BACKGROUND (continued)

The Heart of Dallas expressed a commitment to contract with the City to host bowl games with specified National Collegiate Athletic Association (NCAA) football conferences and in consideration for the completion and compliance of said functions, the City committed to make an economic development grant to the Heart of Dallas of $400,000, renewed for up to five additional 12-month periods and subject to annual approval and appropriation by the City Council and continued statutory authorization of the incentive under the Act.

In 2013, ESPN Production Inc. (ESPN) took over management and operation of the Plains Capital Heart of Dallas Bowl and in 2014 Zaxby's became the title sponsor. On December 26, 2017, the final bowl game was played under the Chapter 380 Economic Development Grant Agreement between the City and Heart of Dallas/ESPN.

According to Visit Dallas, the bowl game between Utah and West Virginia on December 26, 2017 had an economic impact of $7,024,513. The bowl game between Army and North Texas on December 27, 2016 had a total economic impact of $5,903,619 and the bowl game between Louisiana Tech and Illinois played on December 26, 2014 had an economic impact of $14,890,630.

Via a separate agreement, the Heart of Dallas/ESPN has two years remaining in a six-year partnership agreement with the Big 12 (seventh selection), Big Ten (ninth selection) and Conference USA. Remaining matchups include Conference USA versus Big Ten in 2018 and Conference USA versus Big 12.

On November 2, 2017, the Park and Recreation Board was briefed on the history of the bowl games and future Chapter 380 Economic Development Grant Agreement funding options. Staff is recommending that a new two-year funding agreement be pursued as a shorter term would result in better aligning of City interests with contract terms of any new agreement between ESPN and the college conferences.

The proposed Chapter 380 Economic Development Grant Agreement is subject to the following key terms:

1. The grant shall be payable in two installments of $400,000 each in December 2018 and December 2019

    - The first installment will be payable in December 2018 upon completion and verification of ESPN bringing teams in from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park to promote with the City of Dallas, and in particular within the South Dallas/Fair Park area that will promote development and diversification of the economy; elimination of unemployment and underemployment; and development and expansion of commerce

BACKGROUND (continued)

- The second installment will be payable in December 2019 upon completion and verification of ESPN bringing teams in from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park to promote with the City of Dallas, and in particularly within the South Dallas/Fair Park area that will promote development and diversification of the economy; elimination of unemployment and underemployment; and development and expansion of commerce

2. ESPN shall contract with the City to host bowl games at the Cotton Bowl Stadium with specified NCAA football conferences in 2018 and 2019
3. ESPN shall organize and manage advertising, broadcasting, news media, promotional activities and other such related game functions
4. The grant shall renew each year for up to one additional 12-month period, subject to approval and appropriation by the City Council
5. Continued statutory authorization of this incentive under the Act
6. ESPN shall host the annual bowl game at Cotton Bowl Stadium at Fair Park in December 2018 and December 2019

Pursuant to the City's Public/Private Partnership (PPP) Program, Guidelines and Criteria (effective for the period of January 1, 2018 through December 31, 2018) the project does not meet the minimum eligibility requirements for a non-target area. Notwithstanding, the project represents a unique economic development opportunity and, as such is considered a “Non-Conforming Project” pursuant to the PPP Program. As a Non-Conforming Project, the proposed Grant requires approval by a three-fourths vote of the Dallas City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 14, 2012, City Council authorized an economic development grant agreement with The HOFD, Incorporated pursuant to the City's Public/Private Partnership Program for participating universities from the Big Ten, Big 12 or Conference USA subject to the annual New Year’s Day Bowl Game at the Cotton Bowl, by Resolution No. 12-2785.

On November 2, 2017, the Park and Recreation Board was briefed on the history of the bowl games and future Chapter 380 Economic Development Grant Agreement funding options.

On February 1, 2018, the Park and Recreation Board authorized staff to work with the Office of Economic Development to seek the reauthorization of a Chapter 380 Economic Development Grant Agreement with ESPN and for staff to seek additional match funding sources, specifically the Tourism Public Improvement District.

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

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - $800,000 (subject to annual appropriations)

February 28, 2018

WHEREAS, under the authority of Chapter 380 of the Texas Local Government Code, the City of Dallas has made grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas, and more particularly within the South Dallas/Fair Park area; and

WHEREAS, on November 14, 2012, City Council authorized an economic development grant with The HOFD, Incorporated to bring teams from the Big Ten, Big 12 or Conference USA to play their annual New Year's Day bowl game at the Cotton Bowl Stadium at Fair Park, by Resolution No. 12-2785; and

WHEREAS, holding the games at the Cotton Bowl Stadium, along with advertising, broadcasting, news media, and promotion activities related to the Heart of Dallas Bowl game, attracts tourists to the City and Fair Park, increases business opportunities throughout the City, and portrays the City in a positive fashion; and

WHEREAS, in 2013, ESPN Production Inc. (ESPN) took over management and operation of the Plains Capital Bank Heart of Dallas Bowl and in 2014 Zaxby's became the title sponsor of the Bowl; and

WHEREAS, on December 14, 2016, City Council adopted a new Public/Private Partnership Program Guidelines and Criteria for the period of January 1, 2017 through December 31, 2018, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation by Resolution No. 16-1984; and

WHEREAS, according to Visit Dallas, the bowl game on December 26, 2017 between Utah and West Virginia had an economic impact of $7,024,513, the bowl game on December 27, 2016 between Army and North Texas had a total economic impact of $5,903,619; and the bowl game on December 26, 2014 between Louisiana Tech and Illinois had an economic impact of $14,890,630; and

WHEREAS, ESPN has expressed a commitment to contract with the City of Dallas to host bowl games at the Cotton Bowl Stadium with specified football conferences in December 2018 and December 2019 in exchange for certain considerations; and

WHEREAS, on February 1, 2018, the Park and Recreation Board authorized staff to proceed working with the Office of Economic Development to seek reauthorization of a Chapter 380 Economic Development Grant Agreement with ESPN in an amount not to exceed $800,000 in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas' Public/Private Partnership Program.

SECTION 2. That the City Manager is hereby authorized to provide annual funding beginning 2018 through 2019, in the amounts as set forth in SECTION 4 below, subject to the games being played at the Cotton Bowl Stadium and annual appropriation of funding by the City Council.

SECTION 3. That the President of the Park and Recreation Board and the City Manager, are hereby authorized to execute a Chapter 380 Economic Development Grant Agreement with ESPN, approved as to form by the City Attorney.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds to ESPN Production Inc. in an amount not to exceed $800,000 from General Fund, Fund 0001, Agency PKR, Unit 5208, Object 3099, Vendor VC18227, subject to annual appropriations.

SECTION 5. That this contract is designated as Contract No. PKR-2018-00005409.

SECTION 6. That the commitments for funding set forth in this resolution shall be terminated by the City Manager, without liability in the event of non-appropriation of such subsequent funding by the City Council; provided, however, the City Manager is hereby authorized to include such funding in the proposed budget submissions to the City Council.

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

AGENDA ITEM # 55

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14
DEPARTMENT:	Park & Recreation Department
CMO:	Willis Winters, 670-4071
MAPSCO:	Various

SUBJECT

Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District for shared access of campus grounds after school hours and weekends - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)

BACKGROUND

Currently, approximately only half of Dallas residents live within a ten minute walk of a park. Throughout Dallas, there are areas that are highly deficient in open space. A strategy utilized nationally to increase resident access to park and open space is to partner with schools to make their campuses available for resident use after school hours and weekends. By partnering with multiple school districts including Dallas Independent School District (DISD), the City will be able to fill many gaps in service without the need to acquire new park land.

There are two primary deal points in the agreement. First, DISD will formally allow neighborhood resident access to the campuses after school hours and weekends. Second, DISD and the City will partner on capital improvements subject to funding availability of both parties. It is anticipated that the primary improvements will be playground enhancements. DISD will provide new play equipment and the City will provide a subsurface drainage system, concrete containment edge and an Americans with Disabilities Act accessible walkway, if one is not present. Any capital improvements completed under the agreement will be maintained by the City and owned by DISD.

On February 14, 2018, City Council approved an Interlocal Agreement with Richardson Independent School District for shared access of campus grounds after school and weekends. The City is seeking grant opportunities for capital improvements, which will be funded and procured in future, separate authorizations.

BACKGROUND (continued)

The agreement will cover the following 25 schools:

School Name	Council District
Leila P. Cowart Elementary School	1
L.O. Donald Elementary School	1
John H. Reagan Elementary School	1
Arturo Salazar Elementary School	1
Sam Houston Elementary School	2
Esperanza Hope Medrano Elementary	2
Alex W. Spence Middle Learning Center & Talented/Gifted Academy	2
Anson Jones Elementary School	3
John Leslie Patton Jr. Academic Center	4
Boude Storey Middle School	4
John Ireland Elementary School	5
David G. Burnet Elementary School	6
Francisco F. Pancho Medrano Middle School	6
S.S. Conner Elementary School	7
Frank Guzick Elementary School	7
Harold Wendell Lang Sr. Middle School	7
C.A. Tatum Jr. Elementary School	7
Frederick Douglass Elementary School	8
Reinhardt Elementary School	9
Anne Frank Elementary School	11
Tom C. Gooch Elementary School	13
Jill Stone At Vickery Meadow Elementary School	13
Jack Lowe Sr. Elementary School	13
Dan D. Rogers Elementary School	14
Stonewall Jackson Elementary School	14

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 18, 2017, the Park and Recreation Board was briefed on this item.

On January 4, 2018, the Park and Recreation Board deferred this item.

On February 1, 2018, the Park and Recreation Board authorized a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District.

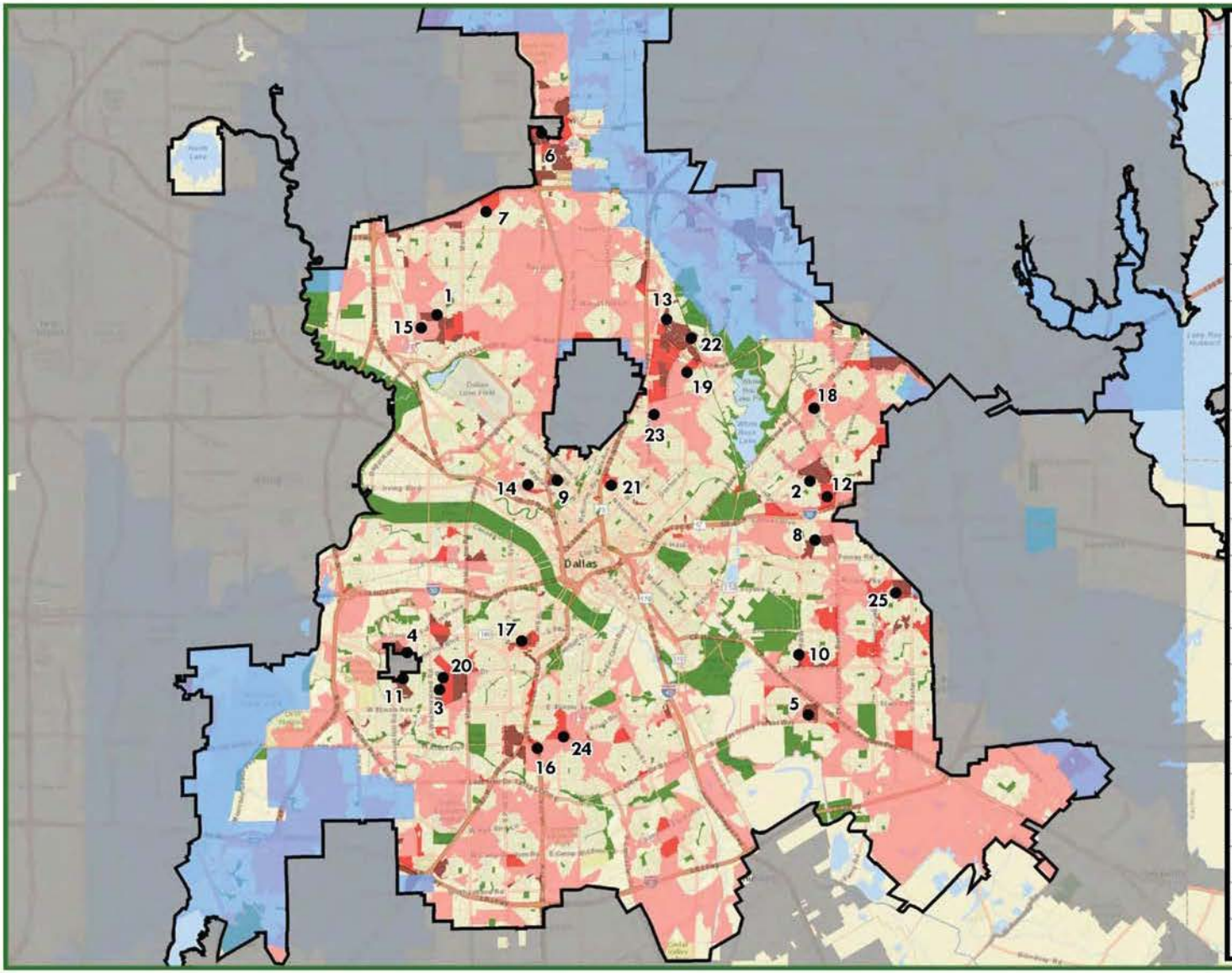
Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

This action has no cost consideration to the City. In the event that both parties choose to make capital improvements to a campus and subject to funding availability, the anticipated cost of a subsurface drainage system, concrete containment edge and an Americans with Disabilities Act accessible walkway per school playground, if not present, ranges between $25,000 and $50,000 depending upon existing site conditions.

MAP

Attached



ID	DISD Campus	Type	CD	BOT
1	Burnet	ES	6	8
2	Conner	ES	7	3
3	Cowart	ES	1	7
4	Donald	ES	1	7
5	Douglass	ES	8	9
6	Frank	ES	11	1
7	Gooch	ES	13	1
8	Guzick	ES	7	9
9	Houston	ES	2	8
10	Ireland	ES	5	4
11	Jones	ES	3	7
12	Lang	MS	7	9
13	Lowe Sr	ES	13	3
14	Medrano	ES	2	8
15	Medrano	MS	6	8
16	Patton	ES	4	6
17	Reagan	ES	1	7
18	Reinhardt	ES	9	3
19	Rogers	ES	14	2
20	Salazar	ES	1	7
21	Spence	ES	2	8
22	Stone	ES	13	3
23	Stonewall Jackson	ES	14	2
24	Storey	MS	4	6
25	Tatum	ES	7	9

0 1.25 2.5 5 7.5 Miles

Dallas Park & Recreation

Dallas Independent School District
Dallas Park and Recreation Department
Partnership Campuses

N

February 28, 2018

WHEREAS, a national best practice is for park systems to partner with school districts to increase the availability of park land and open space to residents; and

WHEREAS, the City of Dallas has joined the Trust for Public Land's ten minute walk initiative to ensure as many residents as possible have access to a park or open space within a ten minute or 0.5 mile walk of their home; and

WHEREAS, the City of Dallas and Dallas Independent School District (DISD) desire to enter into a ten-year Interlocal Agreement, with two five-year renewal options, for shared access of campus grounds after school hours and weekends and to partner on capital improvements subject to funding availability; and

WHEREAS, any capital improvements to the school campuses completed under this agreement will be maintained by the City and owned by DISD.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District, approved as to form by the City Attorney, for shared access of campus grounds after school hours and weekends.

SECTION 2. That this contract is designated as Contract No. PKR-2018-00005277.

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

AGENDA ITEM # 56

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	Outside City Limits
DEPARTMENT:	Park & Recreation Department
CMO:	Willis Winters, 670-4071
MAPSCO:	50 E F J K

SUBJECT

Authorize a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm, located at 100 US Highway 80E, Mesquite, Texas 75149 – Financing: No cost consideration to the City

BACKGROUND

The City, through the Park and Recreation Department, maintains Samuell Farm that is approximately 609 acres in size. Dallas Zoo Management (DZM) shall construct a two-acre breeding facility that will sit on approximately five acres of land near the west/southwest corner of Samuell Farm.

Obligation of the City of Dallas includes the following:

1. Provide approximately five acres of land for use by DZM.

Obligations of DZM include the following:

1. The term of the contract is for ten years with two, five-year renewal options and allows the City to terminate on a 90-day notice.
2. DZM shall develop, construct, operate, and maintain the breeding facility.
3. DZM, at its sole cost, shall undertake the development of the premises as approved by the Park and Recreation Director or designee.
4. DZM shall provide educational and outreach programs to the public including schools and other groups, to present the conservation message about this endangered species.
5. DZM shall pay for all utilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2018, the Park and Recreation Board authorized a ten-year agreement development and maintenance with two, five-year renewal options with Dallas Zoo Management.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Dallas Zoo Management (DZM) desire to enter into a ten-year development and maintenance agreement, with two, five-year renewal options, for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm located at 100 US Highway 80E, Mesquite, Texas 75149; and

WHEREAS, the City shall provide approximately five acres of land for use by DZM; and

WHEREAS, DZM shall develop, construct, operate and maintain this whooping crane breeding facility at its sole cost.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management, approved as to form by the City Attorney, for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm located at 100 US Highway 80E, Mesquite, Texas 75149.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management, approved as to form by the City Attorney.

SECTION 3. That the duration of the agreement will be for a term of ten years with two, five-year renewal options.

SECTION 4. That this contract is designated as Contract No. PKR-2018-00005422.

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

AGENDA ITEM # 57

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	3
DEPARTMENT:	Park & Recreation Department
CMO:	Willis Winters, 670-4071
MAPSCO:	61B L M

SUBJECT

Authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, construction procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park located at 6900 Grady Niblo Road - Not to exceed $103,310, from $229,207 to $332,517 - Financing: 2006 Bond Funds ($4,745) and 2017 Bond Funds ($98,565)

BACKGROUND

The original professional services contract with Marcel Quimby Architecture Preservation, Inc. was authorized by City Council on September 13, 2006 for an archaeological survey, historic structures report, Historic American Building Survey, park development plan and the preparation of a City of Dallas Landmark Designation report for Grady Niblo/Sharrock property located at the southwest corner of Grady Niblo Road and Kiwanis Road, in an amount not to exceed $101,532.63, by Resolution No. 06-2375.

On April 6, 2007, Administrative Action No. 07-1222 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract from Marcel Quimby Architecture Preservation, Inc. to the new firm of Quimby McCoy Preservation Architecture, LLP.

On August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for survey, landscape architecture and structural services for a construction document package for bidding for further State and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed $74,385.00, increasing the contract amount from $101,532.63 to $175,917.63, by Resolution No. 12-1911.

BACKGROUND (continued)

On January 30, 2013, Administrative Action No. 13-0142 authorized Supplemental Agreement No. 3 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for surveyor services for the identification of possible land acquisitions and for identification of boundaries of the historical site for a State Historical marker and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed $9,450.00, increasing the contract amount from $175,917.63 to $185,367.63.

On June 28, 2017, Administrative Action No. 17-0797 authorized Supplemental Agreement No. 4 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for architectural, civil engineering, landscape architecture and archaeological services at Sharrock-Niblo Park, in an amount not to exceed $43,839.00, increasing the contract amount from $185,367.63 to $229,206.63.

This action will authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn structure at the future Sharrock-Niblo Park, in an amount not to exceed $103,310.00, increasing the contract amount from $229,206.63 to $332,516.63.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2018
Complete Design	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 17, 2006, the Park and Recreation Board authorized award of the professional services contract.

On September 13, 2006, City Council authorized a professional services contract with Marcel Quimby Architecture Preservation, Inc. by Resolution No. 06-2375.

On August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract Quimby McCoy Preservation Architecture, LLP by Resolution No. 12-1911.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

2006 Bond Funds - $4,745.00
2017 Bond Funds - $98,565.00

Design Contract	$101,532.63
Supplemental Agreement No. 1	$ 0.00
Supplemental Agreement No. 2	$ 74,385.00
Supplemental Agreement No. 3	$ 9,450.00
Supplemental Agreement No. 4	$ 43,839.00
Supplemental Agreement No. 5 (this action)	$103,310.00
Total	$332,516.63

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$103,310.00	Professional Services	36.30%	90.80%	$93,810.00

- This contract exceeds the M/WBE goal of 36.30%
- This item is a supplemental agreement. The overall M/WBE participation 75.74%

OWNER

Quimby McCoy Preservation Architecture, LLP

Nancy McCoy, FAIA, Principal

MAP

Attached



0 385 770 1,540 2,310 Feet

Sharrock Niblo Park

Dallas Park & Recreation

Mapsco 61B L, M

CD 3

February 28, 2018

WHEREAS, on September 13, 2006, City Council authorized a professional services contract with Marcel Quimby Architecture Preservation Inc. for an archaeological survey, historic structures report, Historic American Building Survey, park development plan and the preparation of a City of Dallas Landmark Designation report for Grady Niblo/Sharrock property located at the southwest corner of Grady Niblo Road and Kiwanis Road, in an amount not to exceed $101,532.63, by Resolution No. 06-2375; and

WHEREAS, on April 6, 2007, Administrative Action No. 07-1222 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract from Marcel Quimby Architecture Preservation, Inc. to the new firm of Quimby McCoy Preservation Architecture, LLP; and

WHEREAS, on August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for survey, landscape architecture and structural services for a construction document package for bidding for further State and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed $74,385.00, from $101,532.63 to $175,917.63, by Resolution No. 12-1911; and

WHEREAS, on January 30, 2013, Administrative Action No. 13-0142 authorized Supplemental Agreement No. 3 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for surveyor services for the identification of possible land acquisitions and for identification of boundaries of the historical site for a State Historical marker and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed $9,450.00, from $175,917.63 to $185,367.63; and

WHEREAS, on June 28, 2017 Administrative Action No. 17-0797 authorized Supplemental Agreement No. 4 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for architectural, civil engineering, landscape architecture and archaeological services at Sharrock-Niblo Park, in an amount not to exceed $43,839.00, from $185,367.63 to $229,206.63; and

WHEREAS, this action will authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn structure at the future Sharrock-Niblo Park, in an amount not to exceed $103,310.00, increasing the contract amount from $229,206.63 to $332,516.63.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP, approved as to form by the City Attorney, for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park, in an amount not to exceed $103,310.00, increasing the contract amount from $229,206.63 to $332,516.63.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $103,310.00 to Quimby McCoy Preservation Architecture, LLP, as follows:

Park and Recreation Facilities Fund Fund 1T00, Department PKR Unit T155, Object 4112, Activity CWPK Program PKGRADY, Encumbrance CT-PKR06018824 Commodity 92500, Vendor VS0000017961	$ 4,745.00
Park and Recreation Facilities Fund Fund 1V00, Department PKR Unit VB53, Object 4112, Activity CWPK Program PK17VB53, Encumbrance CT-PKR06018824 Commodity 92500, Vendor VS0000017961	$ 98,565.00
Total amount not to exceed	$103,310.00

SECTION 3. That this contract is designated as Contract No. PKR-2017-00002029.

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

AGENDA ITEM # 58

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 11

DEPARTMENT: Water Utilities Department

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 25 R

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering and construction phase services for the Walcrest Pump Station project - Not to exceed $620,284, from $3,664,947 to $4,285,231 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

The Walcrest Pump Station and Reservoir located at the northeast corner of Hillcrest Road and Walnut Hill Lane was placed in service in 1954 and has reached the end of its useful life. The original scope of services awarded to Nathan D. Maier Consulting Engineers, Inc. included the design of a new pump station and the evaluation of the existing reservoir. Results of the reservoir's evaluation determined that it did not meet new regulatory requirements and it would be most economical to replace the reservoir. Supplemental Agreement No. 1 was awarded for the preliminary design of a new reservoir, and Supplemental Agreement No. 2 was awarded for the final design and engineering services to meet regulatory and zoning requirements.

This action will award Supplemental Agreement No. 3 for the final landscaping design as well as additional engineering services for paving and drainage improvements that incorporate feedback from neighborhood and homeowner association groups. Dallas Water Utilities continues to collaborate with the neighborhood to minimize the visual exposure of the new reservoir, enhance the landscape appearance around at the site, and resolve drainage issues between the site and adjacent properties. This supplement will also provide construction phase services for the remainder of the construction project.

ESTIMATED SCHEDULE OF PROJECT

Begin Engineering Services	March 2018
Complete Engineering Services	May 2019
Begin Construction	September 2019
Complete Construction	October 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 25, 2009, City Council authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering services for design improvements to the Walcrest Pump Station by Resolution No. 09-0842.

On June 13, 2012, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering services for design improvements to the Walcrest Pump Station by Resolution No. 12-1559.

On January 28, 2015, City Council authorized Supplemental Agreement No. 2 to the engineering services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering design services related to improvements to the Walcrest Pump Station and reservoir by Resolution No. 15-0193.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $620,283.20

Design	$2,051,750.00
Supplemental Agreement No. 1	$ 379,081.28
Supplemental Agreement No. 2	$1,234,116.08
Supplemental Agreement No. 3 (this action)	$ 620,283.20
Total Project Cost	$4,285,230.56

M/WBE INFORMATION

The awardees have fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$620,283.20	Architectural & Engineering	25.66%	94.12%	$583.783.20

- This contract exceeds the M/WBE goal of 25.66%.

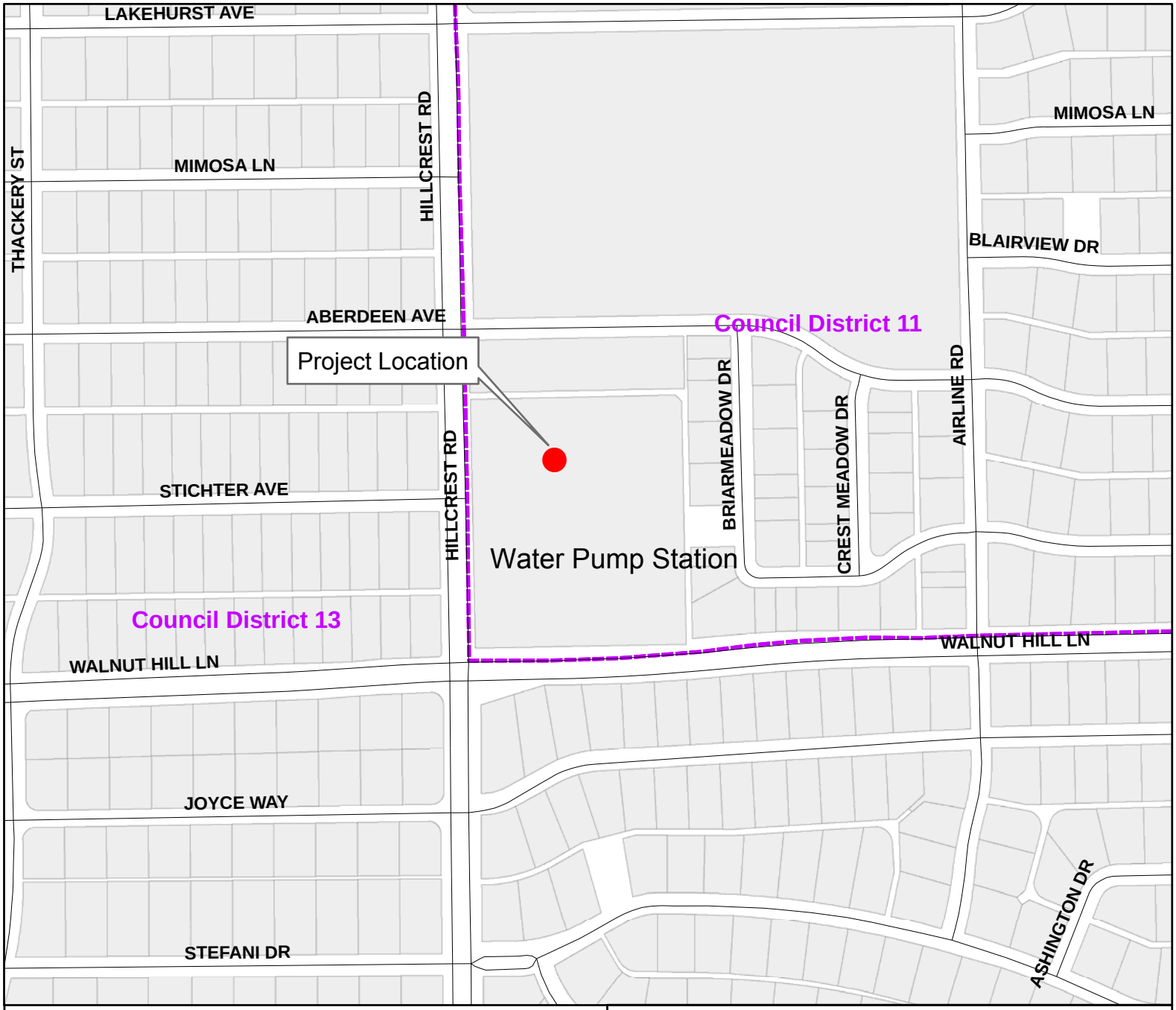
OWNER

Nathan D. Maier Consulting Engineers, Inc.

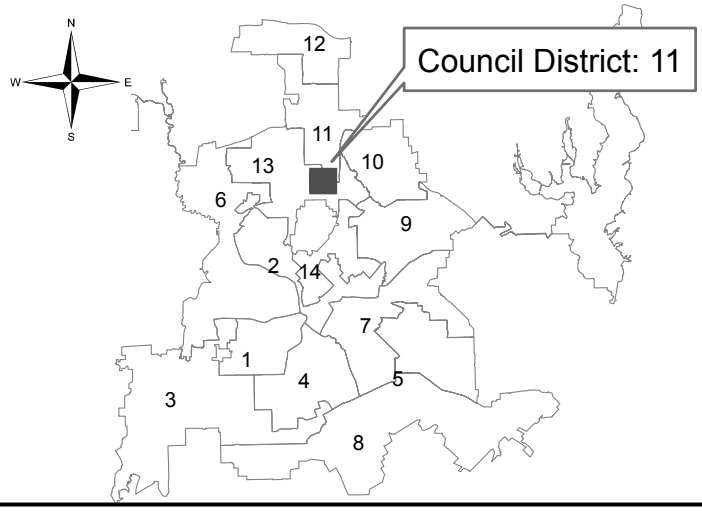
Jean Maier, P.E., President and Chief Executive Officer

MAP

Attached



Mapsco: 25 R



Dallas Water Utilities
Contract No. 08-091E, Supplemental Agreement No. 3
Walcrest Pump Station Improvements

February 28, 2018

WHEREAS, on March 25, 2009, City Council authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering services for design improvements to the Walcrest Pump Station, in an amount not to exceed $2,051,750.00, by Resolution No. 09-0842; and

WHEREAS, on June 13, 2012, City Council authorized Supplemental Agreement No. 1 to the engineering contract with Nathan D. Maier Consulting Engineers, Inc., to provide additional engineering services for design improvements to the Walcrest Pump Station, in an amount not to exceed $379,081.28, from $2,051,750.00 to $2,430,831.28 by Resolution No. 12-1559; and

WHEREAS, on January 28, 2015, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc., for additional engineering design services related to improvements to the Walcrest Pump Station and reservoir, in an amount not to exceed $1,234,116.08, from $2,430,831.28 to $3,664,947.36, by Resolution No. 15-0193; and

WHEREAS, additional engineering services are required for the final design of the site landscaping, paving and drainage improvements, and construction phase services for the remaining construction; and

WHEREAS, Nathan D. Maier Consulting Engineers, Inc., 12377 Merit Drive, Suite 700, Dallas, Texas 75251, has submitted an acceptable proposal to provide these engineering services; and

WHEREAS, Dallas Water Utilities recommends that Contract No. 08-091E be increased by $620,283.20, from $3,664,947.36 to $4,285,230.56.

Now, Therefore,

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

SECTION 1. That the proposed Supplemental Agreement No. 3 to the professional services contract be accepted and that Contract No. 08-091E with Nathan D. Maier Consulting Engineers, Inc., be revised accordingly.

SECTION 2. That the City Manager is hereby authorized to sign Supplemental Agreement No. 3 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc., approved as to form by the City Attorney, to provide additional engineering services for landscaping improvements, paving improvements and drainage improvements for the reservoir and pump station site, and construction phase services for the remaining construction, in an amount not to exceed $620,283.20, increasing the contract amount from $3,664,947.36 to $4,285,230.56.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $620,283.20 to Nathan D. Maier Consulting Engineers, Inc. from Water Capital Improvement Fund, Fund 2115, Department DWU, Unit PW40, Object 4111, Program 708091, Encumbrance CT-DWU708091CP, Vendor 192659.

SECTION 4. That this contract is designated as Contract No. DWU-2017-00003507.

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

DEPARTMENT: City Secretary

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): N/A

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

AGENDA ITEM # 60

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	City Secretary
CMO:	Bilierae Johnson, 670-3738
MAPSCO:	N/A

SUBJECT

A resolution designating absences by Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted.

Now, Therefore,

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

February 28, 2018

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A,** attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is hereby authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in **Exhibit A**, if applicable, to reflect that the absence(s) by Mayor Pro Tem Dwaine R. Caraway and Councilmember Casey Thomas II as described in **Exhibit A**, were for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A

CITY COUNCIL MEMBER(S)
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	DATE	MEETING(S) MISSED	PURPOSE/LOCATION	ABSENCE TYPE
Dwaine R. Caraway	1/22/2018	Public Safety & Criminal Justice Committee	Attended a District Economic Development Business meeting	Absent
Casey Thomas II	2/7/2018	City Council Briefing	Attended a Las Vegas City Council Meeting to represent the City of Dallas and present a proclamation to the Las Vegas City Council in memorium of the Las Vegas shooting.	Absent

Memorandum

RECEIVED
2018 JAN 22 AM 9:15
CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS

DATE January 22, 2018

TO Public Safety & Criminal Justice Committee Members
Honorable Mayor and Members of the City Council

SUBJECT **Absent- January 22, 2018 Public Safety & Criminal Justice Committee**

Please be advised that I will be absent from Public Safety & Criminal Justice Committee January 22, 2018 due to District Economic Development Business.

If you should have any questions, please contact my assistant Norma Flores at 214-670-0781.

Thank you,

Dwaine R. Caraway
Mayor Pro Tem
District 4

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Bilierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum

RECEIVED
2018 FEB -6 AM 11: 12
CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS

DATE February 7, 2018

TO Bilierae Johnson, Interim City Secretary

SUBJECT City Council Briefing February 7, 2018

I will be absent from the Wednesday, February 7, 2018 City Council Briefing attending the Las Vegas City Council Meeting. I was asked to attend by Senator Aaron Ford and will be representing the City of Dallas as I present a proclamation to the Las Vegas City Council in memorium of the Las Vegas shooting.

If you have any questions, please contact Yolanda Miller at 214-670-0777.

Sincerely,

Casey Thomas, II
Councilmember
District 3

c: The Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Kimberly Bizor Tolbert, Chief of Staff to the City Manager

AGENDA ITEM # 61

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Bilierae Johnson, 670-3738

MAPSCO: N/A

SUBJECT

An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code to **(1)** delete the disqualification for a person convicted of two or more felony offenses; and **(2)** provide that the city secretary shall inform the city council, based on resources available to the city, if any person nominated for appointment has been convicted of any misdemeanor offense, other than a traffic violation, or felony offense - Financing: No cost consideration to the City

BACKGROUND

Chapter 8 of the Dallas City Code governs boards and commissions. The City Secretary's Office briefed the Administrative Ad Hoc Committee on February 7, 2018 on the current requirements for qualifications for service on a board/commission. Proposed amendments were presented to the Committee.

The Administrative Ad Hoc Committee reviewed the proposed amendments to Chapter 8 and unanimously recommended the proposed changes be scheduled for approval by the City Council.

BACKGROUND (continued)

In addition, the Administrative Ad Hoc Committee also recommends conducting criminal backgrounds checks for board/commission nominees beyond the seven (7) year limit currently in place. In order to provide information that will assist the city council in making an informed decision on a board/commission nominee, a more thorough screening should be performed. Therefore, the City Secretary's Office has worked with QuickSearch, the current vendor that conducts criminal background checks for boards/commissions, to extend their criminal background check search going back to age 18. However, the new criminal background check extension (scope) will cost an addittional $41/per nominee, from $28.50 to $69.50. There are approximately 500 nominees appointed to a board/commission within 2 years (a Term); resulting in an overall increase to the City Secretary's Office budget of approximately $20,500, from $14,100 to $34,750. The City Secretary's Office will cover any additional costs with departmental savings this current fiscal year and seek full-year funding for the total additional cost ($20,500) in the FY 2018-19 budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 7, 2018, the Administrative Ad Hoc Committee was briefed.

FISCAL INFORMATION

No cost consideration to the City.

2-28-18

ORDINANCE NO. _____

An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code by amending Section 8-1.4; deleting disqualification for a person convicted of two or more felony offenses; providing that the city secretary shall inform the city council, based on resources available to the city, if any person nominated for appointment has been convicted of any misdemeanor offense, other than a traffic violation, or felony offense; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Subsection (a) of Section 8-1.4, "Qualification Considerations in Appointments to Boards," of Article I, "In General," of Chapter 8, "Boards and Commissions," of the Dallas City Code is amended to read as follows:

"(a) In addition to the qualifications for service on a board that are mandated by the city charter or other ordinances, an appointee to a board must:

(1) have been a resident of the city for at least six months prior to the date of appointment;

(2) be a qualified voter in the city at the time of appointment;

(3) have no conviction [~~criminal record~~] that is considered by the city council to be so serious that it should serve as a disqualification;

(4) not be an adversary party to pending litigation or a claim against the city or a city employee, except for eminent domain proceedings; disqualification of an appointee under this subparagraph may be waived by the city council after review of the specific circumstances unless the subject of the litigation or claim involves the board on which the appointee will serve or the department providing support services to that board;

(5) not be an employee or a business associate of either an adversary party or a representative of an adversary party, nor have a pecuniary interest, in any pending litigation or claim, other than an eminent domain proceeding, against the city relating to the board on which

the appointee will serve or the department providing support services to that board or against any individual officer or employee of the support department (unless unrelated to such individual's office or employment); disqualification of an appointee under this subparagraph may not be waived;

(6) not be in arrears on any city taxes, water service charges, or other obligations owed the city; and

(7) have a creditable record of attendance pursuant to Section 8-20 in any previous board service.[~~; and~~

~~(8) not have been finally convicted of two or more felony offenses for which the person has not been pardoned or otherwise released from the resulting disabilities.~~]"

SECTION 2. That Subsection (f) of Section 8-1.4, "Qualification Considerations in Appointments to Boards," of Article I, "In General," of Chapter 8, "Boards and Commissions," of the Dallas City Code is amended to read as follows:

"(f) The city secretary, using resources available to the city, shall inform the city council if any person nominated for appointment to a board has been convicted of a misdemeanor offense, other than a traffic violation, [~~in the last five years~~] or of any felony offense."

SECTION 3. That Subsection (h) of Section 8-1.4, "Qualification Considerations in Appointments to Boards," of Article I, "In General," of Chapter 8, "Boards and Commissions," of the Dallas City Code is amended to read as follows:

"(h) Except as provided in this subsection, if a person does not meet or continue to meet the qualifications set forth under this section, the city secretary shall send the following:

(1) a notice that the person forfeits [~~their~~] membership on the board due to failure to satisfy a qualification requirement [~~for no longer qualifying~~] under Paragraph (1), (2), (5), (6), or (7)[~~, or (8)~~] of Subsection (a) of this section.

(2) a notice that the city secretary shall place an item on a council agenda to consider appointment of the person to the board or removal of the person from the board for failure to satisfy a qualification requirement [~~no longer qualifying~~] under Paragraph (3) or (4) of Subsection (a) of this section."

SECTION 4. That Chapter 8 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed_____

DRAFT

AGENDA ITEM # 62

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 6 K; P

SUBJECT

A resolution granting a waiver from the standard for naming a street after a living person as required by Section 51A-9.304(c)(2) of the Dallas Development Code for a newly platted street - Financing: No cost consideration to the City

BACKGROUND

Section 9.304(g) of Chapter 51A of the Dallas Development Code allows the City Council to grant a Waiver of certain standards for street names by three-quarters vote of the City Council. Section 51A-9.304(c)(a) states that a “street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.” A preliminary plat (S145-014) approved by the City Plan Commission on November 23, 2014, shows the dedication of a 50 foot wide and approximately 3,580 foot long right-of-way. A condition of the preliminary plat is to select an appropriate name for all streets dedicated by the plat.

Mary Curran moved to Dallas when J.C. Penny moved it’s headquarters to Dallas from New York in April 1987. Ms. Curran was very active in District 12 and served as president of the North Dallas Neighborhood Alliance in the mid-1990s. Ms. Curran was a visionary leader in north Dallas community zoning.

The street name "Mary Curran Court" meets all the requirements of a street name except the standard requiring a two-year waiting period after a person’s death before naming a street after him or her. This wavier would allow the property owner to name the newly platted street “Mary Curran Court” on the final plat. Ms. Curran now lives out of state.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

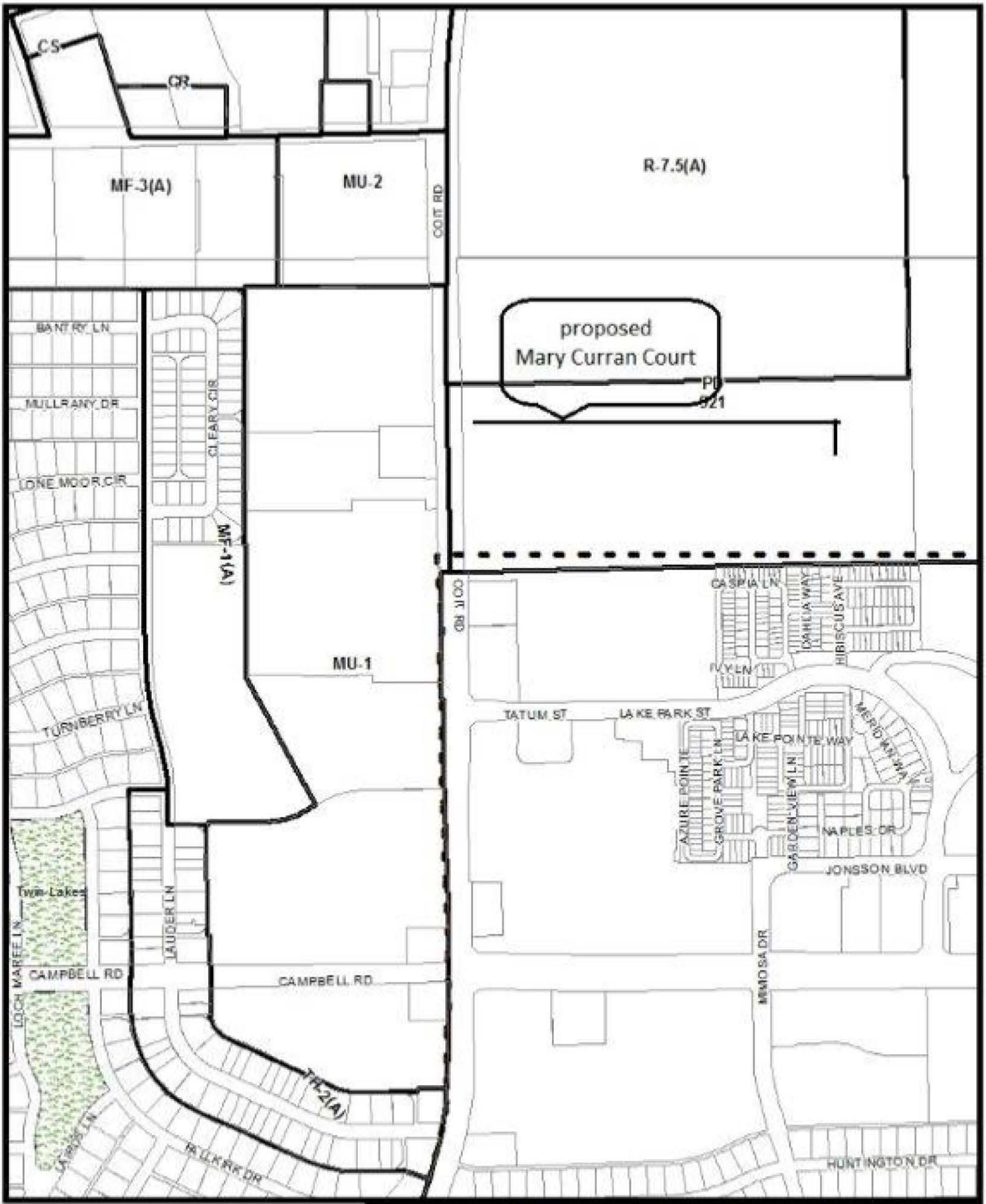
This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



1:6,000

Waiver from standard for naming a street
Proposed Mary Curran Court

February 28, 2018

WHEREAS, Section 51A-9.304(g) of the Dallas Development Code authorizes the City Council to grant waivers from standards for street names as prescribed by Section 51A-9.304 of the Dallas Development Code; and

WHEREAS, Section 51A-9.304(c)(2) states a "street name commemorating a person or a historical site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated"; and

WHEREAS, preliminary plat S145-014 approved by City Plan Commission on November 23, 2014 included a condition to select an appropriate name for the streets dedicated by the plat; and

WHEREAS, Ms. Curran is very active in City Council District 12, was the president of North Dallas Neighborhood Alliance in the mid-1990s, and has been a visionary leader in north Dallas community zoning; and

WHEREAS, Mary Curran is a living person; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that enforcement of the street naming standard in this particular instance is not in the best interest of the public; and

WHEREAS, the City Council desires to grant the waiver of the street name standard commemorating a person within two years of their death.

Now, Therefore,

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

SECTION 1. That the waiver of the street name standards commemorating a person within two years of their death is granted.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

AGENDA ITEM # 63

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Mayor and City Council Office

CMO: T.C. Broadnax, 670-3297

MAPSCO: N/A

SUBJECT

A resolution amending Section 6.1 of the City Council Rules of Procedure to **(1)** allow council members to speak no more than three times on any briefing or agenda item; **(2)** limit the first round to five minutes, the second round to three minutes and the third round to one minute; **(3)** allow for the chair to increase time limits upon request of a council member or as the chair deems necessary; and **(4)** provide that staff or citizen responses to a council member's questions do not count against the council member's speaking time - Financing: No cost consideration to the City

BACKGROUND

Section 6.1 of the City Council Rules of Procedure establishes certain provisions, including time limitations, regarding a council member's right to speak on an item during city council meetings.

On November 14, 2017, the Dallas City Council discussed city council meeting procedures, including speaker time limits. The City Council referred the matter to the Ad Hoc Administrative Affairs Committee for further review and recommendations.

The proposed changes to Section 6.1 amend provisions related to the council member's speaking time. The proposed changes were discussed and approved by the Ad Hoc Administrative Affairs Committee of the City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 14, 2017, City Council discussed the Dallas City Council Rules of Procedure pertaining to council member speaking time at city council briefing and agenda meetings. The matter was referred to the Ad Hoc Administrative Affairs Committee for further review.

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

On February 7, 2018, the Ad Hoc Administrative Affairs Committee further discussed proposed changes to the Council Rules as they concern council member speaking times at city council briefing and agenda meetings, and the proposed changes reflect the committee's recommendation.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, Section 13, Chapter III of the city charter requires the city council to adopt rules of procedure governing the conduct of city council meetings; and

WHEREAS, the city council has adopted, and follows, the City Council Rules of Procedure ("Council Rules") for briefing and voting meetings; and

WHEREAS, the Council Rules contain provisions, including time limitations, regarding a council member's right to speak on an item during city council meetings, but the current provisions are inadequate; and

WHEREAS, the proposed provisions will better serve the city council in conducting meetings that are efficient and that allow each council member to participate in full and free discussion;

Now, Therefore,

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

SECTION 1. That Subparagraph (1) of Paragraph (b), "Briefing Meetings," of Subsection 6.1, "Agenda," of Section 6, "Order of Business," of the City Council Rules of Procedure is amended to read as follows:

"(1) On the first and third Wednesday of each month, the city council will hold a briefing meeting, which shall begin at 9:00 a.m. At a briefing meeting, the city council shall present any proclamations or other recognitions scheduled for the day. At the conclusion of the proclamations, the briefings scheduled for the day will begin. The city manager will present options and recommendations at the end of each policy briefing. A council member may speak no more than three [~~two~~] times on any briefing item. The first round is limited to five minutes, the second round is limited to three minutes, and the third round is limited to one minute [~~each time will be limited to five minutes~~]. The chair may increase time limits upon request of a council member or as the chair deems necessary. Responses by the staff or citizens to a council member's questions will not be included in the council member's speaking time."

SECTION 2. That Subparagraph (2) of Paragraph (c), "Voting Agenda Meetings," of Subsection 6.1, "Agenda," of Section 6, "Order of Business," of the City Council Rules of Procedure is amended to read as follows:

"(2) A city council member may speak no more than three [~~two~~] times on any one voting agenda item. The first round is limited to five minutes, the second round is limited to three minutes, and the third round is limited to one minute [~~, and each time will be limited to three minutes. After 5:00 p.m., the time will be limited to two minutes, unless altered by majority vote. A council member may be recognized to exceed established limits upon passage of a nondebatable motion made by a council member~~].

SECTION 2. (continued)

The chair may increase the time limits upon request of a council member or as the chair deems necessary. Responses by the staff or citizens to a council member's questions will not be included in the council member's speaking time. The chair shall take care that responses are brief and to the point. Briefings will not be scheduled for voting days except for emergencies."

SECTION 3. That the City Council Rules of Procedure, as amended, will remain in full force and effect, save and except as amended by this resolution.

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

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By:_____
Assistant City Attorney

February 28, 2018

WHEREAS, Section 13, Chapter III of the city charter requires the city council to adopt rules of procedure governing the conduct of city council meetings;

WHEREAS, the city council has adopted, and follows, the City Council Rules of Procedure ("Council Rules") for briefing and voting meetings;

WHEREAS, the Council Rules contain provisions, including time limitations, regarding a council member's right to speak on an item during city council meetings, but the current provisions are inadequate;

WHEREAS, the proposed provisions will better serve the city council in conducting meetings that are efficient and that allow each council member to participate in full and free discussion; Now, Therefore,

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

Section 1. That Subparagraph (1) of Paragraph (b), "Briefing Meetings," of Subsection 6.1, "Agenda," of Section 6, "Order of Business," of the City Council Rules of Procedure is amended to read as follows:

"(1) On the first and third Wednesday of each month, the city council will hold a briefing meeting, which shall begin at 9:00 a.m. At a briefing meeting, the city council shall present any proclamations or other recognitions scheduled for the day. At the conclusion of the proclamations, the briefings scheduled for the day will begin. The city manager will present options and recommendations at the end of each policy briefing. A council member may speak no more than three [~~two~~] times on any briefing item. The first round is limited to five minutes, the second round is limited to three minutes, and the third round is limited to one minute [~~each time will be limited to five minutes~~]. The chair may increase time limits upon request of a council member or as the chair deems necessary. Responses by the staff or citizens to a council member's questions will not be included in the council member's speaking time."

Section 2. That Subparagraph (2) of Paragraph (c), "Voting Agenda Meetings," of Subsection 6.1, "Agenda," of Section 6, "Order of Business," of the City Council Rules of Procedure is amended to read as follows:

"(2) A city council member may speak no more than three [~~two~~] times on any one voting agenda item. The first round is limited to five minutes, the second round is limited to three minutes, and the third round is limited to one minute [~~, and each time will be limited to three minutes. After 5:00 p.m., the time will be limited to two minutes, unless altered by majority vote. A council member may be recognized to exceed established limits upon passage of a nondebatable motion made by a council member~~]. The chair may increase the time limits upon request of a council member or as the chair deems necessary. Responses by the staff or citizens to a council member's questions will not be included in the council member's speaking time. The chair shall take care that responses are brief and to the point. Briefings will not be scheduled for voting days except for emergencies."

Section 3. That the City Council Rules of Procedure, as amended, will remain in full force and effect, save and except as amended by this resolution.

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

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

DRAFT

AGENDA ITEM # 64

STRATEGIC PRIORITY:	Public Safety
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	City Attorney's Office Municipal Court Judiciary
CMO:	Larry Casto, 670-3491 Daniel Solis, 670-5573
MAPSCO:	N/A

SUBJECT

A resolution appointing one full-time and two associate (part-time) judicial hearing officers to preside over the City of Dallas municipal court of record for a period until a successor is recommended by the administrative judge and appointed by the city council - Financing: No cost consideration to the City (This item was deferred on February 14, 2018)

BACKGROUND

Chapter 27 Section 19(a) of the Dallas City Code provides that hearing officers shall be recommended by the administrative judge and appointed by the city council, and shall serve until a successor is recommended by the administrative judge and appointed by the city council. The city council shall appoint one hearing officer and may appoint a maximum of five associate (part-time) hearing officers, who shall have the same qualifications and have the same powers, duties, and functions of the hearing officer.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council passed an ordinance amending Chapter 27, “Minimum Urban Standards,” of the Dallas City Code by Ordinance No. 30236.

On February 15, 2017, the administrative judge interviewed 7 of 18 candidates for the full-time hearing officer position.

On March 28, 2017 and April 13, 2017, the administrative judge interviewed 11 of 27 candidates for the associate (part-time) hearing officer positions.

On January 8, 2018, the Ad Hoc Judicial Nominations Committee recommended the nominees to be forwarded to the City Council for consideration and appointment.

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

On February 14, 2018, this item was deferred by Councilmember Sandy Greyson.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, Chapter 27 of the Dallas City Code provides that hearing officers shall be recommended by the administrative judge and appointed by the city council, and shall serve until a successor is recommended by the administrative judge and appointed by the city council; and

WHEREAS, the city council shall appoint one hearing officer and may appoint a maximum of five associate hearing officers, who shall meet the same qualification and have the same powers, duties, and functions of the hearing officer; and

WHEREAS, on February 15, 2017, as required by Section 19(a) of the Dallas City Code, the administrative judge interviewed 7 of 18 candidates for the full-time hearing officer position; and

WHEREAS, on March 28, 2017 and April 13, 2017, as required by Section 19(a) of the Dallas City Code, the administrative judge interviewed 11 of 27 candidates for the associate (part-time) hearing officer positions; and

WHEREAS, on January 8, 2018, as required by Section 19(a) of the Dallas City Code, the Ad Hoc Judicial Nominations Committee considered the appointment of 1 full time and 2 associate (part-time) judicial hearing officer positions, and forwarded its list of nominees to the city council; and

WHEREAS, on February 14, 2018, the city council, at its regularly scheduled meeting, considered the 1 full-time judicial hearing officer nominee and 2 associate (part-time) judicial hearing officer nominees.

Now, Therefore,

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

SECTION 1. That the following individual is appointed as full-time judicial hearing officer for the City of Dallas municipal court of record for a period until a successor is recommended by the administrative judge and appointed by the city council:

Kathryn T. Hoang

SECTION 2. That the following 2 individuals are appointed as associate (part-time) judicial hearing officers for the City of Dallas municipal court of record for a period until a successor is recommended by the administrative judge and appointed by the city council:

Randall Scott
Christina Tsevoukas

SECTION 3. That it is the intent of the city council that the judicial appointments set forth in this ordinance are severable, and if any appointment is declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining judicial appointments, since the same would have been approved by the city council without the invalid appointment.

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

APPROVED AS TO FORM:
LARRY CASTO, City Attorney

BY_____
Assistant City Attorney

Passed_____

AGENDA ITEM # 65

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Department of Sustainable Development and Construction
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	46J

SUBJECT

An ordinance abandoning two portions of Trunk Avenue to Tall Cotton Properties, LTD. and Baylor Health Care System, the abutting owners, containing a total of approximately 9,808 square feet of land, located near its intersection with Elm Street; and authorizing the quitclaim - Revenue: $220,680, plus the $20 ordinance publication fee (This item was deferred on February 14, 2018)

BACKGROUND

This item authorizes the abandonment of two portions of Trunk Avenue to Tall Cotton Properties, LTD., and Baylor Health Care System, the abutting owners. The area will be included with the property of the abutting owners for the renovation of the Continental Gin property. The abandonment fee is based on an independent appraisal.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 12, 2018.

On February 14, 2018, this item was deferred by Deputy Mayor Pro Tem Adam Medrano.

FISCAL INFORMATION

Revenue - $220,680, plus the $20 ordinance publication fee

OWNERS

Tall Cotton Properties, LTD.

John C. Tatum, General Partner

Baylor Health Care System

Erle A. Nye, Assistant Vice President

MAP

Attached



Abandonment areas:

ORDINANCE NO. _____

An ordinance providing for the abandonment of two portions of Trunk Avenue located adjacent to City Blocks 833 and 844 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to Tall Cotton Properties, LTD., and Baylor Health Care System; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Tall Cotton Properties, LTD., a Texas limited partnership, and Baylor Health Care System, a Texas non-profit corporation, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter interest, the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portions of Trunk Avenue are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject,

SECTION 1. (continued)

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

SECTION 2. That for and in monetary consideration of the sum of **TWO HUNDRED TWENTY THOUSAND SIX HUNDRED EIGHTY AND NO/100 DOLLARS ($220,680.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11, 12 and 13, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A as follows: unto Tall Cotton Properties, LTD., and Baylor Health Care System, all of its right, title and interest in Tract 1 and Tract 2 of Exhibit A in proportion to their abutting ownership per Texas Local Government Code 272.001. Provided however, that if **GRANTEE**, their successors and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; **THEN** this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns,

SECTION 2. (continued)

shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to

SECTION 8. (continued)

any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, their successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, their successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, their successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties showing dedication of a sidewalk easement as needed upon the

SECTION 9. (continued)

approval and acceptance of the Director of Sustainable Development and Construction prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas. Failure to record a final replat in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

(a) not build any structure over the abandonment areas.

(b) provide adequate access to the adjacent property owner located at 232 Trunk Avenue to Hall Street.

(c) ensure approval is obtained from the City of Dallas Planning Department granting a pedestrian access and connection through the abandonment areas.

(d) maintain the following conditions for the intersection of Trunk Avenue and Elm Street: (i) not impede or remove on-street parking or require signage; (ii) not impeded to the addition of on-street parking or required signage; (iii) install no special pavers, stone or decorative concrete within 24 inches of the curb or edge of the loading dock unless, easily adapted to support the placement of poles for governmental signs and/or parking meters with (1) the removal of sections of the area (to be backfilled with concrete) or (2) drilled into for placement of items or (3) portholes left in place or created for the placement of governmental signage and/or parking meters. Placement is subject to the approval of the Director of the Transportation Department.

(e) acknowledge a municipal wastewater easement shall be maintained in the abandonment area, until such time as **GRANTEE** shall relocate said facilities in accordance with Exhibit B.

(f) acknowledge existing Atmos facilities are in the abandonment area. If conflicts exist, **GRANTEE** would be responsible for cost to relocate those facilities otherwise, Exhibit B would apply.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, Baylor Health Care System shall convey or cause to be conveyed a quitclaim deed to Tall Cotton Properties, LTD., within 90 days of the effective date of this ordinance, relinquishing interest, if any, to said abandonment areas, a description of which is attached hereto and made a part hereof as Exhibit A, recorded in the Real Property Records of Dallas County, Texas. Failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey or cause to be conveyed an Access Easement to Baylor Health Care System, within 90 days of the effective date of this ordinance, being a parcel of land in City Blocks 833 and 844 containing approximately 2,415 square feet, a description of which is attached hereto and made a part hereof as Exhibit C.

SECTION 13. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, their successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 14. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of instruments conveying real estate interest set forth in Sections 11 and 12, the Director

SECTION 14. (continued)

of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 15. That this contract is designated as Contract No. DEV-2018-00004549.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

STREET RIGHT OF WAY ABANDONMENT

Portion of Trunk Avenue
Adjacent to Block 833 and Block 844
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1

BEING a 9,366 square foot, 0.2150 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of Trunk Avenue (variable width R.O.W.) conveyed by Deed, recorded in Volume 317, Page 105 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), being adjacent to a tract of land conveyed to Tall Cotton Properties, LTD. by Special Warranty Deed recorded in Instrument Number 200600208731 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and by Correction to Special Warranty Deed, recorded in Instrument Number 201600329008 (O.P.R.D.C.T.), a tract of land conveyed to the City of Dallas, by Quitclaim Deed recorded in Instrument Number 20080151603 (D.R.D.C.T.), Elm Street (variable width Right-of-way), a tract of land conveyed to Baylor Health Care System (here on referred to as Baylor Tract 1) by Special Warranty Deed, recorded in Instrument Number 20080364660 (D.R.D.C.T.), a tract of land conveyed to Baylor Health Care System (here on referred to as Baylor Tract 2) by Special Warranty Deed, recorded in Instrument Number 201200177795 (O.P.R.D.C.T.), a tract of land conveyed to Patricia L. Stahl by Deed without Warranty, recorded in Instrument Number 201100137089 (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the northeast line of said Trunk Avenue, same being the North corner of said City of Dallas tract, and also being in the southwest line of said Tall Cotton Properties, LTD. tract;

THENCE S 42°41'27" E, along the northeast line of said Trunk Avenue and the southwest line of said City of Dallas Tract, a distance of 237.26 feet to a 5/8-inch "BDD" capped iron rod set for corner at the intersection of the northeast line of said Trunk Avenue and the northwest line of said Elm Street;

THENCE S 71°41'28" W, departing the northeast line of said Trunk Avenue and along the northwest line of said Elm Street, a distance of 16.70 feet to a 5/8-inch "BDD" capped iron rod set for corner at the intersection of the northwest line of said Elm Street and the southwest line of said Trunk Avenue, same being the East corner of said Baylor Tract 1;

THENCE N 43°06'27" W, passing at a distance of 168.86 feet, the North corner of said Baylor Tract 1, same being the East corner of said Baylor Tract 2, continuing for a total distance of 197.99 feet to 5/8-inch "BDD" capped iron rod set for the beginning of a tangent curve to the left;

THENCE along said tangent curve to the left and along the North line of said Baylor Tract 2, through a central angle of 24°21'49", an arc length of 311.35 feet, having a radius of 732.20 feet and a chord bearing and distance of N 55°17'21" W, 309.01 feet to a 5/8-inch "BDD" capped iron rod set for corner;

THENCE S 88°13'23" E, passing at a distance of 39.15 feet the South corner of said Patricia L. Stahl tract, continuing for a total distance of 59.88 feet to a 5/8-inch "BDD" capped iron rod set in the southeast line of said Patricia L. Stahl tract, same being the southwest corner of said Tall Cotton Properties, LTD. tract, said point also being the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right and the southwest line of said Tall Cotton Properties tract, through a central angle of 21°15'15", having an arc length of 225.32 feet, a radius of 607.41 feet and a chord bearing and distance of S 53°19'04" E, 224.03 feet to a 5/8-inch iron rod found for corner;

THENCE S 42°41'27" E, a distance of 7.05 feet to the POINT OF BEGINNING, containing 9,366 square feet or 0.2150 acres of land, more or less.

STATE OF TEXAS
REGISTERED
STANLEY RAY FELTS
4625
PROFESSIONAL
LAND SURVEYOR

9-18-17

(For SPRG use only)
Reviewed by: JP
Date: 10/2/2017
SPRG NO.: 4193

BASIS OF BEARING:

Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), Adjustment Realization 2011.

BROCKETTE · DAVIS · DRAKE, Inc.
consulting engineers
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214)824-3647, fax (214) 824-7064

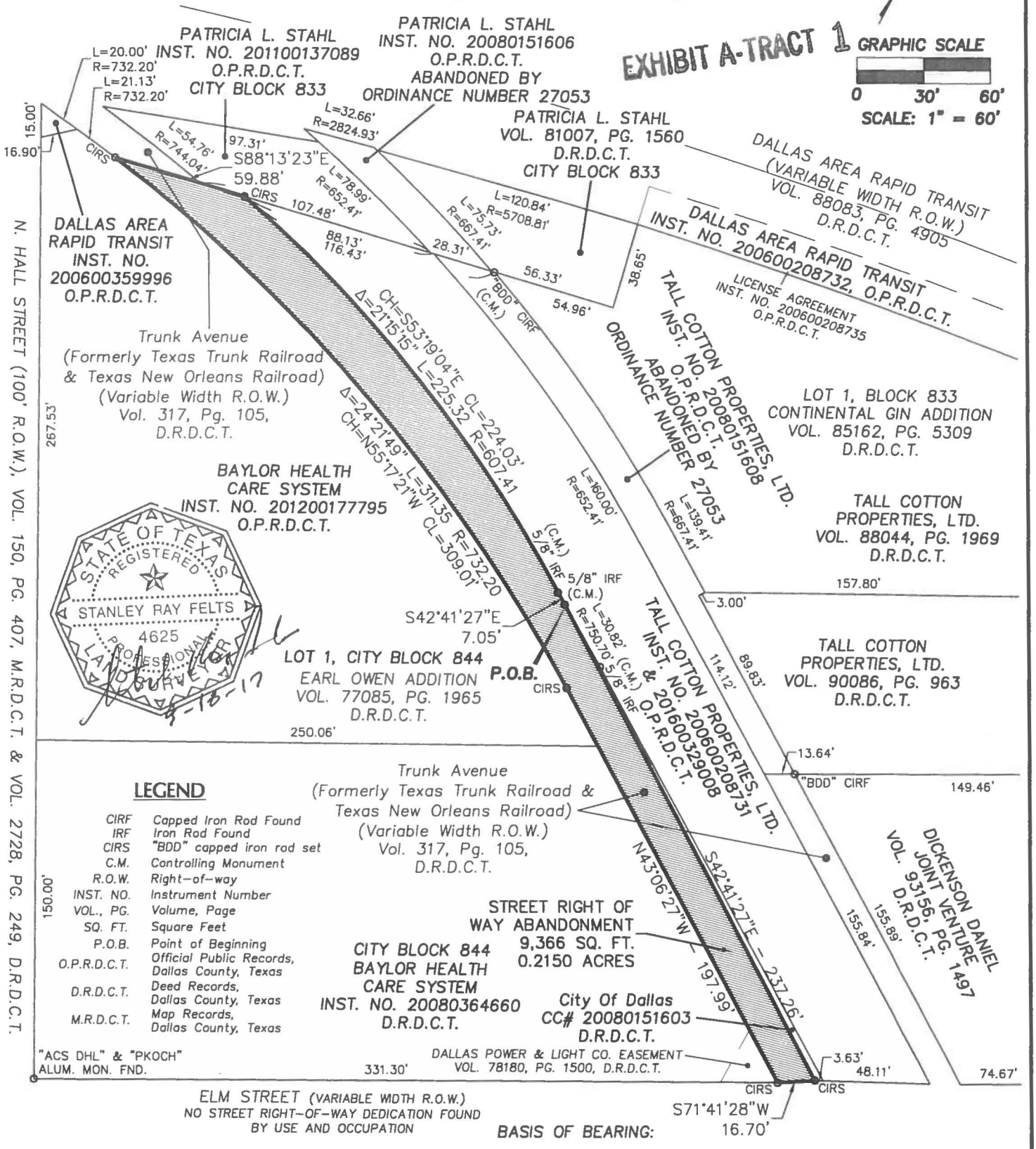
(For SPRG use only)
Reviewed by: JP
Date: 10/2/2017
SPRG NO.: 4193

STREET RIGHT OF WAY ABANDONMENT

Portion of Trunk Avenue
Adjacent to Block 833 and Block 844
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 1

GRAPHIC SCALE
0 30' 60'
SCALE: 1" = 60'



LEGEND

CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
CIRS	"BDD" capped iron rod set
C.M.	Controlling Monument
R.O.W.	Right-of-way
INST. NO.	Instrument Number
VOL., PG.	Volume, Page
SQ. FT.	Square Feet
P.O.B.	Point of Beginning
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas

BASIS OF BEARING:

Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), Adjustment Realization 2011.

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consulting engineers
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214)824-3647, fax (214) 824-7084

SEPTEMBER, 2017 SHEET 2 OF 2 C17076 AB 2&3

STREET RIGHT OF WAY ABANDONMENT

All of a 442 Sq. Ft. Tract of Land
Situated Between City Block 833 and Block 844
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

BEING a 442 square foot, 0.0101 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of that tract of land conveyed to the City of Dallas by Warranty Deed, recorded in Instrument Number 20080151603 of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 442 square foot tract being adjacent to a part of Trunk Avenue (variable width R.O.W.) conveyed by Deed, recorded in Volume 317, Page 105 of the Deed Records, Dallas County, Texas (D.R.D.C.T.), being adjacent to a tract of land conveyed to Tall Cotton Properties, LTD. by Special Warranty Deed recorded in Instrument Number 200600208731 (O.P.R.D.C.T.) and by Correction to Special Warranty Deed, recorded in Instrument Number 201600329008 (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the northeast right-of-way line of Trunk Avenue (variable width R.O.W.), same being the southwest line of a tract of land conveyed to Tall Cotton Properties, LTD., by Special Warranty Deed recorded in Instrument Number 200600208731 (O.P.R.D.C.T.), said corner being the beginning of a non-tangent curve to the right;

THENCE along said non-tangent curve to the right and the southwest line of said Tall Cotton Properties, LTD., through a central angle of 02°21'08", having an arc length of 30.82 feet, a radius of 750.70 feet and a chord bearing and distance of S 44°26'13" E, 30.82 feet to a 5/8-inch iron rod found for corner;

THENCE S 43°18'09" E, continuing along the southwest line of said Tall Cotton Properties, LTD., a distance of 208.25 feet to a "X" cut set for corner, same being the southwest corner of said Tall Cotton Properties, LTD. and the northwest right-of-way line of Elm Street (variable width R.O.W.);

THENCE S 76°43'02" W, along the northwest line of said Elm Street, a distance of 3.63 feet to a 5/8-inch steel rebar with yellow plastic cap stamped "BDD" set for corner at the intersection of the northwest line of said Elm Street and the northeast right-of-way line of Trunk Avenue (variable width R.O.W.);

THENCE N 42°41'27" W, departing the northwest line of said Elm Street and along the northeast line of said Trunk Avenue, a distance of 237.26 feet to the POINT OF BEGINNING, containing 442 square feet or 0.0101 acres of land, more or less.

STATE OF TEXAS
REGISTERED
STANLEY RAY FELTS
4625
PROFESSIONAL
LAND SURVEYOR

9-18-17

(For SPRG use only)
Reviewed by: JD
Date: 10/2/2017
SPRG NO.: 4192

BROCKETTE · DAVIS · DRAKE, Inc.
consulting engineers
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214)824-3647, fax (214) 824-7084

BASIS OF BEARING:

Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD83, Adjustment Realization 2011.

(For SPRG use only)
Reviewed by: JD
Date: 10/2/2017
SPRG NO.: 4192

STREET RIGHT OF WAY ABANDONMENT

All of a 442 Sq. Ft. Tract of Land
Situated Between City Block 833 and Block 844
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

GRAPHIC SCALE
0 30' 60'
SCALE: 1" = 60'

PATRICIA L. STAHL
INST. NO. 201100137089
O.P.R.D.C.T.
CITY BLOCK 833

PATRICIA L. STAHL
INST. NO. 20080151606
O.P.R.D.C.T.

PATRICIA L. STAHL
VOL. 81007, PG. 1560
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
(VARIABLE WIDTH R.O.W.)
VOL. 88083, PG. 4905
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
INST. NO. 200600208732, O.P.R.D.C.T.

LICENSE AGREEMENT
INST. NO. 200600208735
O.P.R.D.C.T.

DALLAS AREA
RAPID TRANSIT
INST. NO.
200600359996
O.P.R.D.C.T.

BAYLOR HEALTH
CARE SYSTEM
INST. NO. 201200177795
O.P.R.D.C.T.

LOT 1, CITY BLOCK 844

EARL OWEN ADDITION
VOL. 77085, PG. 1965
D.R.D.C.T.

TALL COTTON PROPERTIES, LTD.
INST. NO. 20080151608
O.P.R.D.C.T.

LOT 1, BLOCK 833
CONTINENTAL GIN ADDITION
VOL. 85162, PG. 5309
D.R.D.C.T.

TALL COTTON
PROPERTIES, LTD.
VOL. 88044, PG. 1969
D.R.D.C.T.

TALL COTTON PROPERTIES, LTD.
INST. NO. 20060208731
& 201600329008
O.P.R.D.C.T.

TALL COTTON
PROPERTIES, LTD.
VOL. 90086, PG. 9634
D.R.D.C.T.

DICKENSON DANIEL
JOINT VENTURE
VOL. 93156, PG. 1497
D.R.D.C.T.

Trunk Avenue
(Formerly Texas Trunk Railroad &
Texas New Orleans Railroad)
(Variable Width R.O.W.)
Vol. 317, Pg. 105,
D.R.D.C.T.

STREET RIGHT OF
WAY ABANDONMENT
442 SQ. FT.
0.0101 ACRES

CITY BLOCK 844
BAYLOR HEALTH
CARE SYSTEM
INST. NO. 20080364660
D.R.D.C.T.

City Of Dallas
INST. NO. 20080151603
D.R.D.C.T.

DALLAS POWER & LIGHT CO. EASEMENT
VOL. 78180, PG. 1500, D.R.D.C.T.

ELM STREET (VARIABLE WIDTH R.O.W.)
NO STREET RIGHT-OF-WAY DEDICATION FOUND
BY USE AND OCCUPATION

N. HALL STREET (100' R.O.W.), VOL. 150, PG. 407, M.R.D.C.T. & VOL. 2728, PG. 249, D.R.D.C.T.

L=20.00'
R=732.20'
15.00'
16.90'
L=54.76'
R=744.04'
97.31'
L=32.66'
R=2824.93'
L=78.99'
R=652.47'
116.43'
L=75.73'
R=667.41'
28.31'
L=120.84'
R=5708.81'
56.33'
38.65'
54.96'
"BDD" (C.M.)
CIRF
Δ=21°15'15"
CH=N53°19'04"W
L=225.32'
R=607.41'
CL=224.03'
267.53'
L=332.48'
R=732.20'
L=160.00'
R=652.41'
L=139.41'
R=667.41'
(C.M.)
5/8" IRF
S42°41'27"E
7.05'
P.O.B.
5/8" IRF
(C.M.)
Δ=2°21'08"
L=30.82'
R=750.70'
CH=S44°26'13"E
CL=30.82'
29.13'
250.06'
157.80'
3.00'
114.12'
89.83'
13.64'
"BDD" CIRF
149.46'
168.86'
S43°18'09"E - 208.25'
155.84'
155.89'
N42°41'27"W
237.26'
331.30'
"X" SET
48.11'
74.67'
S76°43'02"W
3.63'
"ACS DHL" & "PKOCH"
ALUM. MON. FND.
150.00'

STATE OF TEXAS
REGISTERED
STANLEY RAY FELTS
4625
PROFESSIONAL
LAND SURVEYOR
9-18-17

LEGEND

"X" SET	"X" cut set
CIRS	"BDD" capped iron rod set
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
C.M.	Controlling Monument
R.O.W.	Right-of-way
INST. NO.	Instrument Number
VOL., PG.	Volume, Page
SQ. FT.	Square Feet
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas

BASIS OF BEARING:

Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD83, Adjustment Realization 2011.

BROCKETTE · DAVIS · DRAKE, Inc.
consulting engineers
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(214)824-3647, fax (214) 824-7064

SEPTEMBER, 2017 SHEET 2 OF 2 C17076 AB 1

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

EXHIBIT C

ACCESS EASEMENT
Situated between Block 844 and Block 833,
Official Numbers of the City of Dallas, Texas
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,415 square foot (0.055 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and between Block 844 and Block 833, Official Block Numbers of the City of Dallas, Texas; said tract being part of Trunk Avenue (formerly the Texas Trunk Railroad, formerly the Texas New Orleans Railroad and formerly College Avenue), part of that certain tract of land described in Correction Special Warranty Deed to Tall Cotton Properties, Ltd. recorded in Instrument No. 201600329008 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Instrument No. 20080151603 of said Official Public Records; said 2,415 square foot being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202):

BEGINNING, at a point for corner at the intersection of the northwest right-of-way line of Elm Street (a variable width right-of-way) with the southwest line of said Trunk Avenue; said point being the easternmost corner of that certain tract of land described in Special Warranty Deed to Baylor Health Care System recorded in Instrument No. 20080364660 of said Official Public Records;

THENCE, North 43 degrees, 02 minutes, 53 seconds West, departing the said northwest line of Elm Street and along the said southwest line of Trunk Avenue and the northeast line of said Baylor Health Care System tract, a distance of 30.68 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northeasterly direction, departing the said southwest line of Trunk Avenue and the northeast line of said Baylor Health Care System tract and crossing into said Trunk Avenue right-of-way along said curve to the left, having a central angle of 52 degrees, 48 minutes, 54 seconds, a radius of 15.00 feet, a chord bearing and distance of North 31 degrees, 06 minutes, 44 seconds East, 13.34 feet, an arc distance of 13.83 feet to a point at the end of said curve; said point being the beginning of a compound curve to the left;

THENCE, in a northerly direction, continuing across said Trunk Avenue right-of-way along said curve to the left, having a central angle of 28 degrees, 12 minutes, 00 seconds, a radius of 20.00 feet, a chord bearing and distance of North 09 degrees, 23 minutes, 42 seconds West, 9.74 feet, at an arc distance of 4.11 feet passing the westernmost northeast right-of-way line of said Trunk Avenue and the southwest line of said City of Dallas tract, then continuing into and across said City of Dallas tract, in all a total arc distance of 9.84 feet to a point for corner at the end of said curve; said point being in the northeast line of said City of Dallas tract;

THENCE, North 43 degrees, 07 minutes, 45 seconds West, along the said northeast line of the City of Dallas tract, a distance of 12.64 feet to a point for corner;

THENCE, departing the said northeast line of the City of Dallas tract and traversing into and across the said Tall Cotton Properties tract, the following two (2) calls:

EXHIBIT C

ACCESS EASEMENT
(Continued)

North 46 degrees, 52 minutes, 15 seconds East, a distance of 24.00 feet to a point for corner;

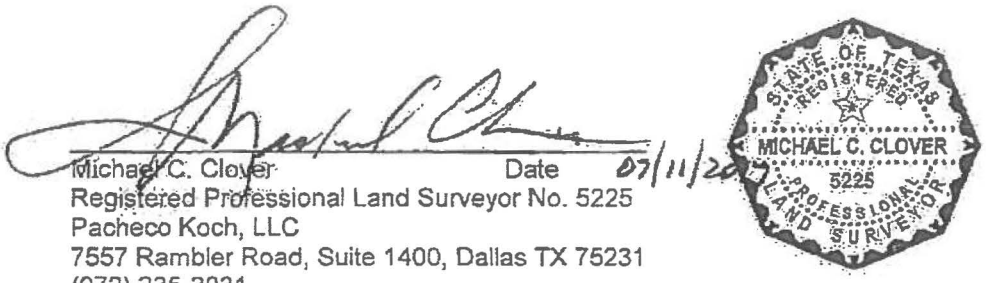
South 43 degrees, 07 minutes, 45 seconds East, a distance of 78.05 feet to a point for corner in the said northwest line of Elm Street and the southeast line of said Tall Cotton Properties tract;

THENCE, South 75 degrees, 24 minutes, 04 seconds West, along the said northwest line of Elm Street and the said southeast line of the Tall Cotton Properties tract, a distance of 48.14 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,415 square feet or 0.055 acres of land, more or less.

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

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



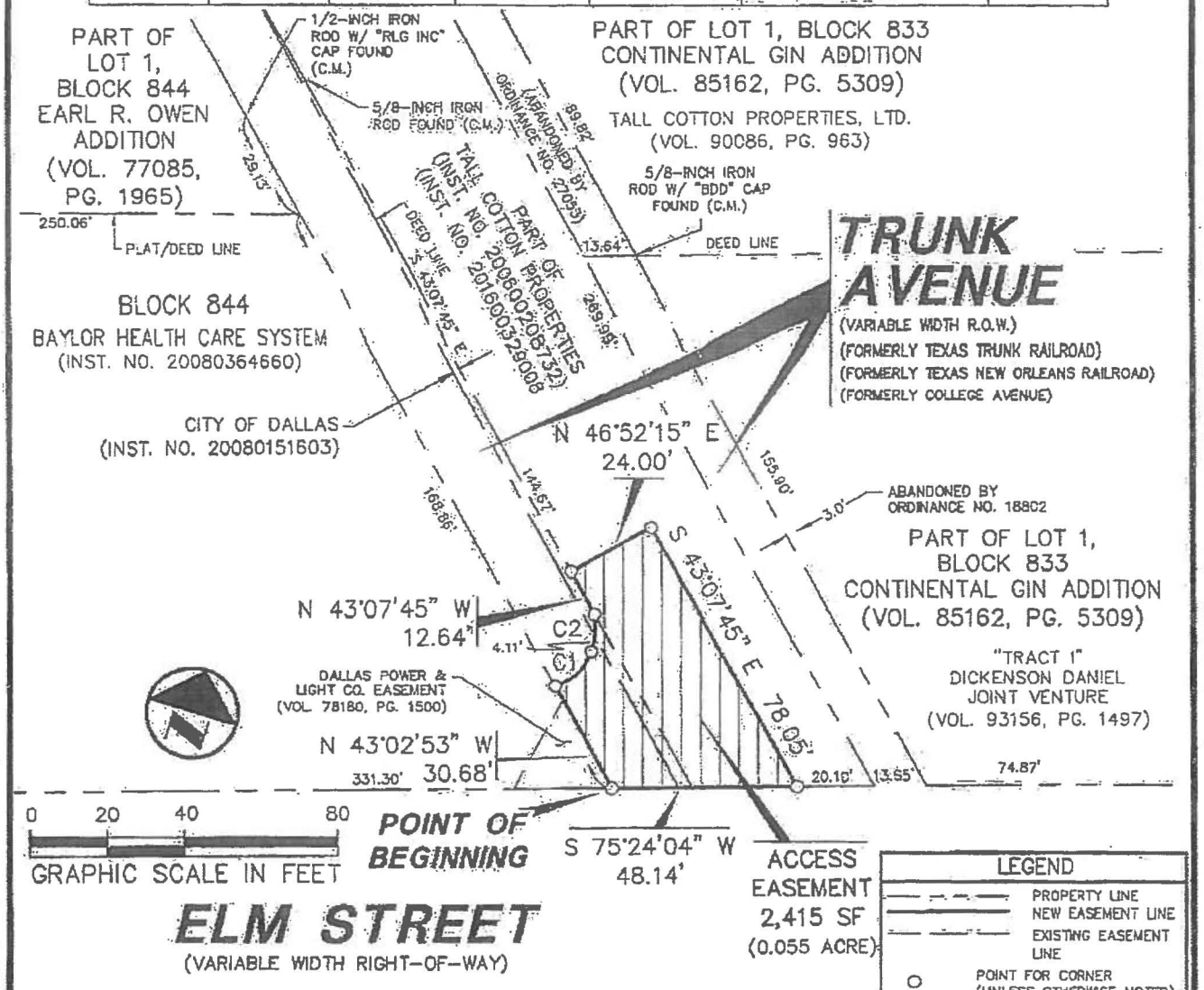
Michael C. Clover Date 07/11/2017
Registered Professional Land Surveyor No. 5225
Pacheco Koch, LLC
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10193805

3624-15.100EX1REV.doc
3624-15.100EX1REV.dwg MWW

EXHIBIT C

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°48'54"	15.00'	13.83'	7.45'	N 31°06'44" E	13.34'
C2	28°12'00"	20.00'	9.84'	5.02'	N 09°23'43" W	9.74'



LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(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 easement tract described.

STATE OF TEXAS REGISTERED MICHAEL C. CLOVER 5225 PROFESSIONAL LAND SURVEYOR

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 07/11/2017

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 State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAL/MWW	MCC	1"=40'	JULY 2017	3624-15.100

ACCESS EASEMENT

SITUATED BETWEEN
BLOCK 844 AND BLOCK 833,
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 3

M:\DWG-36\3624-15.100\DWG\SURVEY C3D 2012\3624-15.100EXIREV.DWG 7/11/2017 10:24 AM MWEIR

EXHIBIT C

2,415 SF Access Esmt 2017-07-10 mcc

North: 6972913.18' East: 2498484.37'
Segment #1 : Line
Course: N43°02'53"W Length: 30.68'
North: 6972935.60' East: 2498463.42'

Segment #2 : Curve
Length: 13.83' Radius: 15.00'
Delta: 52°48'54" Tangent: 7.45'
Chord: 13.34' Course: N31°06'44"E
Course In: N32°28'49"W Course Out: S85°17'43"E
RP North: 6972948.25' East: 2498455.37'
End North: 6972947.02' East: 2498470.32'

Segment #3 : Curve
Length: 9.84' Radius: 20.00'
Delta: 28°12'00" Tangent: 5.02'
Chord: 9.74' Course: N9°23'43"W
Course In: N85°17'43"W Course Out: N66°30'17"E
RP North: 6972948.66' East: 2498450.39'
End North: 6972956.64' East: 2498468.73'

Segment #4 : Line
Course: N43°07'45"W Length: 12.64'
North: 6972965.86' East: 2498460.09'

Segment #5 : Line
Course: N46°52'15"E Length: 24.00'
North: 6972982.27' East: 2498477.60'

Segment #6 : Line
Course: S43°07'45"E Length: 78.05'
North: 6972925.31' East: 2498530.96'

Segment #7 : Line
Course: S75°24'04"W Length: 48.14'
North: 6972913.17' East: 2498484.38'

Perimeter: 217.18' Area: 2,415 Sq. Ft. / 0.055 Acre
Error Closure: 0.01 Course: S54°21'58"E
Error North: -0.006 East: 0.008

Precision 1: 21718.00

AGENDA ITEM # 66

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 1, 2

DEPARTMENT: Department of Transportation

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44Z 45P S T W 54D

SUBJECT

Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments related to the transfer of ownership of Transportation Investments Generating Economic Recovery funded Modern Streetcar Project assets and streetcar project-related funds; **(2)** receipt and deposit of funds from SLF III - Canyon Developer Funds in the amount of $3,000,000; **(3)** an increase in appropriations in the amount of $1,114,809 from $975,000 to $2,089,809 in General Funds; and **(4)** payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System for Fiscal Year 2018 - Total not to exceed $2,089,809 - Financing: General Funds ($2,089,809) (This item was deferred on January 24, 2018)

BACKGROUND

The City of Dallas maintains several Interlocal Agreements (ILAs) with the North Central Texas Council of Governments (NCTCOG), Federal Transit Administration (FTA), Texas Department of Transportation (TxDOT), and with Dallas Area Rapid Transit (DART) pertaining to the Dallas Streetcar System. These ILAs established the City of Dallas as the owner of the Dallas Streetcar and allow for the City to rely on technical expertise from DART to operate and maintain the Dallas Streetcar on behalf of the City.

On September 15, 2009, the City of Dallas and NCTCOG jointly applied for Transportation Investments Generating Economic Recovery (“TIGER”) grant funds to construct the first phase of the Dallas modern streetcar. This first phase has often been referred to as the “TIGER” phase or the “Starter” phase of the streetcar project. Subsequent phases have been referred to as “Extensions”.

BACKGROUND (continued)

On December 27, 2010, the FTA awarded a TIGER grant to NCTCOG for construction of the first phase of the streetcar system. As grantee, NCTCOG also receives title to the assets acquired with the grant funds. These assets include the streetcar rail from Union Station to North Oak Cliff near Methodist Hospital, the streetcar power supply equipment, the first two streetcar vehicles, and other components of the streetcar system.

If approved, this action will authorize the City Manager to enter into an ILA with NCTCOG to transfer the project assets to the City. Entering into the ILA and transferring the assets is also consistent with the existing ILA between DART, NCTCOG, and the City dated May 26, 2011 and authorized by Resolution No. 11-1185 on April 27, 2011.

On June 22, 2011, City Council, acting on behalf of the Davis Garden TIF District, authorized a development agreement with SLF III – The Canyon TIF, LP (Developer) to fund $3,000,000 towards the North Oak Cliff Streetcar System over a ten-year period by Resolution No. 11-1751. In the agreement, dated January 16, 2015, the Developer agreed to pay $300,000 annually to NCTCOG for Streetcar support over a ten-year period. To date $1,200,000 has been collected by NCTCOG. The next payment of $300,000 is anticipated by September 2019.

This action will transfer to the City, the $1,200,000 in developer funds already collected by NCTCOG, plus up to an additional $1,800,000 in future developer funds as they are received.

On May 28, 2014, City Council authorized the City Manager to negotiate an ILA with DART for the operation and maintenance (O&M) of the Dallas Streetcar System (Union Station to Methodist Hospital) by Resolution No. 14-0831. This ILA, which was executed by the City Manager on September 19, 2014 and executed by DART on January 27, 2015, further defined roles and responsibilities for the ongoing O&M of the streetcar system.

On June 15, 2016, Resolution No. 16-0980 authorized an amendment to the ILA to also include the operation and maintenance of the extensions to the streetcar system. As expected, the City and DART continue to operate based on the terms outlined in this amended ILA.

DART has estimated the total streetcar O&M costs for FY 2017-18 to be $2,089,809, of which $579,809.00 was included in DART's budget. Due to the unanticipated receipt of developer funds, DART will defer these costs in the current Fiscal Year. The $975,000 included in the City's annual budget for FY 2017-18 for Streetcar O&M will be reduced to $889,000. The $1,200,000 balance will be provided by the developer funds. In accordance with the O&M ILA with DART, DART covers the O&M costs and then invoices the City on a monthly basis.

BACKGROUND (continued)

The FY 2017-18 needs for the Streetcar O&M are $2,089,809. This need represents an increase of $568,283 over last year's O&M budget of $1,521,526. The increase is primarily due to extending the operating hours in the morning from 9:30 AM to Midnight to 5:30 AM to Midnight. Also the headways between streetcars was reduced from 30 minutes to 20 minutes.

This proposed action will also authorize the payment of funds to DART for O&M up to the allocated amounts of $889,000 budgeted in the General Fund and $1,200,000 in developer funds totaling $1,875,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 26, 2011, NCTCOG, the City of Dallas, and DART entered into an ILA to establish each party's respective roles and responsibilities for the planning, construction, implementation, operation, and maintenance of the Project.

On May 28, 2014, City Council authorized an Interlocal Agreement with the Dallas Area Rapid Transit to detail agency roles and responsibilities related to operation and maintenance of the TIGER Grant-funded Dallas Streetcar Project (Union Station to North Oak Cliff) by Resolution No. 14-0831.

On June 15, 2016, City Council authorized an amendment to the ILA with DART to provide for the operation and maintenance costs for the southern and northern extensions of the Dallas Streetcar System (Union Station to North Oak Cliff) and two additional vehicles by Resolution No. 16-0980.

On June 15, 2016, City Council authorized payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System (Union Station to North Oak Cliff) for Fiscal Year 2016, by Resolution No. 16-0981.

On March 22, 2017, City Council authorized payment to Dallas Area Rapid Transit for the operation and maintenance of the Dallas Streetcar System (Union Station to North Oak Cliff) for Fiscal Year 2017, by Resolution No. 17-0489.

Information about this item was provided to the Mobility Solutions, Infrastructure and Sustainability Committee on January 22, 2018.

On January 24, 2018, this item was deferred by Councilmember Sandy Greyson.

FISCAL INFORMATION

General Funds - $2,089,809

The combination of the City's revised budget of $889,000, plus the one-time receipt of $1,200,000 in developer funds for the streetcar will provide a total of $2,089,809. Assuming a 3% escalation of O&M costs in future years, the O&M budget would develop as follows:

FY 2017-18 Budget Need = $2,089,809

Budget as of 10/1/17	Proposed Amendment	Variance	
$ 975,000	$ 889,809	$ 85,191	General Fund*
$ -	$1,200,000	($1,200,000)	SLF III - Canyon Developer Funds* (of the $1,200,000 One-Time amount)
$ 579,809	$ -	$ 579,809	DART Contribution (deferred to future FY)**
$1,554,809	$2,089,809	($ 535,000)	Total

FY 2018-19 Budget Need = $2,152,503

$ 975,000	$ 692,885	$282,115	General Fund*
$ -	$ 300,000	($300,000)	SLF III - Canyon Developer Funds (Annual)*
$ -	$ 579,809	($579,809)	DART Contribution Surplus from FY 2017-18**
$ 579,809	$ 579,809	$ -	DART Contribution **
$1,554,809	$2,152,503	($597,694)	Total

FY 2019-20 Budget Need = $2,217,078

$1,337,269	$1,337,269	$ -	General Fund*
$ 300,000	$ 300,000	$ -	SLF III - Canyon Developer Funds (Annual)*
$ 579,809	$ 579,809	$ -	DART Contribution**
$2,217,078	$2,217,078	$ -	

* City Contribution
** DART Contribution

FISCAL INFORMATION (continued)

Council District	Amount
1	$1,880,828.00
2	$ 208,981.00
Total	$2,089,809.00

Future year funding of escalation of O&M will be considered during FY 2018-19 budget development.

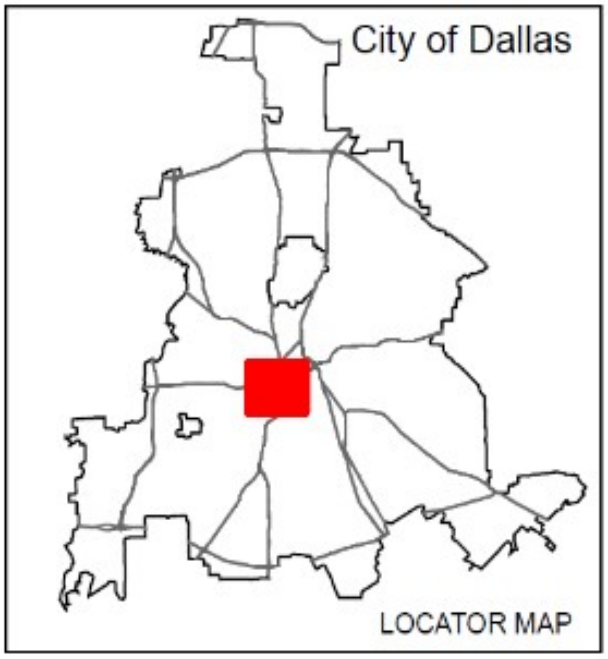
MAP

Attached

Dallas Modern Streetcar Extensions

Districts: 1, 2

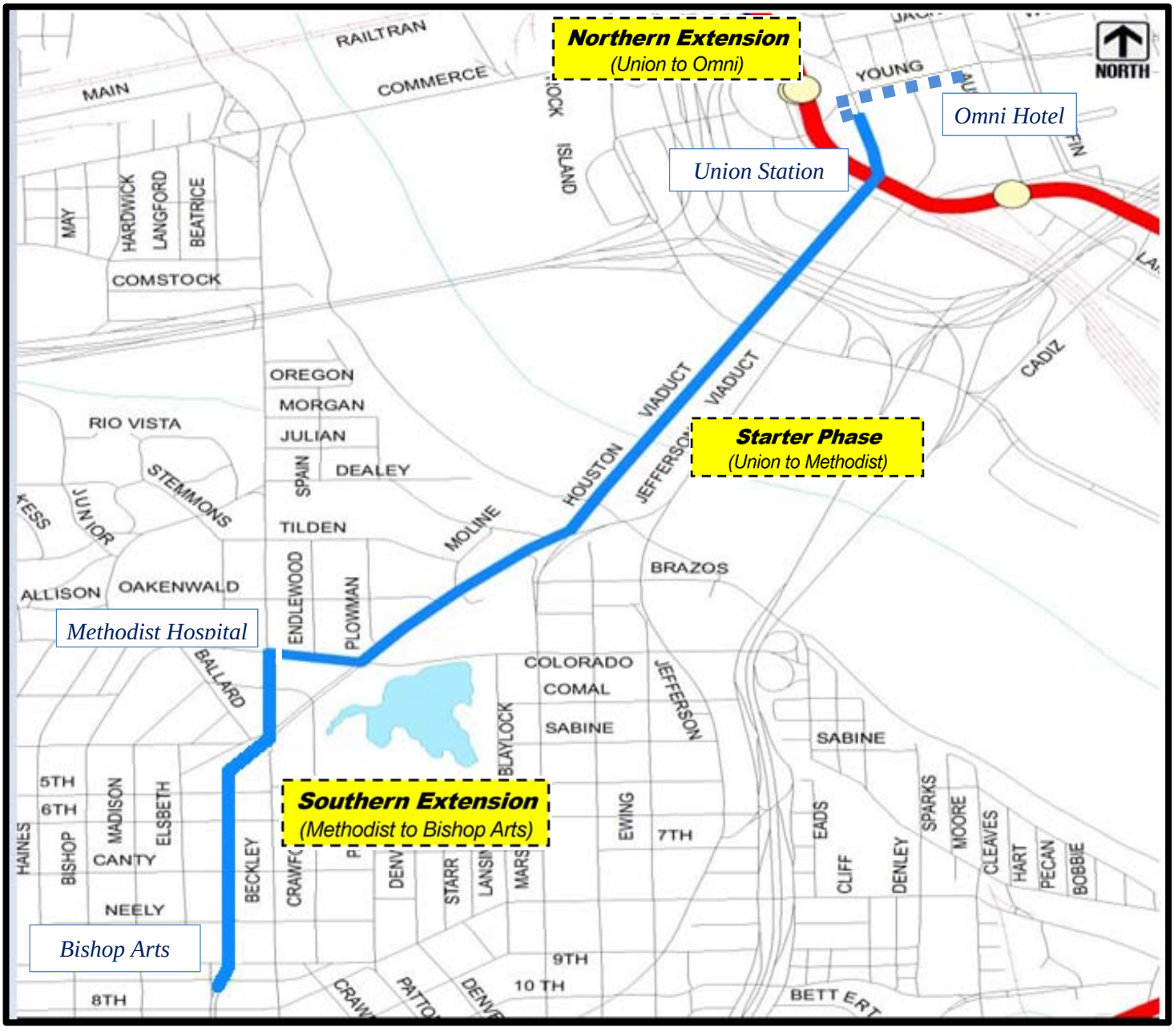
MAPSCO: 44Z, 45P, S, T, W, 54D



LEGEND

STREETCAR ROUTE =

DART TRAIN ROUTE =



February 28, 2018

WHEREAS, the City of Dallas, Dallas Area Rapid Transit (DART), North Central Texas Council of Governments (NCTCOG) and Texas Department of Transportation (TxDOT) have entered into interlocal agreements (ILAs) related to the funding, construction, and operation of the Dallas Streetcar System; and

WHEREAS, on September 15, 2009, NCTCOG and the City of Dallas submitted, as joint applicants, a Transportation Infrastructure Generating Economic Recovery (TIGER) grant application to the United States Department of Transportation (USDOT) for the planning, construction, and implementation of the Dallas Streetcar Project (the Project) in the City; and

WHEREAS, on February 17, 2010, USDOT awarded $23 million from the TIGER grant program for the Project; and

WHEREAS, on May 17, 2010, NCTCOG, as the Project sponsor entered into a Memorandum of Understanding (MOU) with USDOT, Federal Transit Administration (FTA) which established the statement of work, project budget, the project schedule, and the project finance plan; and

WHEREAS, on April 27, 2011, City Council authorized an ILA with NCTCOG and DART to detail agency roles and responsibilities related to the financial commitment for operation and maintenance of the TIGER Grant Streetcar Project, by Resolution No. 11-1185; and

WHEREAS, on August 29, 2012, the FTA provided written approval for the transfer of project assets to the City subject to the inclusion of a reversionary clause that ensures NCTCOG's ability to maintain satisfactory continuing control for the life of the project assets should the City fail in its obligations; and

WHEREAS, all project site work has been completed, the project vehicles are operational, and DART, NCTCOG, and the City of Dallas have fulfilled or are currently fulfilling their respective project roles and responsibilities; and

WHEREAS, on June 22, 2011, City Council, authorized a development agreement with SLF III - The Canyon TIF, L.P., "SLF" to dedicate future TIF revenues pursuant to the Davis Garden TIF District to extend and to support the North Oak Cliff Streetcar in the Davis Garden TIF District, in an amount not to exceed $3,000,000.00; and

WHEREAS, on June 22, 2011, City Council issued a resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to reimburse the SLF III - The Canyon TIF, L.P., "SLF" a grant of up to $3,000,000.00, pursuant to the Davis Garden TIF district Grant Program, for expenditures necessary or convenient to the implementation of the project plans for the Davis Garden TIF District to extend and to support the North Oak Cliff Streetcar in the Davis Garden TIF district; and

WHEREAS, to date, NCTCOG has received $1,200,000.00 from the Developer and anticipates receiving an additional $1,800,000.00 in funds from the Developer in the future.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Agreement with NCTCOG to **(1)** transfer the TIGER Grant Streetcar Project assets and streetcar project-related funds to the City of Dallas **(2)** transfer to the City, funds collected from SLF III - The Canyon TIF, LP for the Dallas Streetcar, approved as to form by the City Attorney; and **(3)** make payments to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System for Fiscal Year 2018, not to exceed $2,089,809.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit SLF III - The Canyon TIF, LP Funds, Fund 0001, Department BMS, Unit 1991 Activity INGV, Revenue Code 6512, in an amount not to exceed $3,000,000.00 plus accrued interest.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $1,114,809 from $975,000 to $2,089,809 in General Fund, Fund 0001, Department BMS, Unit 1991, Object 3070.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

General Fund
Fund 0001, Department BMS, Unit 1991, Activity OF01
Object 3070, Program No. PBPRP629, Encumbrance MASC-PBW-2017-00003478
Vendor 232802, in an amount not to exceed $2,089,809

SECTION 5. That the contract with NCTOG is designated as Contract No. TRN-2018-00004376.

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

AGENDA ITEM # 67

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 44 C; D; G; H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the west line of Market Center Boulevard, south of Stemmons Freeway (I-35E)
Recommendation of Staff and CPC: Approval
Z167-345(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 28, 2018
ACM: Majed Al-Ghafry

FILE NUMBER: Z167-345(WE) **DATE FILED:** July 11, 2017

LOCATION: West line of Market Center Boulevard, south of Stemmons Freeway (I-35E)

COUNCIL DISTRICT: 6 **MAPSCO:** 44 C; D; G; H

SIZE OF REQUEST: Approx. 3.713 acres **CENSUS TRACT:** 100.00

APPLICANT/OWNER: 2015 Market Center LLC – Jiwon Choi Song, Sole Manager

REPRESENTATIVE: Robert Reeves, Robert Reeves & Associates

REQUEST: An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of this request is to allow the applicant the flexibility to expand the existing hotel use in the future [Double Tree Hotel]. During Phase 1, the applicant proposes to renovate the existing hotel use by including an additional 5,000 square feet of meeting spaces, and 80 to 100 guest rooms. The Phase II expansion, which consists of a mixed-use development, will include a build-out of an approximately 300-room hotel, 15,000 square feet of meeting rooms, 100 residential units, 22,000 square feet of retail or restaurant uses and a parking structure. The IR District limits the maximum floor area ratio (FAR) for a hotel use to 0.75; however, the proposed mixed-use development will have an FAR of approximately 2.3.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The proposed MU-3 Mixed Use District will allow the applicant the flexibility to renovate the existing hotel use and redevelop the site, in phases, with a mixed-use development. The current IR Industrial Research District limits a hotel use to a 0.75 floor area ratio; the MU-3 Mixed Use District on the other hand, will limit the total development to a 4.5 floor area ratio (FAR). To maximize the 4.5 FAR will depend on the number of uses that are located within the mixed-use project.

- The surrounding uses consist of a mix of a hotel use to the north; hotel, vacant office, and restaurant uses to the east, across Market Center Boulevard; multifamily uses and an above ground parking structure, to the south, all located within Planned Development District No. 621. Properties west of the site are developed with warehouse uses and are also located within PDD No. 621, Subdistrict 1.

- The request site is also contiguous to a flood plain, which runs along the western property line.

Zoning History: There has not been any zoning cases located within the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Market Center Boulevard	Principal Arterial	100 ft.	100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

	Zoning	Land Use
Site	IR	Hotel
North	IR	Hotel
South	PDD No. 621	Multifamily
East	MU-3	Hotel, Vacant office, Restaurant
West	PDD No. 621, Subdistrict 1	Warehouse

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
MU-3 - proposed Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE

ECONOMIC DEVELOPMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

STEMMONS / DESIGN DISTRICT LAND USE PLAN

The request site is located within the Sub-area 2, The Mixed Industrial District of the Stemmons / Design District Land Use Plan, 2001. The Plan recommends no changes to the zoning.

Even though the applicant is requesting an MU-3 Mixed Use District, the proposed mixed-use district is consistent with the surrounding development. The area is developed with hotel, office and multifamily uses. West of the site, across the Trinity Strand Trial, is developed with warehouse uses.

STAFF ANALYSIS:

Land Use Compatibility: The 3.713-acre site is developed with an existing 227 room hotel with approximately 7,000 square feet of meeting space. The maximum floor area of the existing hotel is approximately 102,571 square feet.

The applicant's request for a MU-3 Mixed Use District will allow for the site to be developed in two phases; Phase I will consist of an initial expansion of the existing hotel and Phase II will be developed as a mixed-use development. In Phase I, the applicant proposes an expansion of the existing 227-room hotel. The expansion will consist of an increase in the number of hotel rooms from 227 rooms to approximately 327 rooms, and an increase in the total floor area of the meeting rooms by 5,000 square feet. In Phase II, the improvements to the site will consist of the development of a mixed-use development. The proposed mixed-use development will consist of an approximate 300-room hotel, 15,000 square feet of meeting rooms, approximately 100 residential units, approximately 22,000 square feet of retail space, and structured parking.

The request site is consistent with the surrounding development pattern that consist of a of a hotel use to the north, hotel, office and restaurant uses to the east, across Market Center Boulevard, and multifamily uses and an above ground parking structure to the south. Properties west of the site are developed with warehouse uses.

Staff has reviewed and supports the applicant's request for an MU-3 Mixed Use District. The request is consistent with the *fowardDallas! Comprehensive Plan and the* Stemmons / Design District Land Use Plan, 2001.

Landscaping: Landscaping will in accordance to the landscaping requirements in Article X, as amended.

CPC Action (December 14, 2017)

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the west line of Market Center Boulevard, south of Stemmons Freeway (I-35E).

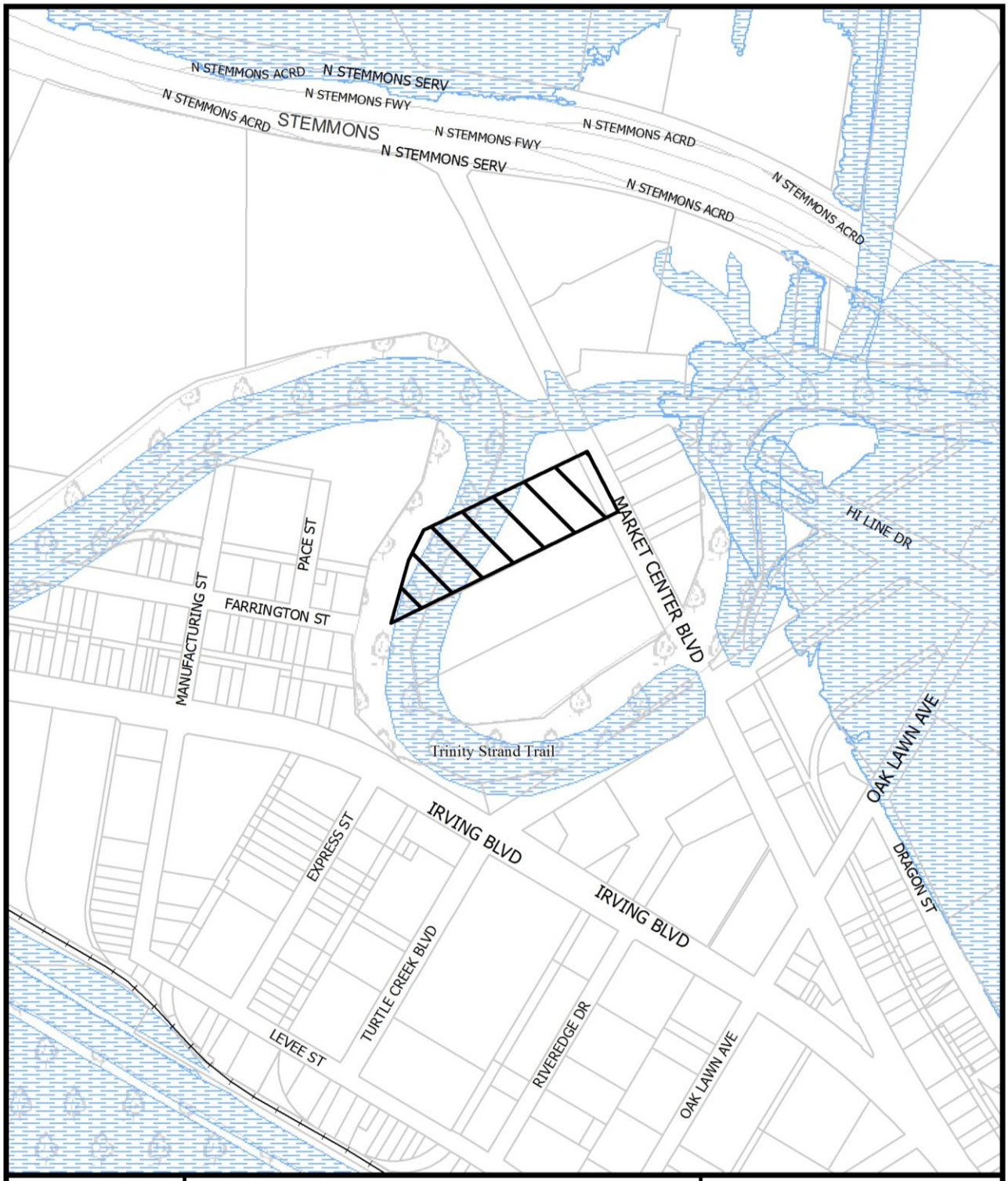
Maker: Carpenter
Second: Rieves
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 22
Replies: For: 3 Against: 0

Speakers: For: Robert Bone, 1251 Avenue of the Americas, New York, NY, 10020-0061
Against: None



1:6,000

VICINITY MAP

Case no: Z167-345

Date: 11/29/2017

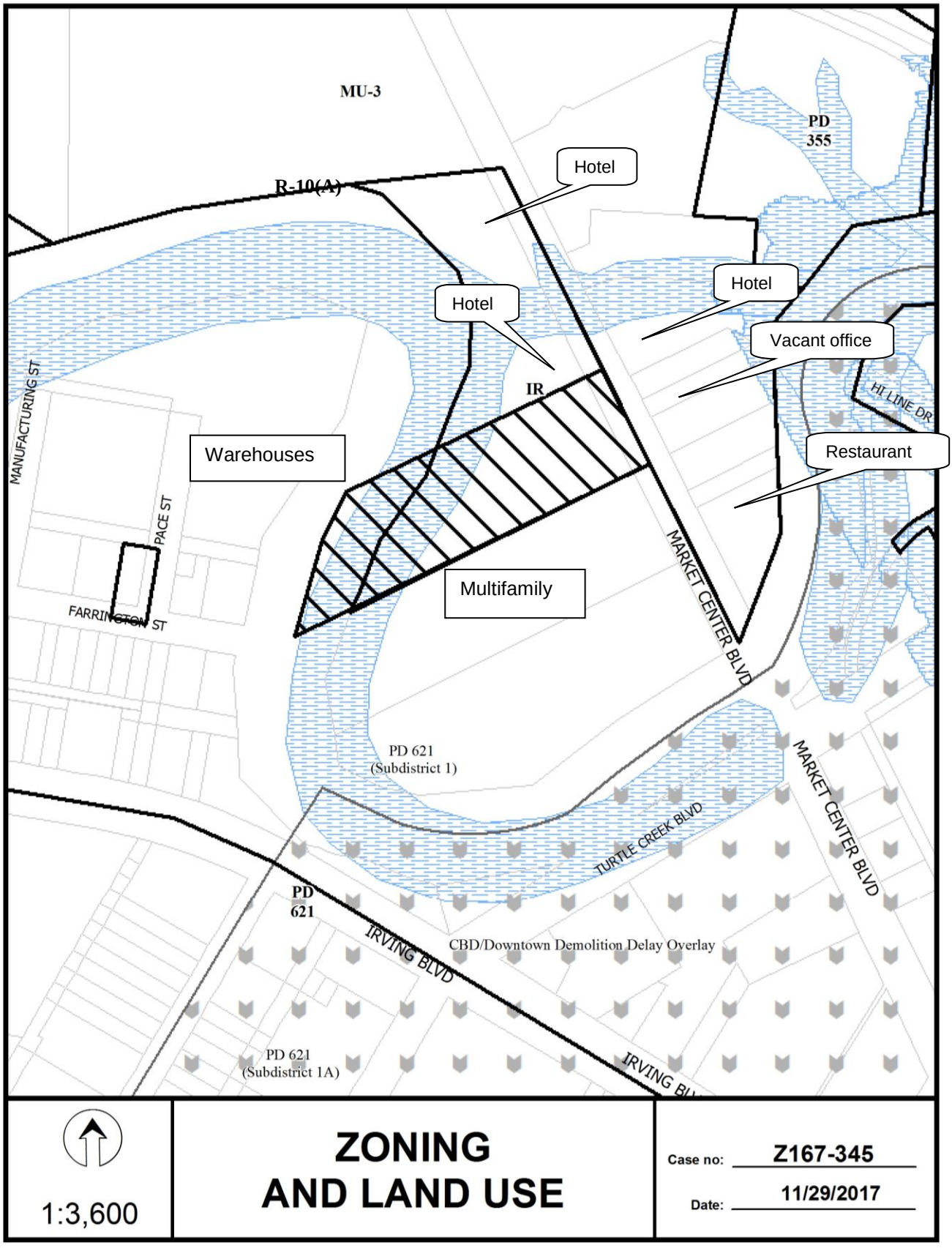


1:3,600

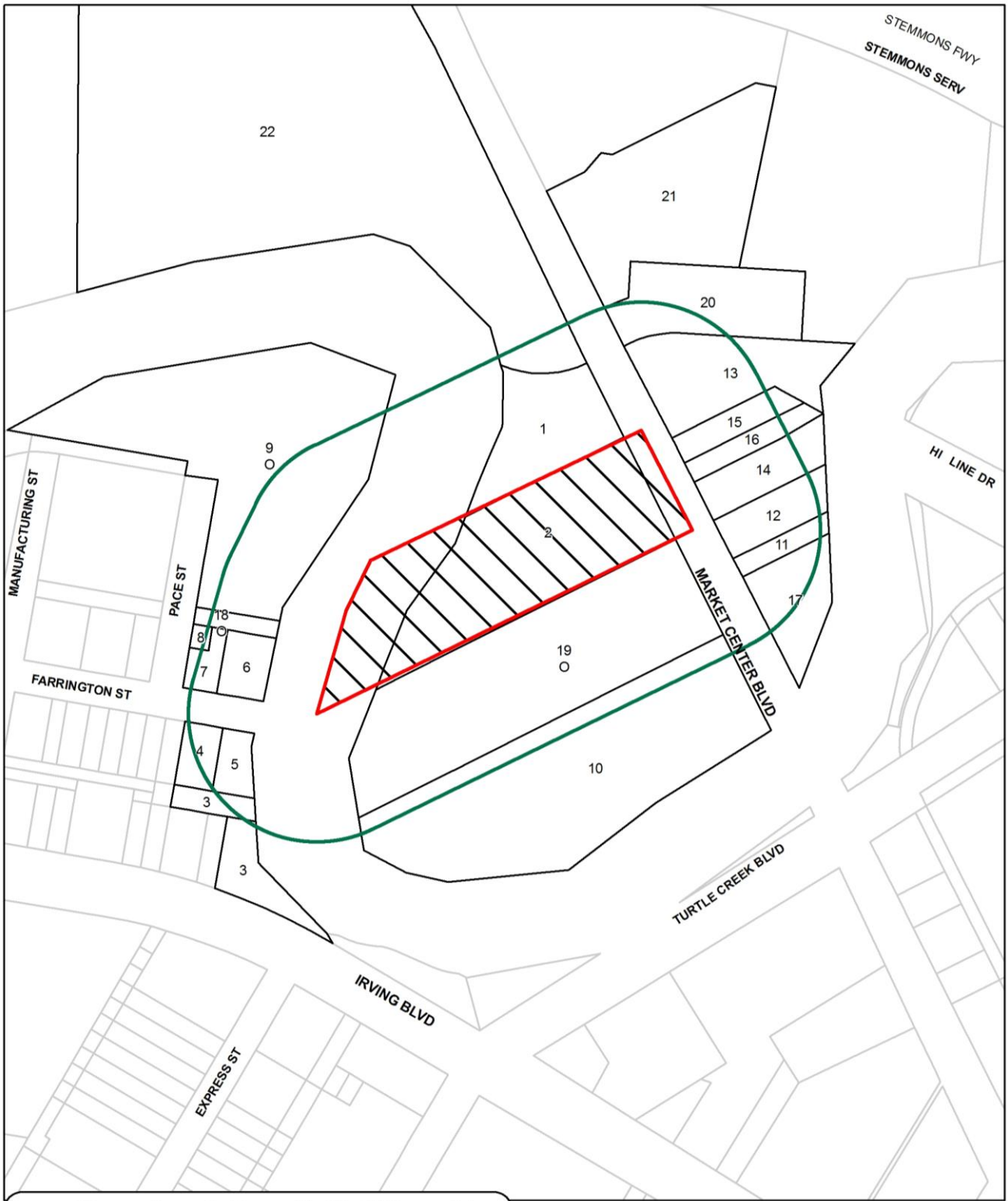
AERIAL MAP

Case no: Z167-345

Date: 11/29/2017


MU-3
R-10(A)
PD 355
Hotel
Hotel
Hotel
Vacant office
Restaurant
IR
Warehouses
Multifamily
MANUFACTURING ST
PACE ST
FARRINGTON ST
MARKET CENTER BLVD
HI LINE DR
PD 621
(Subdistrict 1)
TURTLE CREEK BLVD
MARKET CENTER BLVD
PD 621
IRVING BLVD
CBD/Downtown Demolition Delay Overlay
PD 621
(Subdistrict 1A)
IRVING BLVD
1:3,600
ZONING
AND LAND USE
Case no: Z167-345
Date: 11/29/2017

CPC RESPONSES



22	Property Owners Notified (23 parcels)
3	Replies in Favor (3 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
12/14/2017	Date

Z167-345
CPC

N
W E
S

1:3,600

Notification List of Property Owners

Z167-345

22 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	2023	MARKET CENTER BLVD	DARSHAN SHREE JALIYAN LLC
	2	2015	MARKET CENTER BLVD	2015 MARKET CTR LLC
	3	2014	IRVING BLVD	TONAN II INC
	4	2009	FARRINGTON ST	RFVW LLC
	5	2005	FARRINGTON ST	FARRINGTON PROPERTIES LLC
	6	2006	FARRINGTON ST	CENTURY OAK INVESTMENTS LLC
	7	2012	FARRINGTON ST	EMERALD DENTON PPTIES LTD
	8	1314	PACE ST	GLAZER ANN & BARKLEY STUART
O	9	1350	MANUFACTURING ST	TTMC LIMITED
	10	1931	MARKET CENTER BLVD	ALTA STRAND LP
	11	1944	MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
	12	1950	MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
	13	2026	MARKET CENTER BLVD	KALAN INC
	14	2006	MARKET CENTER BLVD	SHENDELMAN CHUNG
	15	2014	MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
	16	2010	MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
	17	1926	MARKET CENTER BLVD	MARKET CENTER BLVD LLC
O	18	1300	PACE ST	JONES LAKE CO NO 7
O	19	1955	MARKET CENTER BLVD	AVANT MARKET CENTER LP
	20	2110	MARKET CENTER BLVD	ARC HOSPITALITY PORTFOLIO I NTC OWNER LP
	21	2150	MARKET CENTER BLVD	ISTAR DALLAS GL LP
	22	2201	N STEMMONS FWY	LUTAH ACQUISITION LP

AGENDA ITEM # 68

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 63 S; T; W; X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road
Recommendation of Staff and CPC: Approval
Z167-385(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-385(SM) **DATE FILED:** August 30, 2017

LOCATION: Southeast corner of West Camp Wisdom Road and South Westmoreland Road

COUNCIL DISTRICT: 8 **MAPSCO:** 63 S; T; W; X

SIZE OF REQUEST: Approx. 77.875 acres **CENSUS TRACT:** 109.04

OWNER/APPLICANT: 3662 Investors, LP

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District.

SUMMARY: The applicant proposes to rezone the area to allow for multifamily, hotel, and other retail uses on a portion of the Red Bird Mall area.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- Red Bird Mall was originally constructed in 1975 with approximately 950,000 square feet on approximately 90 acres of land.
- The mall was rebranded Southwest Center Mall in 2001.
- The mall had a total of five anchors, of which three are currently occupied by Macy's, Sears, and Burlington Coat Factory. The former Dillard's anchor is vacant and the former JC Penney's anchor was demolished in 2012.
- The request site contains the in-line portion of the existing Southwest Center Mall, Macy's department store, the former Dillard's department store, and several pad sites outside of the main mall building. The pad sites are improved with the following businesses: Westmoreland Park [an office campus]; Auto Lux Sales & Rentals; Firestone; Suit & Shoe Outlet; and, Movie Trading Company.

Zoning History: There have been three zoning changes requested in the area in the last five years.

1. **Z167-222** On June 14, 2017, the City Council renewed Specific Use Permit No. 1929 for an open-enrollment charter school.

2. **Z145-281** On November 10, 2015, the City Council approved Specific Use Permit No. 2164 for a motor vehicle fueling station.

3. **Z134-210** On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Roadway Sections; ROW
Marvin D Love Freeway	Highway	Varies
Interstate 20	Highway	Varies
West Camp Wisdom Road	Principal Arterial	Minimum-6 lanes-Divided; 100 ft.
South Westmoreland Road	Principal Arterial	Minimum-6 lanes-Divided; 100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed a Traffic Impact Analysis (TIA) provided by the applicant. Engineering staff evaluated the TIA and its assumptions and concluded that the installation of a traffic signal at the intersection of Camp Wisdom Road and Del Ray Drive should be assessed as part of the Red Bird redevelopment permitting process.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

> Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Economic Element

Goal 2.1 Promote balanced growth

> Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

STAFF ANALYSIS:

Land Use Compatibility:

The site is currently developed with an indoor shopping mall that was constructed in 1975 with approximately 950,000 square feet on approximately 90 acres of land. The department stores in the mall separately owned both the improvements and the land underneath the building and therefore, the ownership of the mall is divided between several parties. The applicant has assembled the in-line portion the existing Southwest Center Mall, Macy's department store, the former Dillard's department store, and several pad sites outside of the main mall building including Westmoreland Park [an office campus], Auto Lux Sales & Rentals, Firestone, Suit & Shoe Outlet, and Movie Trading Company. Therefore, the boundaries of the request jigsaw around ownership lines to reach portions of rights-of-way, stop at bounding property lines, or end at the

mall entrances to Sears and Burlington Coat Factory. The applicant proposes to renovate and modify the existing mall building and also to construct new buildings in some of the existing surface parking lots to reimagine and re-energize this commercial area of Southwest Dallas.

The purpose of the request is to change the nonresidential retail district into a mixed use district which allows both residential and nonresidential main uses. The change in zoning, if approved, would result in the following changes to allowed and prohibited main uses.

The following main uses are allowed in the existing zoning district (RR) but prohibited in the proposed zoning district (MU-2):

- Building repair and maintenance shop,
- Machinery, heavy equipment, or truck sales and service,
- Vehicle or engine repair or maintenance,
- Community service center [SUP required in MU-2],
- Hospital [SUP required in MU-2],
- Lodging or boarding house,
- Ambulance service,
- General merchandise or food store 100,000 square feet or more [SUP required in MU-2],
- Home improvement center, lumber, brick or building materials sales yard,
- Outside sales [SUP required in RR],
- Pawn shop,
- Vehicle display, sales, or service,
- Commercial bus station and terminal, and
- Heliport [SUP required in RR].

The following main uses are allowed in the proposed zoning district (MU-2) but prohibited in the existing zoning district (RR):

- Convalescent and nursing homes, hospice care, and related institutions,
- Foster home,
- Duplex,
- Group residential facility [additional spacing restrictions apply],
- Multifamily,
- Residential hotel [additional spacing restrictions apply],
- Retirement housing,
- Medical or scientific laboratory [SUP required in RR], and

The surrounding uses within the same block as the area of request are listed in the table on the next page and are generally retail, restaurant, and office in nature. On the north side of West Camp Wisdom Road, there is a mixture of uses including retail, bank, restaurant, and a charter school. Multifamily uses are located across the expressway to

the east, south, and southwest. On the west side of South Westmoreland Road, there is additional multifamily uses, undeveloped land, retail, and restaurants.

Since the site is also located within a tax increment financing district where design can be steered in a positive direction, and a transition to a mixed-use development would foster a place for people to live, work, and play, staff recommends approval of the request.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR	Retail
North	CR, RR, CR with SUP No. 1995, MO-1, MC-1 with DR No. Z74-193	Vacant, Retail, Charter school, Drive through banks, Restaurants, Retail
East	RR	Retail, Surface parking
South	MF-3(A), MU-3, MU-2	Expressways, Multifamily
West	RR, MU-2	Restaurant, Retail, Undeveloped, Multifamily, Office

Development Standards:

DISTRICT	SETBACKS Front	Side/Rear	FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Existing							
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

The primary difference between the existing and proposed development standards is height. The adjacent zoning districts and their respective maximum heights on the north line of Camp Wisdom Road range from 54 feet of maximum structure height in the CR Community Retail District to 135 feet in the MO-1 Medium Office District. The zoning district on the west side of South Westmoreland is MU-2 Mixed Use District, the same as the request. Finally, an expressway with a separation of 900 or more feet exists that divides the buildable area of the subject property to the east, south, and southwest.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

Prior CPC Action – February 1, 2018:

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road.

Maker: Lavallaisaa
Second: Rieves
Result: Carried: 13 to 0

For: 13 - West, Rieves, Houston, Davis, Shidid, Carpenter, Lavallaisaa, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Mack
Vacancy: 0
Conflict: 1 - Housewright

Notices: Area: 500 Mailed: 66
Replies: For: 10 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Rodney Brown, 5701 Red Bird Center Dr., Dallas, TX, 75237
Against: None

List of Officers

3550 W CAMP WISDOM LLC

3662 W Camp Wisdom LLC

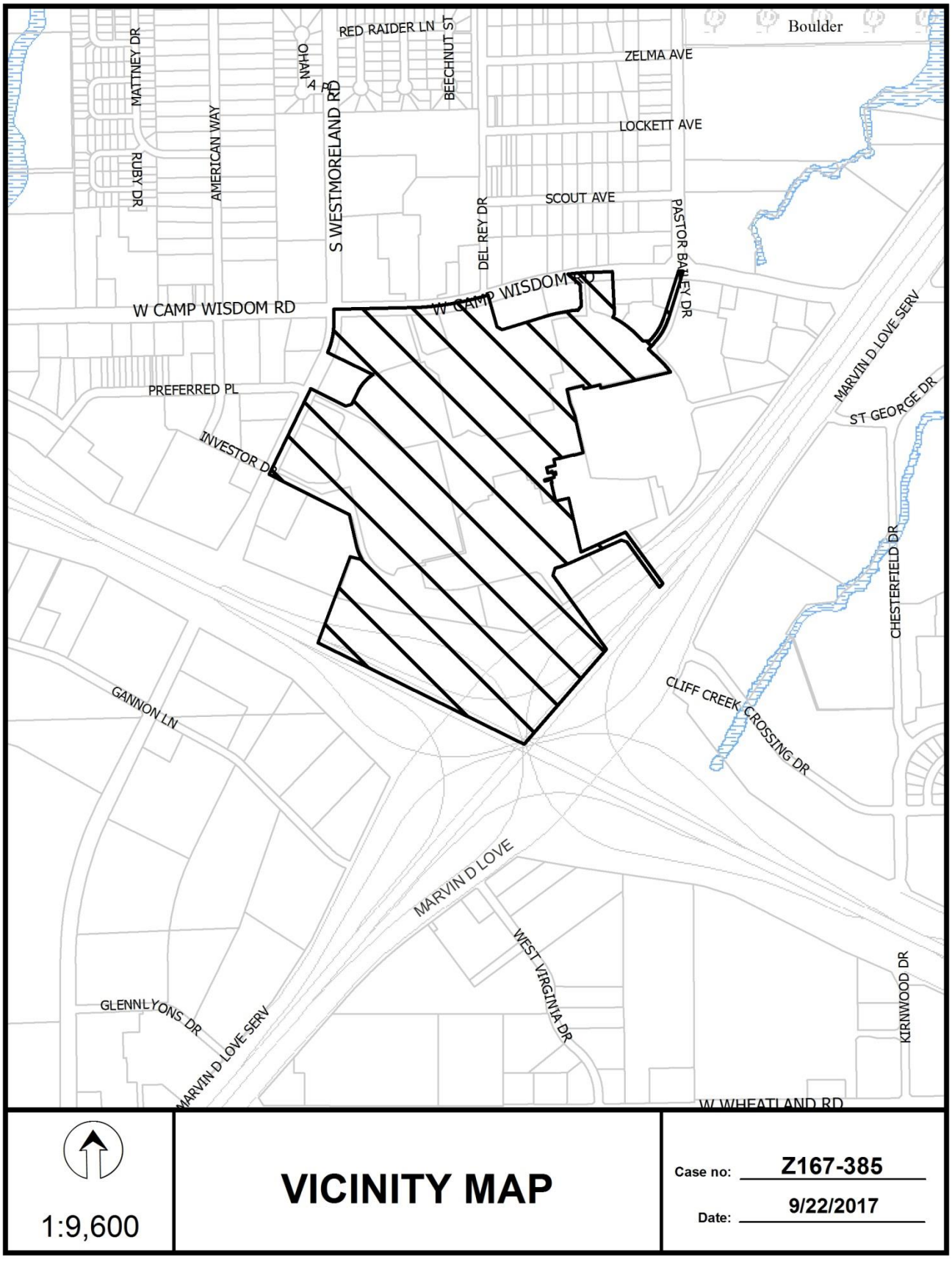
CWRD PROPERTIES LLC

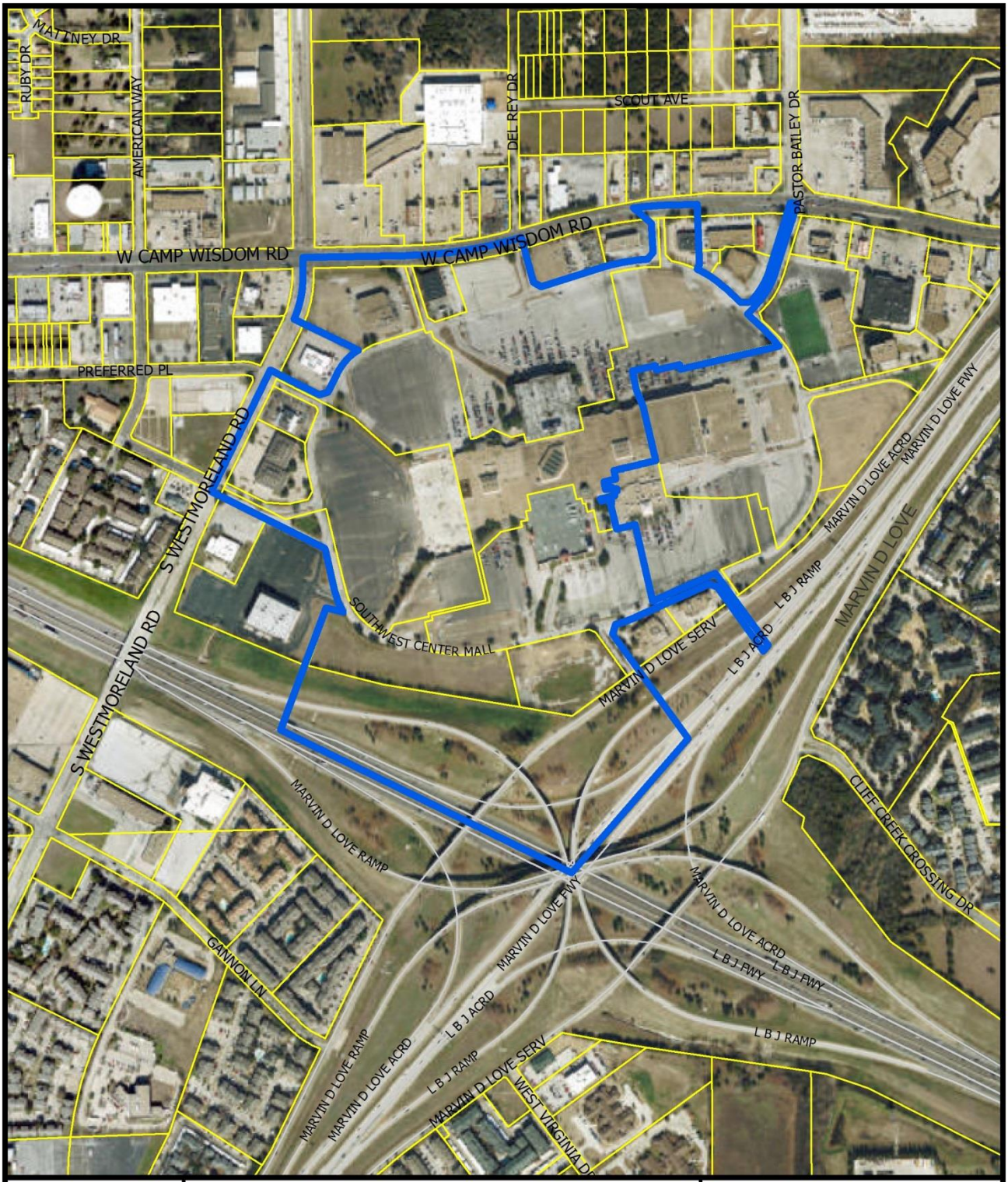
WCWAP LLC

3662 Investors, LP, sole member of each entity above

3662 Investors GP LLC

Peter Brodsky, Manager


Boulder
RED RAIDER LN
BEECHNUT ST
ZELMA AVE
LOCKETT AVE
SCOUT AVE
MATTNEY DR
RUBY DR
AMERICAN WAY
OHAN DR
S WESTMORELAND RD
DEL REY DR
PASTOR BAILEY DR
W CAMP WISDOM RD
PREFERRED PL
INVESTOR DR
MARVIN D LOVE SERV
ST GEORGE DR
CHESTERFIELD DR
CLIFF CREEK CROSSING DR
GANNON LN
MARVIN D LOVE
WEST VIRGINIA DR
GLENN LYONS DR
KIRNWOOD DR
W WHEATLAND RD
1:9,600
VICINITY MAP
Case no: Z167-385
Date: 9/22/2017

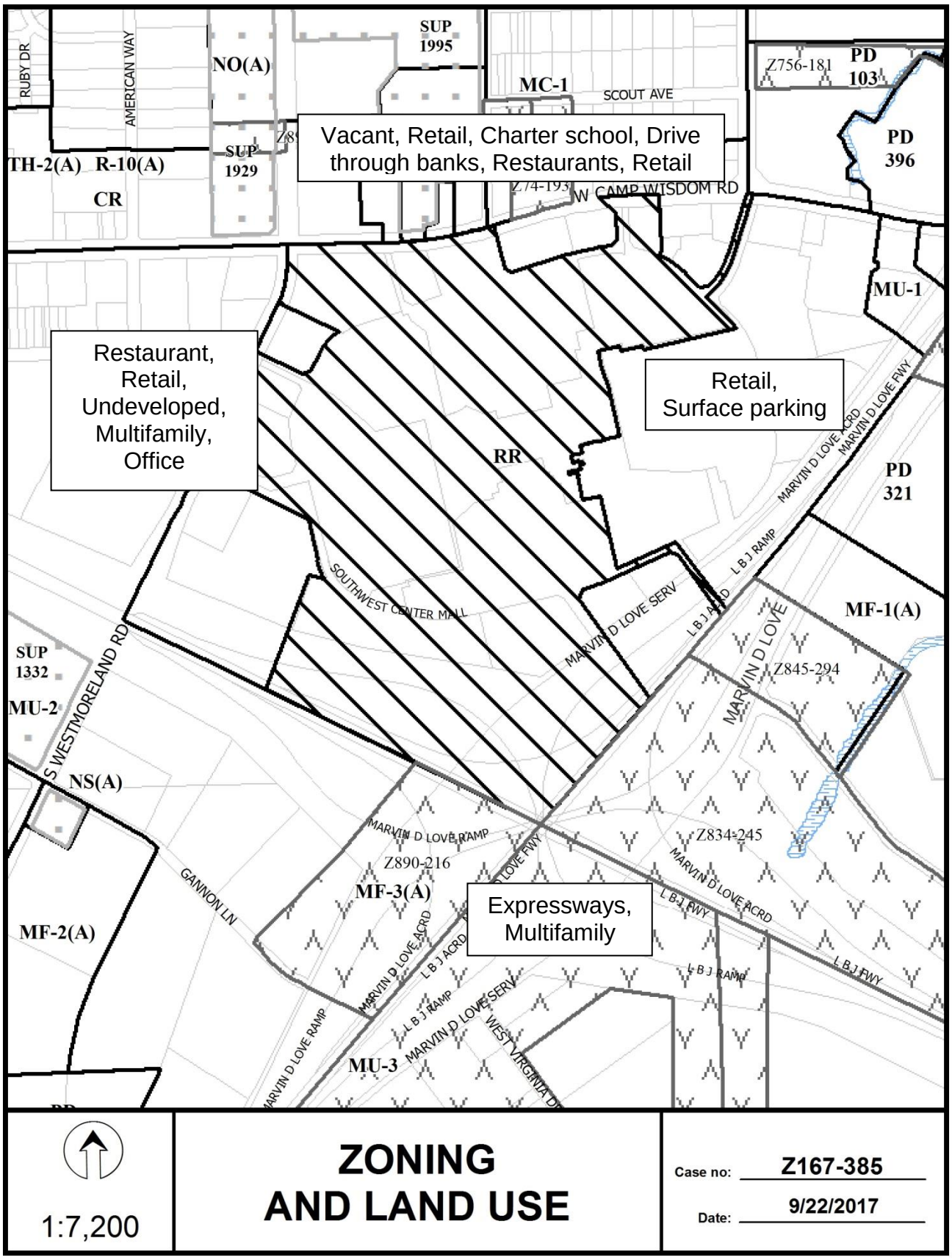


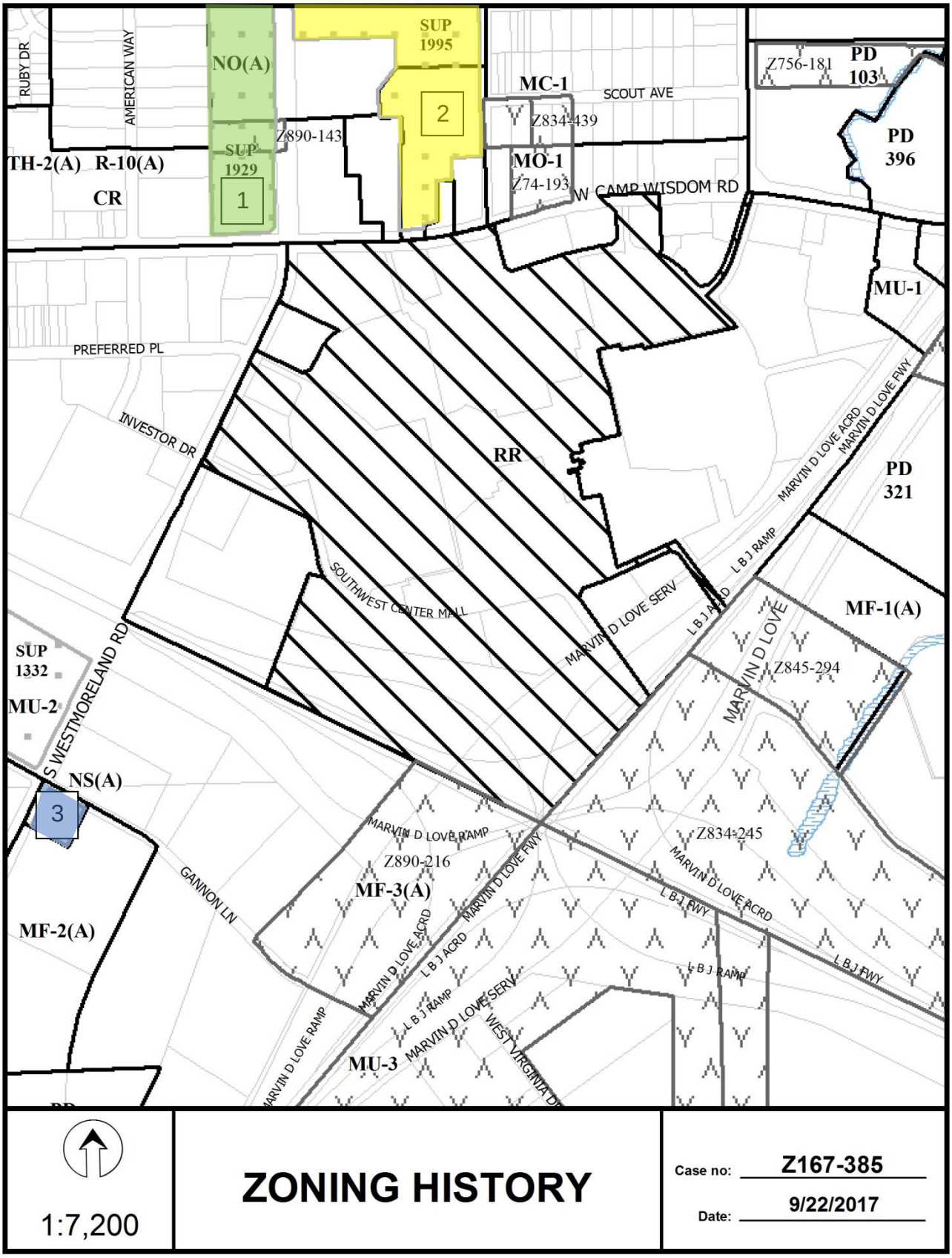
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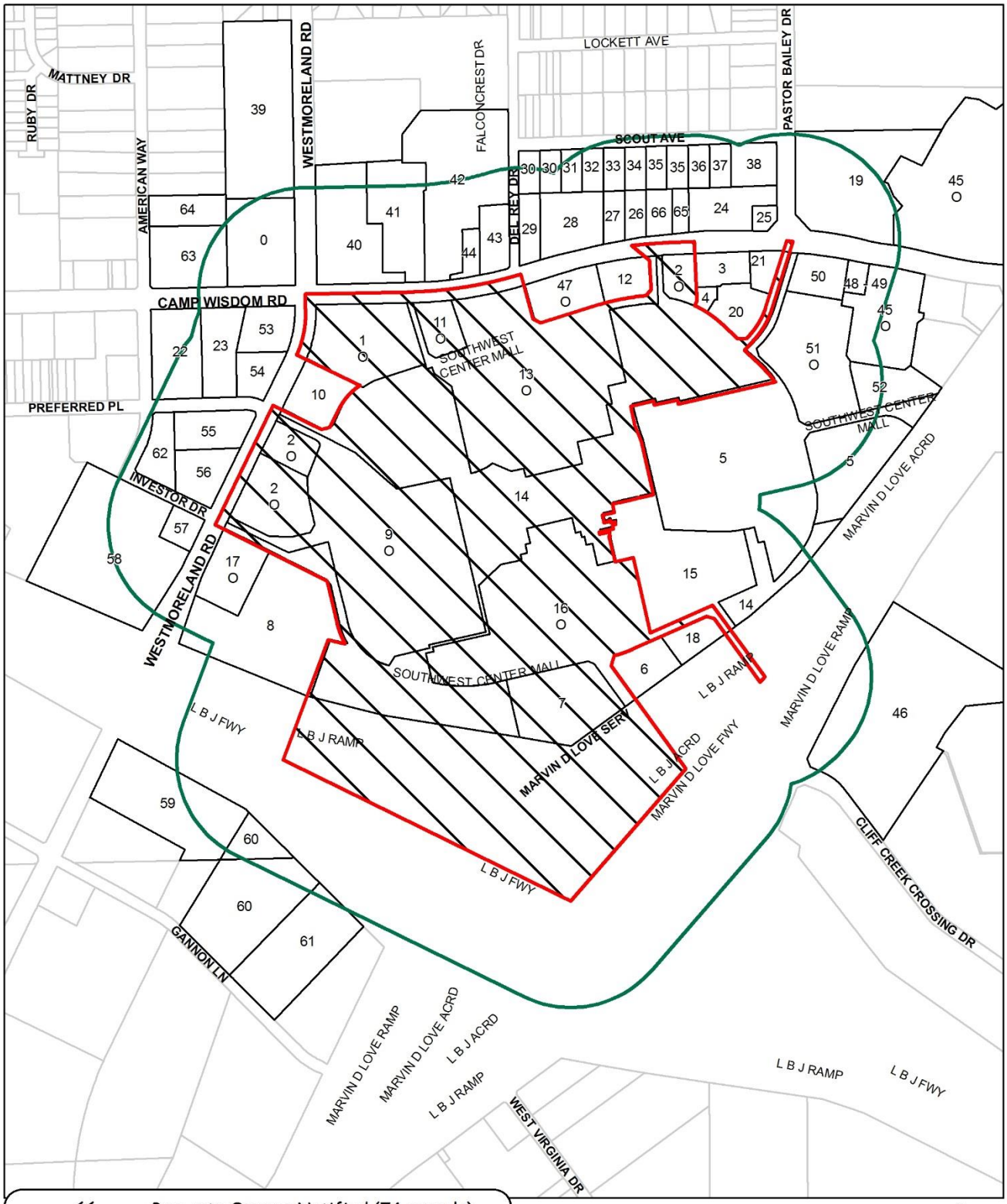
AERIAL MAP

Case no: Z167-385

Date: 9/22/2017


Vacant, Retail, Charter school, Drive through banks, Restaurants, Retail
Restaurant, Retail, Undeveloped, Multifamily, Office
Retail, Surface parking
Expressways, Multifamily
RUBY DR
AMERICAN WAY
NO(A)
SUP 1995
MC-1
SCOUT AVE
Z756-181
PD 103
PD 396
SUP 1929
TH-2(A)
R-10(A)
CR
CAMP WISDOM RD
MU-1
RR
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
PD 321
SOUTHWEST CENTER MALL
MARVIN D LOVE SERV
L B J RAMP
L B J ACRD
MF-1(A)
Z845-294
MARVIN D LOVE
SUP 1332
MU-2
S WESTMORELAND RD
NS(A)
MARVIN D LOVE RAMP
Z834-245
Z890-216
MF-3(A)
GANNON LN
MF-2(A)
L B J FWY
MU-3
WEST VIRGINIA
1:7,200
ZONING AND LAND USE
Case no: Z167-385
Date: 9/22/2017


RUBY DR
AMERICAN WAY
NO(A)
SUP 1995
2
MC-1
SCOUT AVE
Z756-181
PD 103
Z834-439
Z890-143
SUP 1929
1
MO-1
Z74-193
PD 396
TH-2(A) R-10(A)
CR
W CAMP WISDOM RD
MU-1
PREFERRED PL
INVESTOR DR
RR
MARVIN D LOVE ACRD
MARVIN D LOVE FWY
PD 321
SOUTHWEST CENTER MALL
MARVIN D LOVE SERV
L B J RAMP
L B J ACRD
MF-1(A)
SUP 1332
MU-2
S WESTMORELAND RD
MARVIN D LOVE
Z845-294
NS(A)
3
MARVIN D LOVE RAMP
Z834-245
Z890-216
MF-3(A)
GANNON LN
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
L B J FWY
MF-2(A)
MARVIN D LOVE ACRD
L B J ACRD
L B J RAMP
L B J FWY
L B J RAMP
MARVIN D LOVE RAMP
L B J RAMP
MARVIN D LOVE SERV
WEST VIRGINIA DR
MU-3
1:7,200
ZONING HISTORY
Case no: Z167-385
Date: 9/22/2017



66	Property Owners Notified (74 parcels)
10	Replies in Favor (13 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
2/1/2018	Date

Z167-385
CPC

N
W E
S

1:7,200

01/31/2018

Reply List of Property Owners

Z167-385

66 Property Owners Notified ***10 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*	*Owner*
O	1	3720 W CAMP WISDOM RD	CWRD PROPERTIES LLC
O	2	3420 W CAMP WISDOM RD	CWRD PROPERTIES LLC
	3	3306 W CAMP WISDOM RD	RED BIRD PIX CENTER
	4	3314 W CAMP WISDOM RD	BUTTS HENRY S IV TRUSTEE
	5	3540 W CAMP WISDOM RD	SERITAGE SRC FINANCE LLC
	6	7471 MARVIN D LOVE FWY	BLOMFIELD BRITTANY
	7	7575 MARVIN D LOVE FWY	CWRD PROPERTIES LLC
	8	7330 S WESTMORELAND RD	MCCANDLESS LAND & CATTLE
O	9	7202 S WESTMORELAND RD	WCWAP LLC
	10	7110 S WESTMORELAND RD	SHOWBIZ PIZZA TIME INC
O	11	3704 W CAMP WISDOM RD	CWRD PROPERTIES LLC
	12	3482 W CAMP WISDOM RD	HKH REALESTATE GROUP LLC
O	13	3550 W CAMP WISDOM RD	3550 W CAMP WISDOM LLC
	14	3662 W CAMP WISDOM RD	3662 W CAMP WISDOM LLC
	15	7465 MARVIN D LOVE FWY	BURLINGTON COAT FACTORY
O	16	3662 W CAMP WISDOM RD	WCWAP LLC
O	17	7310 S WESTMORELAND RD	SHADE FAMILY TR
	18	7441 MARVIN D LOVE FWY	TRECO LTD
	19	3203 W CAMP WISDOM RD	990 VILLAGE SQ LLC
	20	3304 W CAMP WISDOM RD	KAMY REAL PPTY TRUST
	21	3302 W CAMP WISDOM RD	RED BIRD ASSOCIATES LTD
	22	3910 W CAMP WISDOM RD	BAILEYS FURNITURE INC
	23	3906 W CAMP WISDOM RD	ACE KING PROPERTIES LLC
	24	3333 W CAMP WISDOM RD	WEITZMAN HERBERT & LOUIE
	25	3309 W CAMP WISDOM RD	CAMP WISDOM OFF DEL REY LOTS 1 2 3 4
	26	3423 W CAMP WISDOM RD	COLE PLS PORTFOLIO LLC

01/31/2018

Reply	*Label #*	*Address*	*Owner*
	27	3431 W CAMP WISDOM RD	CAMP WISDOM ROAD ASSOC
	28	3515 W CAMP WISDOM RD	PROSPERITY BANK
	29	3535 W CAMP WISDOM RD	CAMP WISDOM DEL REY 4
	30	3530 SCOUT AVE	BANK OF THE SOUTHWEST OF
	31	3514 SCOUT AVE	RED BIRD BANK
	32	3506 SCOUT AVE	RED BIRD BANK
	33	3430 SCOUT AVE	CONCORD MISSIONARY BAPTIST CHURCH
	34	3422 SCOUT AVE	CONCORD MISSIONARY
	35	3414 SCOUT AVE	CONCORD MISSIONARY BAPTIST CHURCH
	36	3332 SCOUT AVE	CONCORD MISSIONARY BAPT C
	37	3324 SCOUT AVE	THE NEW GENERATION CHURCH
	38	7005 BOULDER DR	WATER LILLY PROPERTIES INC
	39	6891 S WESTMORELAND RD	AW BROWN FELLOWSHIP LEADERSHIP ACADEMY
	40	3777 W CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
	41	3737 W CAMP WISDOM RD	CAMP WISDOM WESTMORELAND
	42	3663 W CAMP WISDOM RD	KIPP DFW INC
	43	3611 W CAMP WISDOM RD	ALESTIN CW LLC
	44	3643 W CAMP WISDOM RD	CAMP WISDOM W JV
O	45	3199 W CAMP WISDOM RD	BONIUK INTERESTS LTD
	46	7300 MARVIN D LOVE FWY	DALLAS HOUSING FINANCE CORPORATION
O	47	3502 W CAMP WISDOM RD	FIELDS WILLIAM S & MARGARET M B TRUST
	48	3202 W CAMP WISDOM RD	BONIUK INTERESTS LTD
	49	3222 W CAMP WISDOM RD	BONIUK INTERESTS LTD
	50	3230 W CAMP WISDOM RD	ARC CAFEHLD001 LLC
O	51	3228 W CAMP WISDOM RD	A J REAL ESTATE INVESTMENTS LLC
	52	7125 MARVIN D LOVE FWY	WOL MED SOUTHWEST DALLAS
	53	3904 W CAMP WISDOM RD	CULLUM JOINT REVOCABLE LIVING TRUST
	54	7163 S WESTMORELAND RD	SHERWIN WILLIAMS REALTY HOLDINGS INC

01/31/2018

Reply	*Label #*	*Address*	*Owner*
	55	7227 S WESTMORELAND RD	FORTY DEGREES LLC
	56	7233 S WESTMORELAND RD	1250 WDT LTD
	57	7307 S WESTMORELAND RD	BROWN REALTY CO
	58	3900 INVESTOR DR	RFE BROADMOOR APTS LLC
	59	7440 S WESTMORELAND RD	CENTRAL POINTE CHURCH
	60	3913 GANNON LN	NAPA VENTURES EAGLE POINTE LLC
	61	3839 GANNON LN	WATERFORD PARTNERS LLC
	62	7220 AMERICAN WAY	FORTY DEGREES LLC
	63	3907 W CAMP WISDOM RD	RED BIRD TRINITY LLC
	64	7010 AMERICAN WAY	DIMOULAKIS CONSTANTINOS &
	65	3407 W CAMP WISDOM RD	AMERIPROP LP
	66	3415 W CAMP WISDOM RD	LEE MEE Y REVOCABLE LIVING TRUST

AGENDA ITEM # 69

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 24 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1684 for a private school on property zoned an R-16(A) Single Family District, on the northwest corner of Walnut Hill Lane and Hedgeway Drive

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan, revised site plan and conditions

Z167-393(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-393(SM) **DATE FILED:** September 12, 2017

LOCATION: Northwest corner of Walnut Hill Lane and Hedgeway Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 24 N

SIZE OF REQUEST: Approx. 5.4 acres **CENSUS TRACT:** 95.00

APPLICANT/ REPRESENTATIVE: Kyle Kelly, The Cambridge School of Dallas

OWNER: The Village Church

REQUEST: An application for the renewal of Specific Use Permit No. 1684 for a private school on property zoned an R-16(A) Single Family District.

SUMMARY: The purpose of this application is to continue the operation of the existing private school that operates within the exiting church building. The existing private school consists of 22 classrooms serving the fifth through twelfth grades. As a condition of the renewal application, a revised traffic management plan has been submitted for consideration.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan, revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan, revised site plan and conditions.

BACKGROUND INFORMATION

- On October 10, 2007, City Council granted Specific Use Permit No. 1684 for a private school use for a ten-year period with eligibility for five-year automatic renewals.

- The applicant applied to renew Specific Use Permit No. 1684, 92 days after the deadline to submit for an automatic renewal.

Zoning History: There have been three recent zoning cases requested in the area in the past five years

1. Z156-263 On December 14, 2016, City Council approved Planned Development District No. 977 for a local utilities use (water pump station) on property zoned an R-10(A) Single Family District.

2. Z167-405 On January 18, 2018, the City Plan Commission will consider an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724.

3. Z178-150 On December 12, 2017, an application was submitted to amend PDD No. 706 to allow for an additional wing on the south side of the existing public school building.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Designation; ROW
Walnut Hill Lane	Principal Arterial	Minimum-6 lane-divided, 100 ft.
Hedgeway Drive	Local	60 ft.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal, including the revised traffic management plan, and determined it has not had a negative impact upon the surrounding street system.

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Land Use Element

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-16(A)	Church and private school
North	R-16(A)	Single family
East	PDD No. 724	Public school
South	R-10(A)	Single family
West	R-16(A)	Single family

Land Use Compatibility:

The site is primarily surrounded by single family uses to the north, south, and west. Two public schools occupy the block to the east, with a middle school on the western half of the block and a high school on the eastern half.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval of the request because the use has been to be compatible with surrounding properties and the renewal period will continue to provide staff an opportunity to ensure the traffic study updates are provided and operate efficiently.

Parking:

The existing school is comprised of 22 classrooms which include four elementary classrooms, nine junior high classrooms, and nine high school classrooms. The Dallas Development code requires a minimum of one and one-half spaces for each kindergarten/elementary school classroom, three and one-half spaces for each junior high/middle school classroom, and nine and one-half spaces for each senior high school classroom. Therefore, a minimum of 123 spaces are required for the existing school and 186 spaces are provided on the existing site plan.

Prior CPC Action – January 18, 2018:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1684 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, revised traffic management plan and conditions on property zoned an R-16(A) Single Family District, on the northwest corner of Walnut Hill Lane and Hedgeway Drive.

Maker: Murphy
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0

Notices: Area: 400 Mailed: 58
Replies: For: 3 Against: 2

Speakers: For: Paul Wolfe, 3877 Walnut Hill Ln., Dallas, TX, 75229
Against: None

List of Partners/Principals/Officers

The Village Church, Owner

Brian Miller – Chairman, Elder Board
Cassie Bryant – Children's Minister
Adam Griffin – Spiritual Formation Pastor
Doug Stanley – Operations, Executive Director
Robert Lusk – Facilities Manager
Steve Hardin – Campus Pastor
Shelly Einspahr – Finance, Accounting Manager

The Cambridge School of Dallas, Applicant

Board of Trustees

Bob Farrow, Chairman
Carrie Williams, Vice Chairman
Kirk Killian, Treasurer
Carl Bruce, Trustee
Tal hicks, Trustee
Greg Hasler, Trustee
Laura McBride, Trustee
Michael Richmond, Trustee
Ana Moner, Trustee
Jason Runnels, Trustee
Blake Woodall, Trustee
Paul Wolfe, Ex Officio

Proposed SUP No. 1684 Amendments

1. USE: The only use authorized by this specific use permit is a private school.

2. SITE PLAN: Use and development of the Property must comply with the attached TMP site plan.

3. TIME LIMIT: This specific use permit expires on five years [~~October 10, 2012~~], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. CLASSROOMS: The maximum number of classrooms is 22.

6. DRIVE: A pick-up and drop-off area for students must be provided in the location shown on the attached TMP site plan.

7. ENROLLMENT: Enrollment in the private school may not exceed 250. Enrollment is limited to students in grades 5 to 12.

8. HOURS OF OPERATION: The private school may only operate between 6:00 a.m. and 6:30 p.m., Monday through Friday. Athletic activities must begin no later than 9:00 p.m., and must conclude by 10:30 p.m.

9. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached TMP site plan. No other ingress or egress is permitted. Ingress to the Property from Hedgeway Drive is prohibited. Egress from the Property onto Hedgeway Drive is limited to right-turn-only.

10. PARKING: Parking must be located as shown on the attached TMP site plan.

11. TRAFFIC MANAGEMENT PLAN:

    (a) In general. The operation of the use must comply with the attached traffic management plan.

    (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by March 1, 2019 [~~2008~~]. After the initial traffic study, the Property owner or operator shall submit [~~annual~~] updates of the traffic study to the Director by March 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the Director shall determine if the current traffic management plan is sufficient.

(A) If the Director determines that the current traffic management plan is sufficient, the Director shall notify the applicant in writing.

(B) If the Director determines that the current traffic management plan results in traffic hazards or traffic congestion, the Director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the Director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Traffic Management Plan

DeShazo Group
Traffic. Transportation Planning. Parking. Design.
Texas Registered Engineering Firm F-3199



Traffic Management Plan

The Cambridge School of Dallas, in Dallas, TX

DeShazo Project Number 17119

October 17, 2017

Z167-393

Introduction

The services of DeShazo were retained by the Cambridge School of Dallas to provide a traffic management plan (TMP). The school is located at 3877 Walnut Hill Lane in Dallas, Texas and is zoned Single Family R-16(A). As a condition of the application for SUP (Special Use Permit) approval of the school operations, submittal of the TMP is required by the City of Dallas.

School Operational Characteristics

DeShazo observed student drop-off and pick-up during four periods. School student and queue data is summarized in **Table 1**.

Table 1: School Operational Characteristics

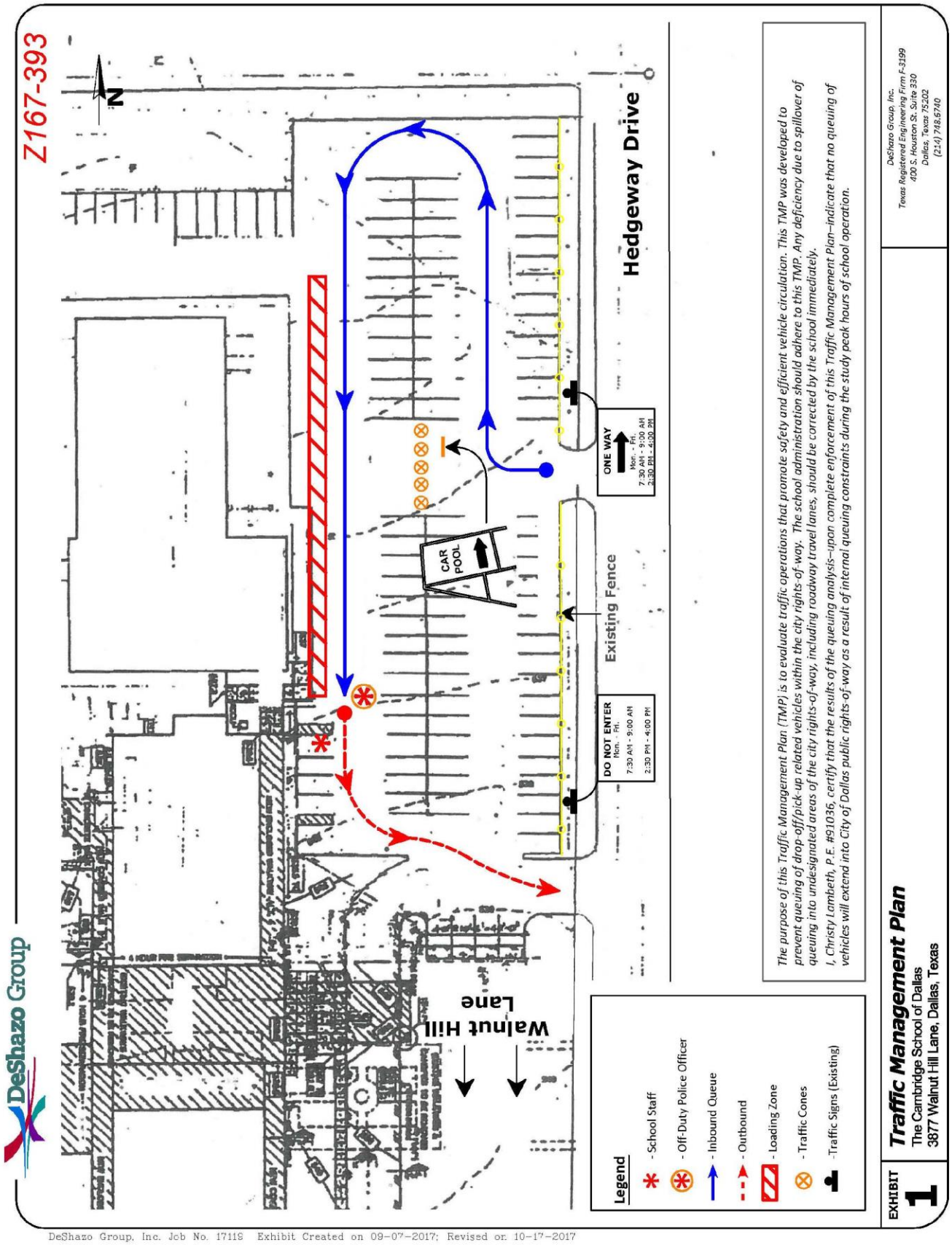
Students	Arrival Begins	School Starts	Dismissal	Traveling Modes	Queue Lengths
5th– 8th Grades: 33 Students 9th– 12th Grades: 85 Students (Total: 118 Students)	7:30 AM	8:00 AM	3:00 PM (61 students) After 4:00 PM [2] (57 Students stay for after school activities)	Student Drivers ≅31% [1] Parent Pick-Up ≅69% Bus/Van ≅0% Walking ≅0%	Provided: 477 LF (20 vehicles) Required: 235 LF (10 vehicles) Surplus: 242 LF (10 vehicles)

[1] *Representatives of the school indicated that there are approximately 25 student drivers and an additional 12 students who carpool with the student drivers.*

[2] *Representatives of the school indicated that the ending time of after school activities vary depending on the activity and whether it is a game day or practice day.*

Summary

Based on field observations conducted by DeShazo during morning arrival and afternoon dismissal periods, The Cambridge School of Dallas staff strictly enforces a safe and efficient traffic management plan. The peak queue occurred during the afternoon dismissal period. The site provides ample queuing space for parent vehicles. School staff should continue to manage traffic in accordance with the TMP as depicted in **Exhibit 1**.


Z167-393
N
Hedgeway Drive
Walnut Hill Lane
Existing Fence
CAR POOL
ONE WAY
Mon. - Fri.
7:30 AM - 9:00 AM
2:30 PM - 4:00 PM
DO NOT ENTER
Mon. - Fri.
7:30 AM - 9:00 AM
2:30 PM - 4:00 PM
Legend
- School Staff
- Off-Duty Police Officer
- Inbound Queue
- Outbound
- Loading Zone
- Traffic Cones
- Traffic Signs (Existing)
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.
I, Christy Lambeth, P.E. #91036, certify that the results of the queuing analysis–upon complete enforcement of this Traffic Management Plan–indicate that no queuing of vehicles will extend into City of Dallas public rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.
DeShazo Group
EXHIBIT 1
Traffic Management Plan
The Cambridge School of Dallas
3877 Walnut Hill Lane, Dallas, Texas
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740
DeShazo Group, Inc. Job No. 17118 Exhibit Created on 09-07-2017; Revised on 10-17-2017

Field Observtions

As required by City of Dallas, DeShazo observed on-site traffic on four different visits as described in ***Table 2***.

Table 2. Field Observations

Day, Date Observed	Time Observed	Peak Queue Observed
Tuesday, August 29, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, August 30, 2017	7:20 AM – 8:15 AM	6 Vehicles
Wednesday, August 30, 2017	2:45 PM – 3:30 PM	10 Vehicles
Wednesday, September 6, 2017	2:45 PM – 3:30 PM	9 Vehicles

School traffic is managed in accordance with the TMP for the Cambridge School of Dallas. The following is a list of noticeable observations:

- The ingress and egress locations for traffic circulation have not changed since the previous TMP.
- DeShazo's observations consistently indicate that maximum queues occur during afternoon student pick-up periods. The peak observed queue of 10 vehicles occurred around 3:10 PM. The site circulation plan provides ample capacity to accommodate the traffic queue.
- Parents start lining up 20 minutes prior to the dismissal time at 2:40 PM
- Traffic queues do not extend onto the public right-of-way.
- A temporary "CAR POOL" sign and traffic cones were placed in the parking lot directing vehicles to circulate through the parking lot.
- All the cars cleared the queue by 3:20 PM.
- Staff used walkie-talkies during dismissal period to communicate which students' rides have arrived.

Recommendations

Field observations of existing conditions indicate that the Cambridge School of Dallas traffic operates in accordance with City requirements and no queuing activity takes place on public rights-of-way. This TMP should continue to be enforced to provide safe and efficient transportation of students to and from the school property.

The following recommendations are provided by DeShazo to the school for the management of vehicular traffic generated by the school during peak traffic conditions.

1. Afternoon school traffic should continue to be managed in accordance with the TMP depicted in **Exhibit 1**.
2. Staff should continue to install temporary traffic control devices (such as traffic cones, etc.) when typical traffic conditions are expected. An appropriate number of school staff should continue to fulfill the duties of student supervision, traffic control, and other related duties as depicted on the plan.
3. All queuing and parking should continue to be accommodated within the school site boundaries.
4. Staff should continue to use a "walkie-talkie" system during dismissal period. This system is used for staff outside the school to inform staff inside when and which students can be released once their ride has arrived.

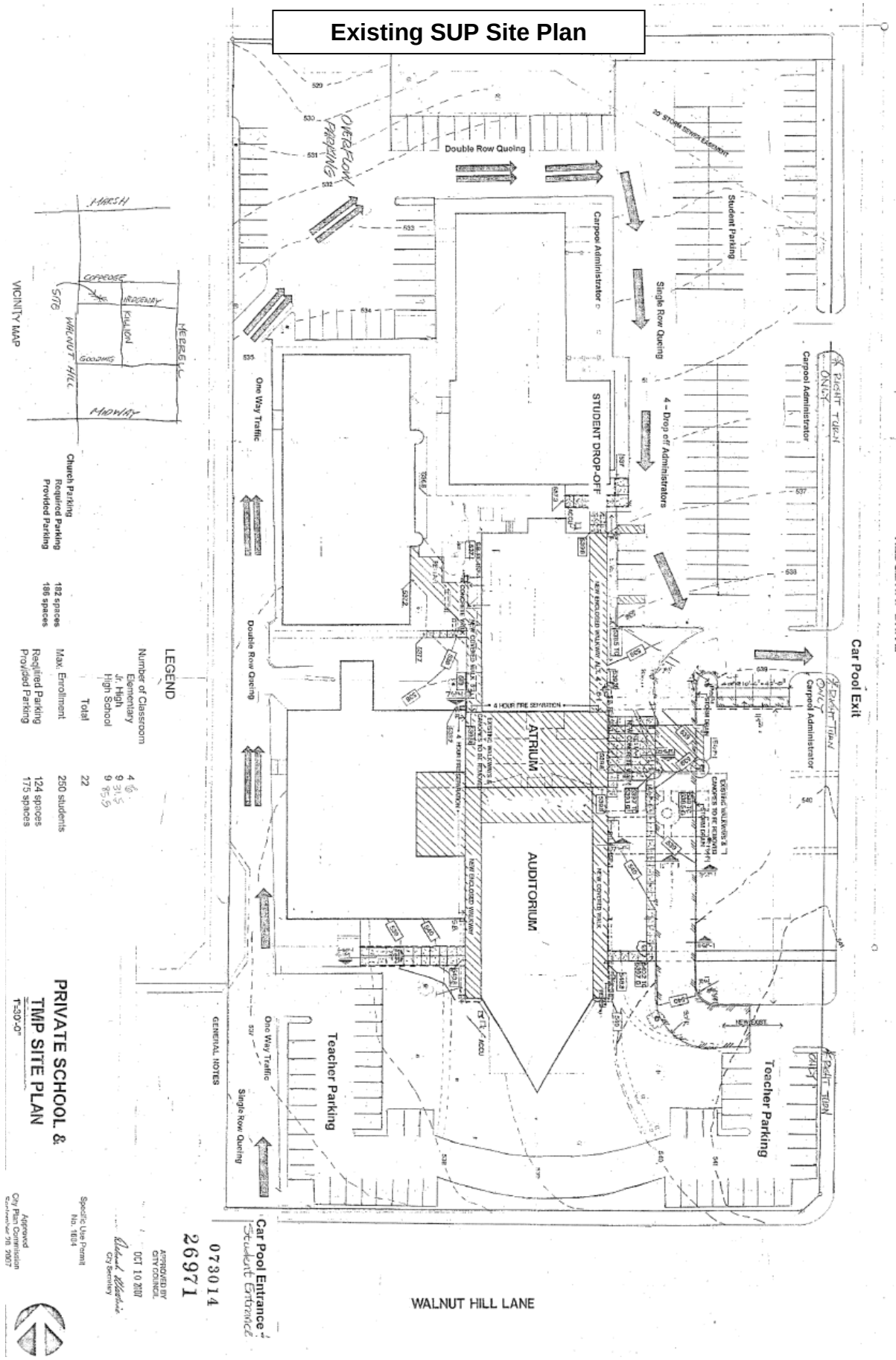
The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

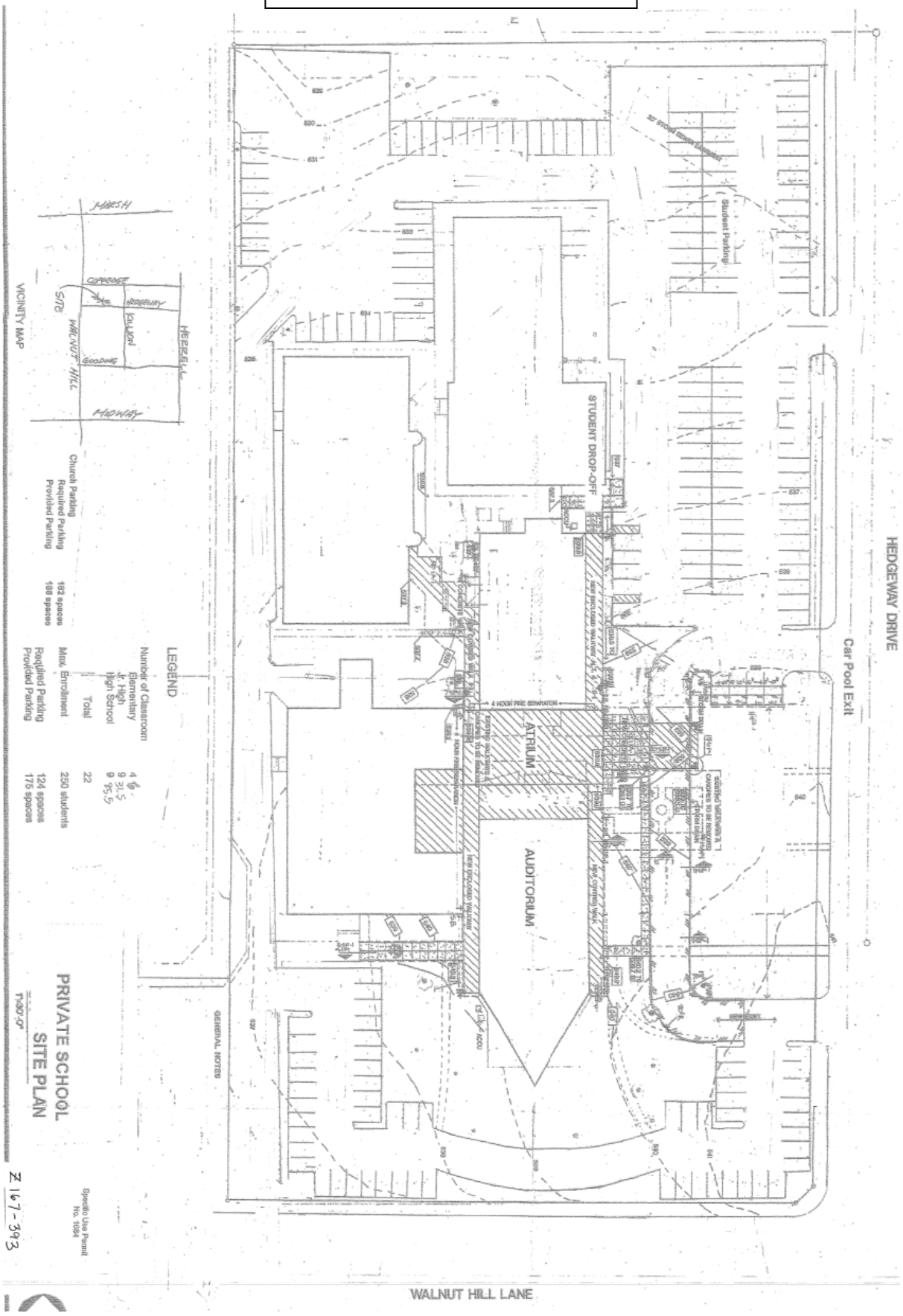
NOTE: In this report the term "parent" refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.

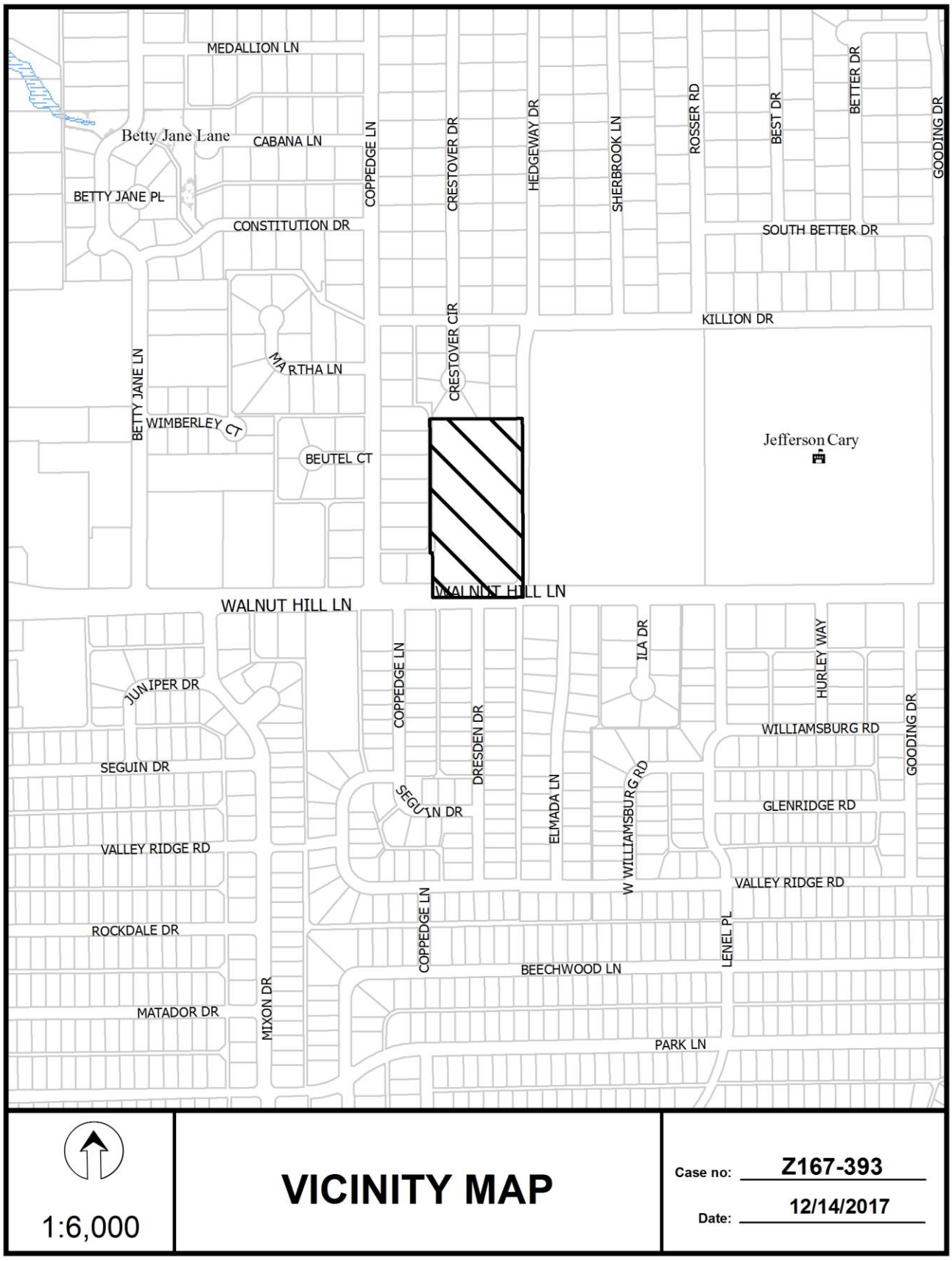
END OF MEMO

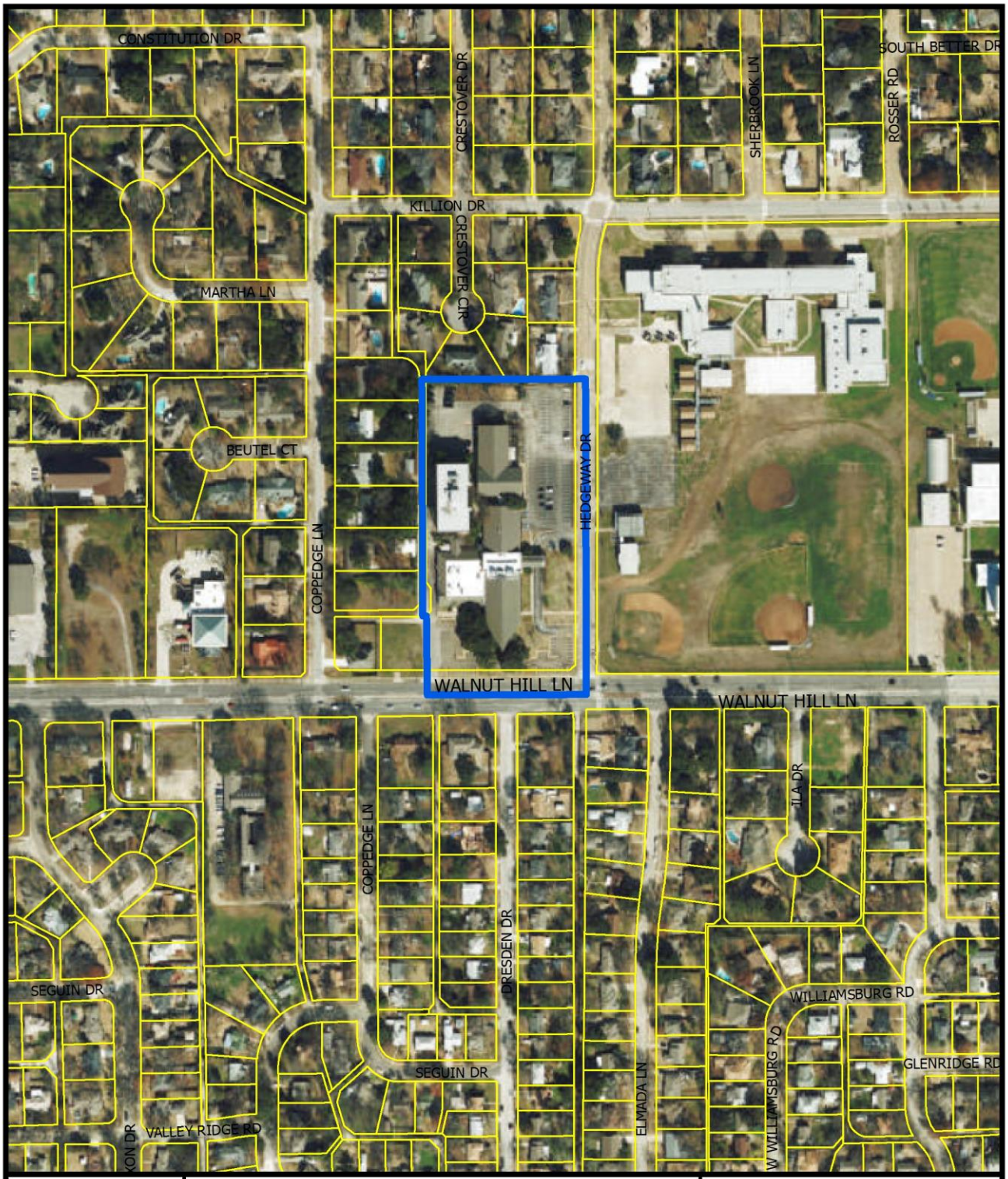
Existing SUP Site Plan

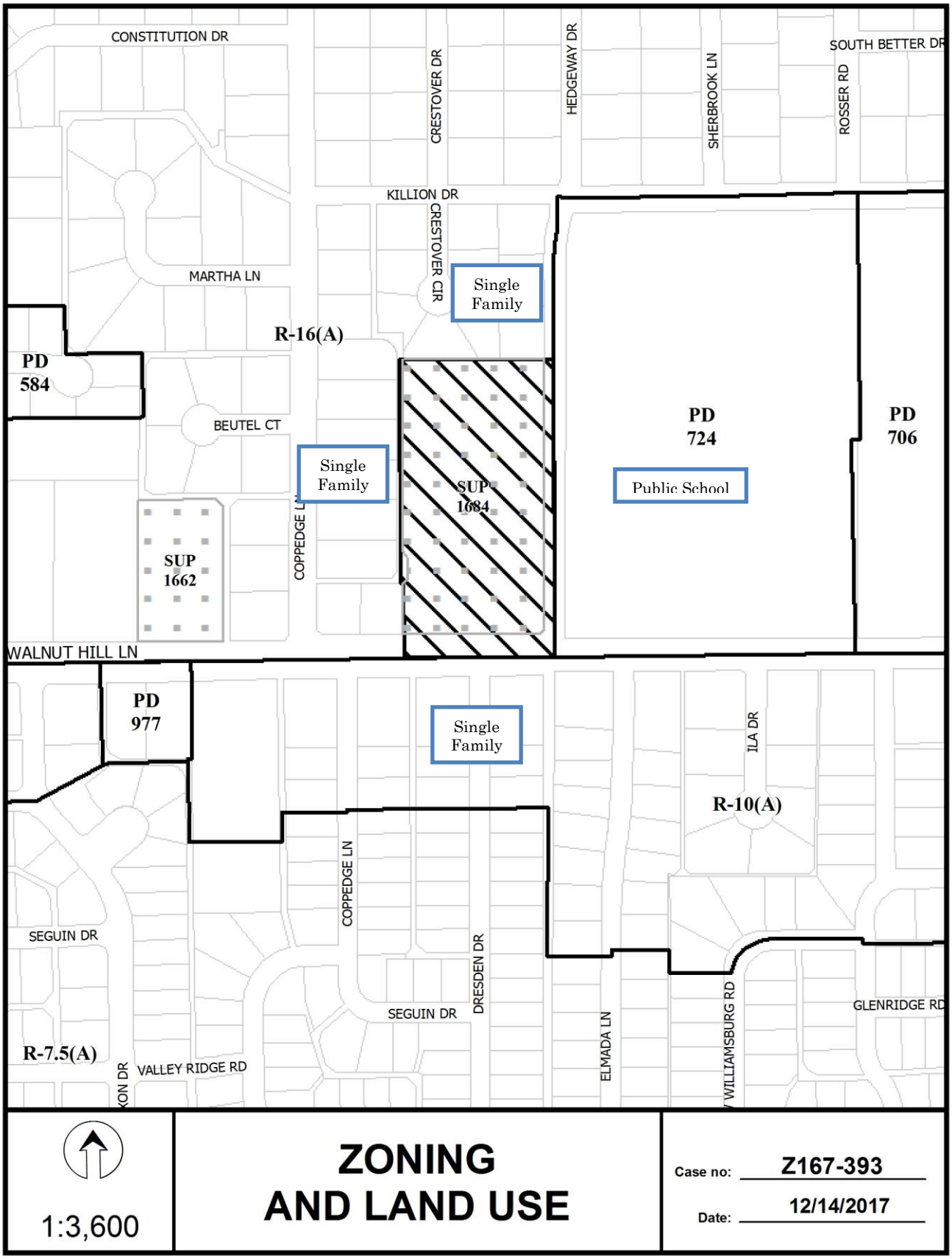


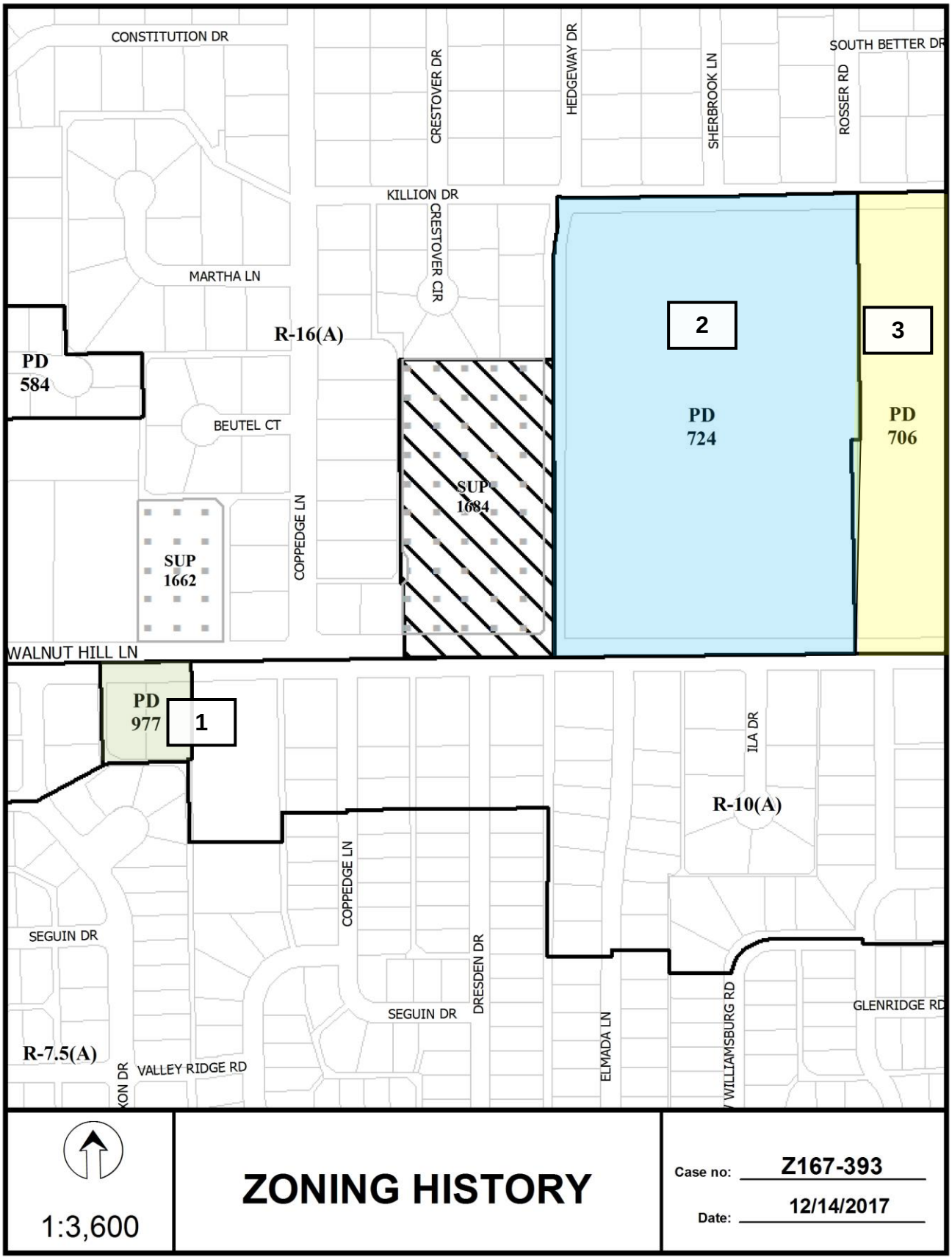
Proposed SUP Site Plan

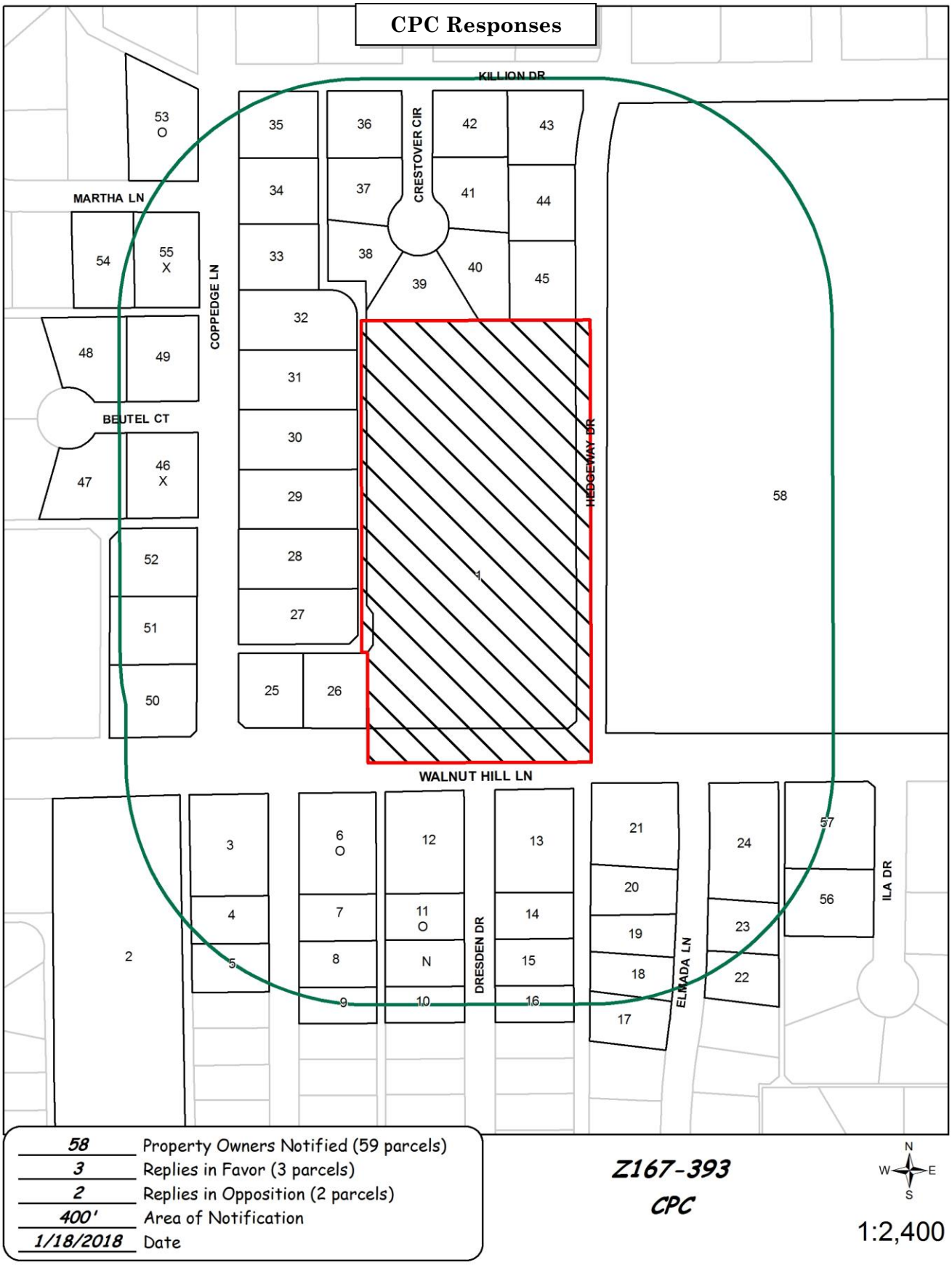



MEDALLION LN
Betty Jane Lane
CABANA LN
BETTY JANE PL
CONSTITUTION DR
COPPEDGE LN
CRESTOVER DR
HEDGEWAY DR
SHERBROOK LN
ROSSER RD
BEST DR
BETTER DR
GOODING DR
SOUTH BETTER DR
KILLION DR
CRESTOVER CIR
MARTHA LN
BETTY JANE LN
WIMBERLEY CT
BEUTEL CT
Jefferson Cary
WALNUT HILL LN
WALNUT HILL LN
JUNIPER DR
COPPEDGE LN
DRESDEN DR
ILA DR
HURLEY WAY
GOODING DR
WILLIAMSBURG RD
SEGUIN DR
SEGUIN DR
ELMADA LN
W WILLIAMSBURG RD
GLENRIDGE RD
VALLEY RIDGE RD
VALLEY RIDGE RD
ROCKDALE DR
COPPEDGE LN
LENEL PL
BEECHWOOD LN
MIXON DR
MATADOR DR
PARK LN
1:6,000
VICINITY MAP
Case no: Z167-393
Date: 12/14/2017


CONSTITUTION DR
CRESTOVER DR
SHERBROOK LN
SOUTH BETTER DR
ROSSER RD
KILLION DR
CRESTOVER CIR
MARTHA LN
BEUTEL CT
HEDGEWAY DR
COPPEDGE LN
WALNUT HILL LN
WALNUT HILL LN
ILA DR
COPPEDGE LN
DRESDEN DR
SEGUIN DR
WILLIAMSBURG RD
GLENRIDGE RD
SEGUIN DR
ELMADA LN
W WILLIAMSBURG RD
VALLEY RIDGE RD
1:3,600
AERIAL MAP
Case no: Z167-393
Date: 12/14/2017


CONSTITUTION DR
CRESTOVER DR
HEDGEWAY DR
SHERBROOK LN
SOUTH BETTER DR
ROSSER RD
KILLION DR
CRESTOVER CIR
MARTHA LN
Single Family
R-16(A)
PD 584
BEUTEL CT
Single Family
SUP 1684
PD 724
PD 706
Public School
SUP 1662
COPPEDGE LN
WALNUT HILL LN
PD 977
Single Family
ILA DR
R-10(A)
COPPEDGE LN
SEGUIN DR
DRESDEN DR
SEGUIN DR
ELMADA LN
WILLIAMSBURG RD
GLENRIDGE RD
R-7.5(A)
VALLEY RIDGE RD
KON DR
1:3,600
ZONING AND LAND USE
Case no: Z167-393
Date: 12/14/2017


CONSTITUTION DR
CRESTOVER DR
HEDGEWAY DR
SHERBROOK LN
SOUTH BETTER DR
ROSSER RD
KILLION DR
CRESTOVER CIR
MARTHA LN
R-16(A)
PD 584
BEUTEL CT
SUP 1662
COPPEDGE LN
SUP 1684
2
PD 724
3
PD 706
WALNUT HILL LN
PD 977
1
ILA DR
R-10(A)
COPPEDGE LN
SEGUIN DR
DRESDEN DR
SEGUIN DR
ELMADA LN
WILLIAMSBURG RD
GLENRIDGE RD
R-7.5(A)
VALLEY RIDGE RD
1:3,600
ZONING HISTORY
Case no: Z167-393
Date: 12/14/2017


CPC Responses
KILLION DR
MARTHA LN
COPPEDGE LN
BEUTEL CT
CRESTOVER CIR
HEDGEWAY DR
WALNUT HILL LN
DRESDEN DR
ELMADA LN
ILA DR
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56
58 Property Owners Notified (59 parcels)
3 Replies in Favor (3 parcels)
2 Replies in Opposition (2 parcels)
400' Area of Notification
1/18/2018 Date
Z167-393
CPC
N
W
E
S
1:2,400

01/17/2018

Reply List of Property Owners

Z167-393

58 Property Owners Notified ***3 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3877	WALNUT HILL LN	FIRST BAPTIST CHURCH OF HIGHLAND VLG DBA
	2	3838	WALNUT HILL LN	CORPORATION OF EPISCOPAL
	3	3848	WALNUT HILL LN	MARTINEZ ROSALINA
	4	9973	COPPEDGE LN	WILLIAMS EDWARD M JR &
	5	9967	COPPEDGE LN	GARCES JORGE
O	6	3860	WALNUT HILL LN	WORTHAM JAY GREGG
	7	9972	COPPEDGE LN	JOHNSON STEPHEN A
	8	9966	COPPEDGE LN	SOTELO DAVID A
	9	9960	COPPEDGE LN	HALL PAUL S
	10	9961	DRESDEN DR	LUBY JOHN
O	11	9973	DRESDEN DR	MORRIS SUSAN CARNEY
	12	3880	WALNUT HILL LN	GADDIS WILLIAM M &
	13	3888	WALNUT HILL LN	DAVISSON LISA
	14	9972	DRESDEN DR	MCALISTER MICHAEL W &
	15	9966	DRESDEN DR	WILLIAMS DAVID K
	16	9960	DRESDEN DR	CROW JERRY C
	17	9955	ELMADA LN	TOMLINSON STEVEN MICHAEL
	18	9961	ELMADA LN	NTX HOLDINGS LLC SERIES 15
	19	9965	ELMADA LN	GANNON CECELIA M
	20	9971	ELMADA LN	EVANS DONALD R & BETH L
	21	3908	WALNUT HILL LN	FRAIDE OMAR & MAYRA
	22	9962	ELMADA LN	LANDRY TREVOR L
	23	9968	ELMADA LN	WIJEWEERA MAUREEN
	24	3930	WALNUT HILL LN	SMIRNIS STEFANOS & BEVERLY
	25	10010	COPPEDGE LN	NAVARRO JOEL
	26	3863	WALNUT HILL LN	RODRIGUEZ GERARDO &

Reply	*Label #*	*Address*		*Owner*
	27	10018	COPPEDGE LN	LELAND AND LISA MORRIS LLC
	28	10026	COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA
	29	10034	COPPEDGE LN	GEFT IRVING I
	30	10042	COPPEDGE LN	PRASIL FRANCES
	31	10050	COPPEDGE LN	BESGROVE JAMES E
	32	10058	COPPEDGE LN	METZGER MICHAEL D &
	33	10066	COPPEDGE LN	LEPORIS JENNIFER
	34	10106	COPPEDGE LN	KEENAN DANIEL
	35	10112	COPPEDGE LN	WEAVERSANCHIZ PENNY B &
	36	10119	CRESTOVER CIR	SOWANICK SCOTT &
	37	10111	CRESTOVER CIR	KOCH ANTHONY B & NATALIE K
	38	10107	CRESTOVER CIR	HORN CLAIRE A
	39	10103	CRESTOVER CIR	BROPHY MADELINE GENE
	40	10106	CRESTOVER CIR	HAMILTON JORDAN & RACHEL
	41	10110	CRESTOVER CIR	LANGFORD MOLLY M
	42	10118	CRESTOVER CIR	HERNANDEZ JOLANDA
	43	10121	HEDGEWAY DR	MANRIQUEZ ILDA TOZZI
	44	10115	HEDGEWAY DR	MUNIZ ELISA M & RICHARD BREEDWELL
	45	10105	HEDGEWAY DR	PEARSON LOUANN
X	46	3866	BEUTEL CT	MARTINEZ ALFRED
	47	3858	BEUTEL CT	MARTINEZ ALFRED JOSEPH
	48	3859	BEUTEL CT	MALONE DEBORAH A
	49	3867	BEUTEL CT	CAPETILLO MARCUS
	50	10009	COPPEDGE LN	ROGERS DOROTHY J REV TRUS
	51	10017	COPPEDGE LN	CARDILLO ANTHONY T &
	52	10025	COPPEDGE LN	SUTHERLAND MARGARET P
O	53	3843	MARTHA LN	PEDEVILLA ROLAND R
	54	3838	MARTHA LN	WEICHSEL ELIZABETH A
X	55	3844	MARTHA LN	TISKO KATHLEEN
	56	9919	ILA DR	ARCUCCI DIDIER
	57	9929	ILA DR	SHILLING RALPH F JR &
	58	3978	KILLION DR	Dallas ISD

AGENDA ITEM # 70

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 46 L

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CH Clustered Housing District and a Specific Use Permit for a community service center use on property zoned a D(A) Duplex District and a CS Commercial Service District, in an area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south

Recommendation of Staff and CPC: Approval of a CH Clustered Housing District; and approval of a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z178-111(JM)

FILE NUMBER: Z178-111(JM) **DATE FILED:** October 19, 2017

LOCATION: Area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south.

COUNCIL DISTRICT: 7 **MAPSCO:** 46 L

SIZE OF REQUEST: ±3.331 acres **CENSUS TRACT:** 25.00

APPLICANT: After8toEducate

OWNER: Dallas Independent School District

REPRESENTATIVE: Jonathan S. Blum % Polsinelli

REQUEST: An application for a CH Clustered Housing District and a Specific Use Permit for a community service center use on property zoned a D(A) Duplex District and a CS Commercial Service District.

SUMMARY: The applicant proposes to use the vacant school building as a community service center in association with an on-site group residential facility for Dallas Independent School District students, ages 14-21, whom are currently homeless. The community service center aspect will allow for the provision of educational support, skills training, and other social services for the students. The group residential facility is allowed by right in the proposed CH District. The community service center requires an SUP, as requested.

STAFF RECOMMENDATION: **Approval** of a CH Clustered Housing District; and **approval** of a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

CPC RECOMMENDATION: **Approval** of a CH Clustered Housing District; and **approval** of a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site contains a vacant school building (formerly known as Fannie C. Harris Elementary School) with 25,600 square-feet of floor area. The current zoning is split with the northwestern three lots at the corner of East Grand Avenue and Fletcher Street being zoned a CS Commercial Service District. The remainder and majority of the site is zoned for D(A) Duplex District uses.

- The proposed CH Clustered Housing District would allow the proposed group residential facility by right, while requiring a Specific Use Permit for the proposed community service center. An official determination made by the building official identified the two proposed uses based on the submitted land use statement.

- The proposed short-term shelter for students ages 14-21 would provide educational support, skills training, and other social services for the students only.

- Based upon the site plan submitted, the group residential facility would offer 35 beds, 1,295 square-feet of office space, and 4,885 square-feet of community service center floor area.

- Thirty-nine parking spaces are required by code and 77 existing spaces are provided and will remain according to the site plan submitted.

Zoning History: There has been one zoning case in the area over the past five years.

1. **Z156-215:** On June 15, 2016, the City Council approved an MU-1 Mixed Use District for property zoned CS Commercial Service District and located at the west corner of Stonewall Street and Haskell Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
E. Grand Avenue	Local	50 feet	50 feet
Fletcher Street	Local	40 feet	40 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Northwest	Commercial Service CS District	Machinery, Heavy Equipment or Truck Sales, Residential, Office Showroom/Warehouse, and Industrial (Inside)
Northeast	Duplex D(A) District & Commercial Service CS District	Auto Service Center, Residential, and Undeveloped
Southeast	Commercial Service CS District w/Historic Overlay No. 33	Rail Road, Fair Park, and Cotton Bowl
Southwest	Commercial Service CS District w/Historic Overlay No. 33	Rail Road, Fair Park, and Cotton Bowl

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The applicant's request generally complies with the following goals, policies, and implementation measures of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Implementation Measure 1.1.2.4 Target economic development opportunities to the Southern Sector, especially to improve access to jobs or housing choices.

Implementation Measure 1.1.2.4 Target economic development opportunities to the Southern Sector, especially to improve access to jobs or housing choices.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Implementation Measure 1.1.5.8 Assist city, state, federal and private agencies in addressing crime, education and social service issues to strengthen neighborhoods and stem deterioration.

Land Use Compatibility:

The request site is a vacant school surrounded by commercial service uses to the west and northwest, single family uses to the northwest, northeast, and east, an auto service center to the north, and Fair Park to the south. The proposed repurposing of the vacant school building to provide the community service center use in association with a group residential facility for students experiencing homelessness would provide a complementary and necessary service to the neighborhood. The limits established in the proposed SUP conditions control the overall floor area for the community service center and provide a five-year time frame with eligibility for automatic renewals for additional five-year periods to allow for continued public input and review of the adequacy of the land use over time, while anticipating the reciprocal nature of the use within the neighborhood.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

Development Standards:

District	Setbacks		Density/FAR/ Lot Size	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: D(A) Duplex	25’	5’/5’—SF 5’/10’--Duplex 10’/10’—all others	No max DU. No max FAR. Min. Lot. 6,000 sq.ft.	36’	60% res. 25% all others		Low density--Duplex, single family, and institutional and community service.
Existing: CS Commercial Service	15’—adj. to thoroughfare 0’—all others	20’—res. adj. 0’	No DU allowed. 0.5 to 0.75 No min lot size.	45’	80%	RPS Visual Intrusion	Commercial & business service, wholesale, distribution & storage, retail & personal service, office, and utility and public service uses. A few industrial uses.
Proposed: CH Clustered Housing	15’—adj. to thoroughfare 0’—all others	10’—alley 0’—all others	18 DU per net acre. Min. half acre 8 attached DU Max Min. Lot 2,000 sq.ft.	36’	60%	RPS	Moderate density--Multifamily, duplex, single family, institutional and community service.

Land Use Comparison:

The proposed CH Clustered Housing District would remove all commercial and business service, industrial, lodging, office, and retail and personal service uses. Additional residential uses would be allowed including duplex, group residential facility, handicapped group dwelling unit, multifamily, retirement housing, and single family while a college dormitory, fraternity, or sorority house is no longer allowed. Finally, the request would modify the institutional and community service uses allowed by further restricting some uses, now allowing a foster home, and no longer allowing a halfway house or hospital.

Parking:

The Dallas Development Code requires one parking space per 200 square feet for a community service center use. Additionally, a group residential facility is required to provide one-quarter parking space per bed and one parking space per 200 square feet of office floor area.

The existing structure contains 25,600 square feet of floor area. The community service center encompasses 4,885 square feet, requiring 24 parking spaces. The group residential facility proposes to provide 35 beds and 1,295 square feet of office floor area which requires nine and six parking spaces, respectively; 15 spaces collectively.

Overall, 39 parking spaces are required for the combined uses. Twenty-four spaces are required for the specific use permit to allow the community service center use. A total of 77 parking spaces are provided according to the site plan submitted. The SUP conditions note the total spaces allotted, but only require the 24 as stated in the code for the specific use.

Landscaping:

No new structures are proposed. No landscaping is required; however, the applicant has shown existing trees on the SUP site plan.

CPC Action
January 18, 2018

Motion: It was moved to recommend **approval** of a CH Clustered Housing District and a Specific Use Permit for a community service center use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a D(A) Duplex District and a CS Commercial Service District, in an area bounded by East Grand Avenue to the west, Fletcher Street to the north, and Pacific Avenue to the south.

Maker: Mack
Second: Rieves
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 2 - West, Housewright
Vacancy: 0

Notices: Area: 300 Mailed: 48
Replies: For: 0 Against: 1

Speakers: For: Ryan Sullivan, 2950 N. Harwood St., Dallas, TX, 75201
Maya R. Fierro, 3635 Jamaica St., Dallas, TX, 75210
Hillary Evans, 12900 Preston Rd., Dallas, TX, 75230
Against: None

CPC Approved SUP Conditions
Z178-111(JM)

1. USE: The only use authorized by this specific use permit is a community service center.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. FLOOR AREA: The maximum floor area is 4,885 square feet.

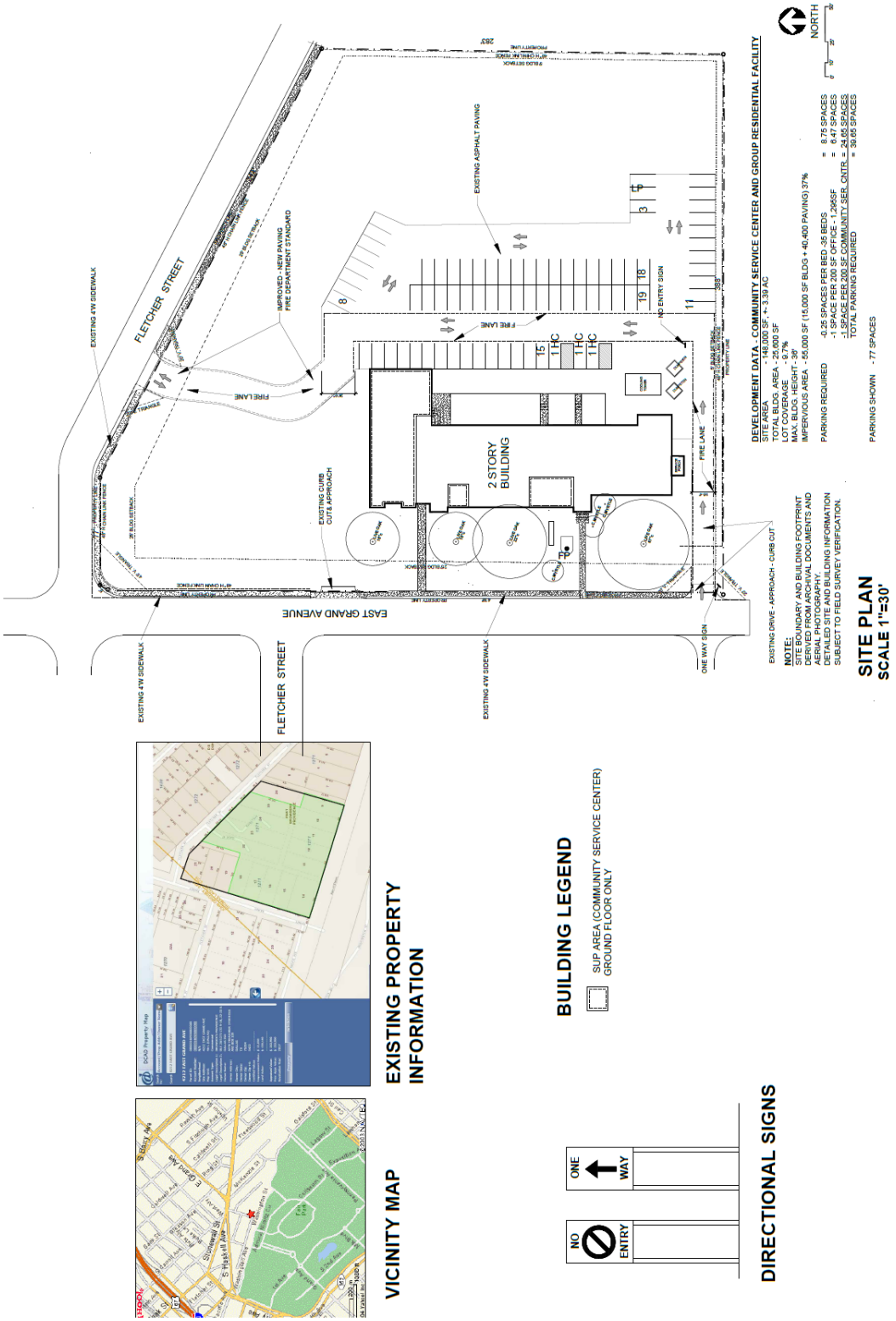
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

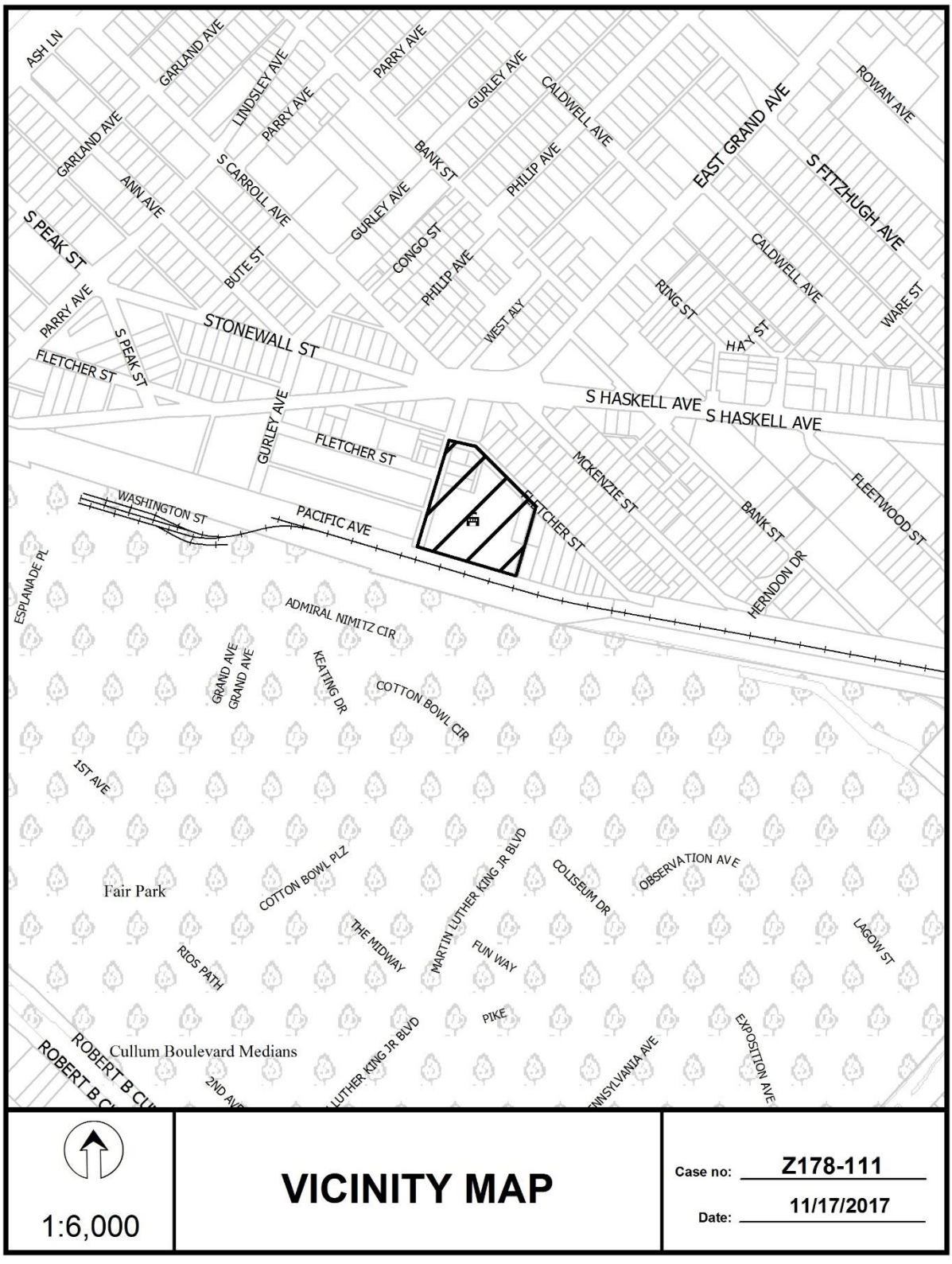
6. OFF-STREET PARKING: Of the 77 parking spaces shown on the attached site plan, 24 spaces must serve as the required parking for the community service center.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan





1:6,000

VICINITY MAP

Case no: Z178-111

Date: 11/17/2017

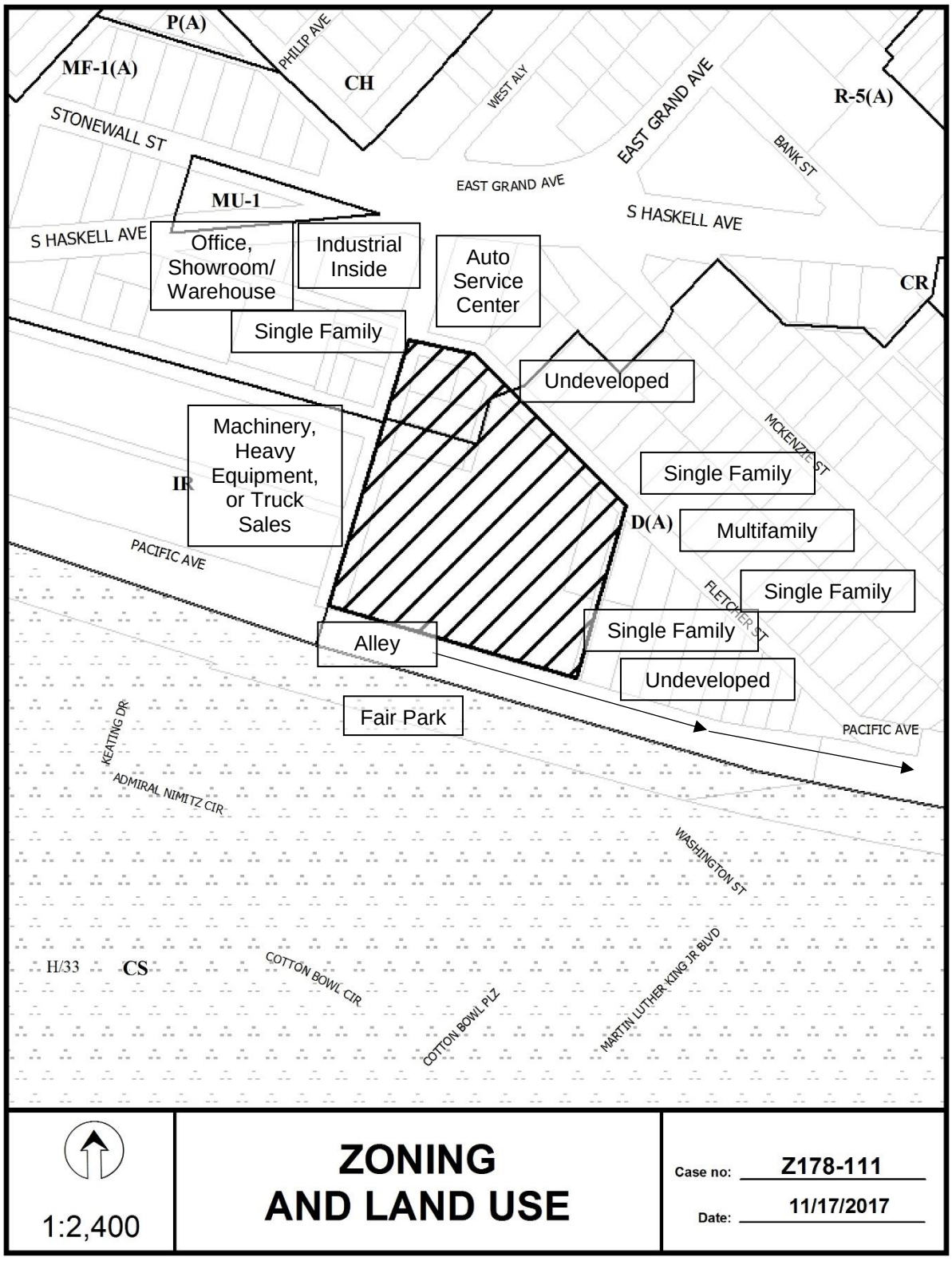


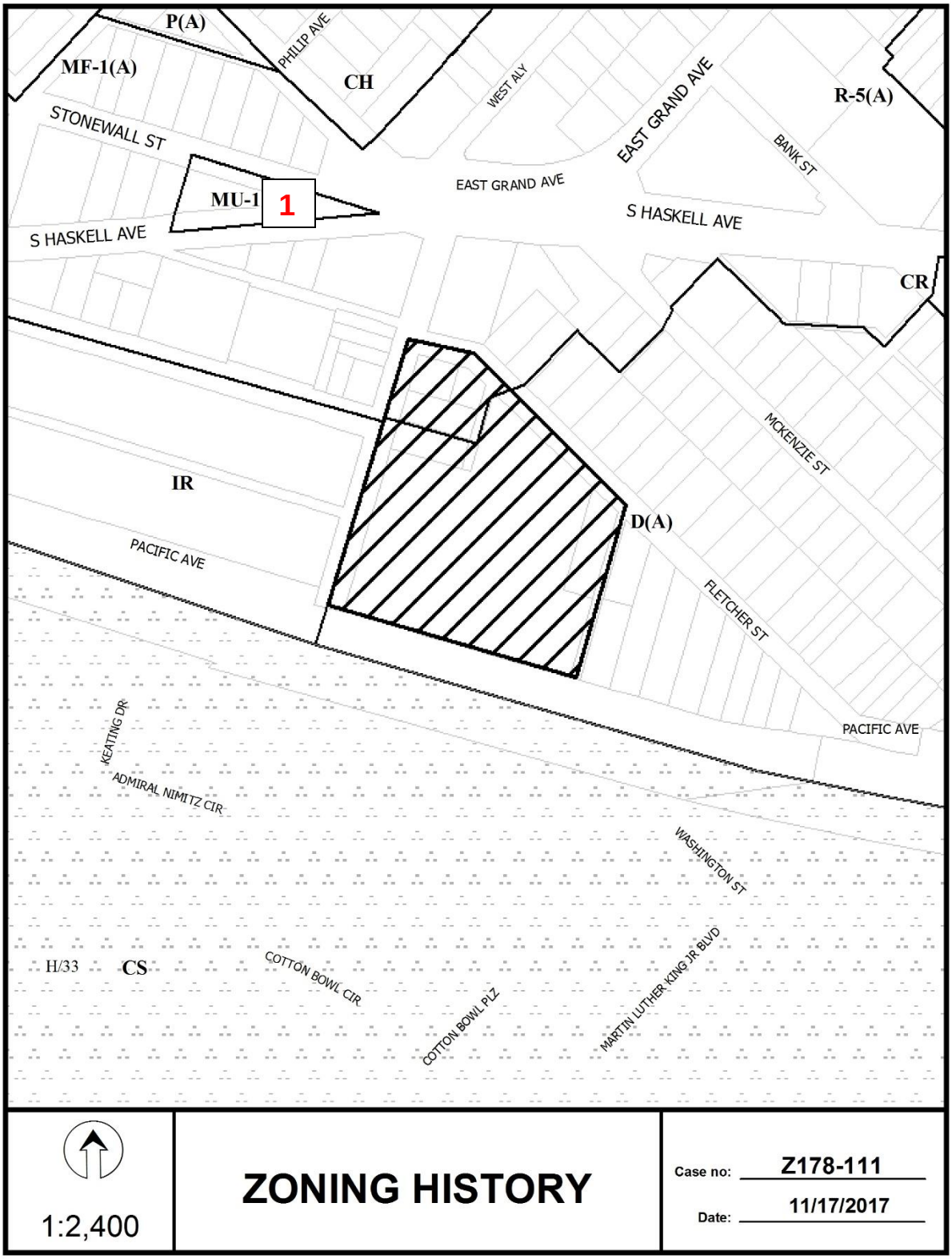
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AERIAL MAP

Case no: Z178-111

Date: 11/17/2017


P(A)
MF-1(A)
PHILIP AVE
CH
WEST ALY
EAST GRAND AVE
R-5(A)
STONEWALL ST
BANK ST
EAST GRAND AVE
MU-1
S HASKELL AVE
S HASKELL AVE
Office, Showroom/ Warehouse
Industrial Inside
Auto Service Center
CR
Single Family
Undeveloped
MCKENZIE ST
Machinery, Heavy Equipment, or Truck Sales
IR
Single Family
D(A)
Multifamily
PACIFIC AVE
Single Family
FLETCHER ST
Single Family
Alley
Undeveloped
Fair Park
PACIFIC AVE
KEATING DR
ADMIRAL NIMITZ CIR
WASHINGTON ST
H/33
CS
COTTON BOWL CIR
COTTON BOWL PLZ
MARTIN LUTHER KING JR BLVD
1:2,400
ZONING
AND LAND USE
Case no: Z178-111
Date: 11/17/2017


P(A)
MF-1(A)
PHILIP AVE
CH
WEST ALY
EAST GRAND AVE
R-5(A)
STONEWALL ST
BANK ST
MU-1
1
EAST GRAND AVE
S HASKELL AVE
S HASKELL AVE
CR
MCKENZIE ST
IR
D(A)
PACIFIC AVE
FLETCHER ST
PACIFIC AVE
KEATING DR
ADMIRAL NIMITZ CIR
WASHINGTON ST
H/33
CS
COTTON BOWL CIR
COTTON BOWL PLZ
MARTIN LUTHER KING JR BLVD
1:2,400
ZONING HISTORY
Case no: Z178-111
Date: 11/17/2017

CPC RESPONSES



01/17/2018

Reply List of Property Owners

Z178-111

48 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	4212	EAST GRAND AVE	Dallas ISD
	2	4220	GURLEY AVE	SUTTON STEELE & STEELE
	3	1127	S HASKELL AVE	MANZANARES PILAR & ANSELMO
	4	1136	S HASKELL AVE	WARD DONALD L
	5	1141	S HASKELL AVE	MANZANARES PILAR & ANSELMO
	6	1155	S HASKELL AVE	JOHNSON KENNETH M
	7	1124	FLETCHER ST	CERVIN BENNETT W
	8	1144	FLETCHER ST	TOPLETZ HAROLD ET AL
	9	1146	FLETCHER ST	TOPLETZ JACK M ET AL
	10	4307	EAST GRAND AVE	WILLIAMS THOMAS J
	11	1150	FLETCHER ST	TOPLETZ HAROLD ET AL
	12	4309	EAST GRAND AVE	WILLIAMS ROY F & MARY L
	13	1329	FLETCHER ST	ADDYSON ROSENTHAL LIVING TRUST THE
	14	1325	FLETCHER ST	WILLIS TEXANNA
	15	1321	FLETCHER ST	ADDYSON ROSENTHAL LIVING TRUST THE
	16	1317	FLETCHER ST	ADDYSON ROSENTHAL LIVING TRUST THE
	17	1315	FLETCHER ST	JOHNSON LAURA
	18	1307	FLETCHER ST	THOMPSON WILBERT L &
	19	4202	RAINEY AVE	THOMPSON WILBERT L ET AL
	20	1303	FLETCHER ST	RELIABLE HOMES LLC
	21	1230	FLETCHER ST	TORRES ABEL & NANCY LUNA
	22	1208	FLETCHER ST	BELCAIRE REALTY LTD
	23	1210	FLETCHER ST	BELCLAIRE REALTY LTD
	24	1218	FLETCHER ST	JOHNNIE WALKER BLUE TRUST THE
	25	1234	FLETCHER ST	MENDOZA ALBERT &
	26	1300	FLETCHER ST	ABYSSINIA BAPTIST CHURCH

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	1306	FLETCHER ST	ABYSSINIA BAPTIST CHURCH
	28	1310	FLETCHER ST	VASQUEZ LUIZ & GISELA FLORES
	29	1316	FLETCHER ST	HARVARD FINANCE NORTH AMERICA LLC
	30	1324	FLETCHER ST	HARRIS TABITHA
X	31	1328	FLETCHER ST	SESSIONS WILLIAM RUSSELL
	32	1205	S HASKELL AVE	HERNANDEZ FRED R
	33	1203	S HASKELL AVE	MOXIE INVESTMENTS LTD
	34	4500	WEST ALLEY PL	CENA JOSE EDUARDO & JESSICA LEIGH &
	35	1207	MCKENZIE ST	CASTILLO RUDY &
	36	1215	MCKENZIE ST	ABYSSINIA BAPTIST CHURCH
	37	1315	MCKENZIE ST	DALLAS HOUSING ACQUISITION & DEV CORP
	38	1317	MCKENZIE ST	LOGAN DELENA
	39	1321	MCKENZIE ST	INGRAM HOWARD & SHERRI
	40	1325	MCKENZIE ST	ADAMS JO ANN BROWN
	41	1305	S HASKELL AVE	LEVIN MARVIN L
	42	1300	MCKENZIE ST	TOPLETZ DENNIS D
	43	1308	MCKENZIE ST	JOHNSON LEATRICE ANN P
	44	1312	MCKENZIE ST	MONTERO JOSE ANTONIO
	45	1136	FLETCHER ST	PARKERSON ACME SIGN CO
	46	4400	S FITZHUGH AVE	STATE FAIR OF TEXAS INC
	47	401	S BUCKNER BLVD	DART
	48	3839	S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

AGENDA ITEM # 71

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 47 J; N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and an NS(A) Neighborhood Services District, on the east line of Dolphin Road, south of Terrell Street with consideration being given to a CR Community Retail District with an ordinance granting a CR Community Retail District

Recommendation of Staff and CPC: Approval of a CR Community Retail District in lieu of the requested CS Commercial Service District with deed restrictions volunteered by the applicant

Z167-354(SM)

Note: This item was considered by City Council at a public hearing on January 10, 2018, and was approved for a CS Commercial Service District with deed restrictions volunteered by the applicant with the ordinance and deed restrictions to return at a later date, with the public hearing closed. On January 24, 2018, City Council voted to reconsider this item to be heard on February 28, 2018. The application was re-noticed to re-open the public hearing.

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z167-354(SM)	**DATE FILED:**	July 19, 2017
LOCATION:	East line of Dolphin Road, south of Terrell Street		
COUNCIL DISTRICT:	7	**MAPSCO:**	47 J; N
SIZE OF REQUEST:	Approx. 6,303 sq. ft.	**CENSUS TRACT:**	25.00

OWNER/APPLICANT: James Felder

REPRESENTATIVE: Michael King, The Mike King Company

REQUEST: An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and a NS(A) Neighborhood Services District with consideration given to a CR Community Retail District.

SUMMARY: The applicant requests to utilize the property as an auto upholstery shop and vehicle sales. The applicant also proposes to allow certain additional uses and increases in development standards that are not allowed in the existing zoning.

CPC RECOMMENDATION: **Approval** of a CR Community Retail District in lieu of the requested CS Commercial Service District with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District in lieu of the requested CS Commercial Service District with deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request contains a surface parking area and a 1,124 square foot office building that received a certificate of occupancy on January 6, 2017.
- The building is currently vacant.
- On January 10, 2018, the City Council approved the applicant's request for a CS Commercial Service District with deed restrictions volunteered by the applicant to return on January 24, 2018.
- On January 28, 2018, the City Council moved to reconsider the item at the February 28, 2018 hearing.

Zoning History: There have been no zoning changes requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Proposed Dimension	ROW
Dolphin Road	Minor Arterial	Standard-4 lanes-Divided	107 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support or obstruct the Plan's goals or policies.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Land Use Compatibility:

	Zoning	Land Use
Site	CR and NS(A)	Vacant Office
North	CR	Undeveloped
East	D(A)	Single family and duplex
South	NS(A)	Retail
West	NS(A)	Undeveloped

The site is approximately 6,303 square feet and contains a vacant building that most recently had a certificate of occupancy for an office use that was issued on January 6, 2017. The applicant reports the building was previously used as a dry cleaners and print shop; however, corroborating certificates of occupancy were not discovered in digital permit records in staff's research. Although it is possible those uses existed in the building, since certificates of occupancy prior to 1977 only exist in the digital permit record system when they are retroactively and manually entered, if those uses did operate within the building, many years have passed since they vacated the premises.

Surrounding uses include undeveloped land to the north and west of the site, single family and duplex uses are located to the east, a retail store is located to the south, and a new multifamily complex is located to the southwest.

The applicant requests a CS Commercial Service District and has volunteered deed restrictions with the intended purpose to allow the property owner to utilize the property as an auto upholstery shop and vehicle sales. The functions of an auto upholstery shop fall under the category of an auto service center use. Comments from the Office of Environmental Quality noted no objections to auto upholstery but noted that a paint booth or similar functions that have the potential to release particulates into the air were not recommended for the site given its close proximity to residential areas. Therefore, the applicant volunteered a restriction to prohibit paint booths or similar facilities.

Although the volunteered deed restrictions offer to prohibit almost all uses the NS(A) Neighborhood Services District prohibits, the following uses would be allowed with the

request: auto service center; outside sales [by SUP]; temporary retail; and vehicle display, sales, and service uses.

The applicant has requested the CS Commercial Service District to sell and display vehicles on the site. The display and sales of vehicles is only permitted and subject to residential adjacency review in the RR, CS, and industrial districts, and permitted by SUP in the central area districts. Although staff encouraged the applicant to protect and buffer the adjacent residential uses to the east with a screening fence or enhanced landscaping, the applicant declined adding those restrictions to the volunteered deed restrictions. Because the site is nonconforming to screening and landscaping, a screening fence would only be required if additional off-street parking was required and provided on site and a landscape buffer strip would only be required if an addition that exceeds 35 percent of the floor area or 2,000 square feet of non-permeable surface was added to the site. Therefore, the proposed conversion of the structure would not require additional landscaping or screening unless the deed restrictions specified as such.

If the applicant's request to display and sell vehicles is approved, the site could only lawfully contain a few vehicles due to the narrow lot width (the area of request is 81 feet wide, minus a 20-foot wide driveway and visibility triangles) and further limited by the parking spaces the site would be required to provide and the presumed vehicles that would be on site for auto upholstery service. Additionally, because of the area of request is limited in size and mid-block, the potential for vehicle sales to spill-over onto the adjacent CR or NS(A) zoned properties is concerning. Therefore, the potential for a cycle of Code Compliance violations is high and therefore not recommended.

Therefore, in lieu of the applicant's request of a CS District with volunteered deed restrictions, staff recommends a CR Community Retail District. In this district, *vehicle or engine repair or maintenance*, often called auto body shops, and *vehicle display, sales, and service* uses are both prohibited. Further, since the site is split zoned CR Community Retail District and NS(A) Neighborhood Services District, an extension of the CR District by approximately 66 feet to the south would be more consistent with the surrounding properties than the applicant's request.

Development Standards:

The applicant has not included any restrictions to the CS Commercial Service District's development standards. Since the greatest front yard setback within a block with straight zoning is applied to the entire block, the site would be required to provide a 15-foot front yard setback without deed restrictions. Additionally, since both CS and CR Districts require new construction to comply with residential proximity slope and a

Duplex District is abutting the site to the east, the property would not be able to exceed 26 feet in height. Therefore, the increases in FAR are considered impossible to achieve. Although the increase in lot coverage from 40 percent to 60 percent in CR and 80 percent in CS is somewhat concerning, staff does not object to those increases because it is unlikely to occur given the 15-foot front yard setback and the 20-foot rear yard setback requirements.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NS(A) – Existing Neighborhood service	15’	20’ adjacent to residential OTHER: No Min.	0.5 FAR	30’ 2 stories	40%		Retail & personal service, office
CR – Existing & Staff’s recommendation Community retail	15’	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54’ 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
CS – Applicant’s request Commercial Service	15’ 0’ on minor	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45’ 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Landscaping: Landscaping, if triggered, will be in accordance with Article X, as amended.

Prior CPC Action – November 9, 2017:

Motion: It was moved to recommend **approval** of a Community Retail District on property zoned a CR Community Retail District and a NS(A) Neighborhood Services District on the west line of Dolphin Road, south of Terrell Street, with consideration given to a CR Community Retail District.

Maker: Mack
Second: Peadon
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 0

Speakers: None

Proposed Deed Restrictions Volunteered by the Applicant

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. A paint booth or similar facility is prohibited.

2. The following uses are prohibited:

   a. Commercial and business service uses.
      -- Building repair and maintenance shop.
      -- Bus or rail transit vehicle maintenance or storage facility.
      -- Catering service.
      -- Commercial bus station and terminal.
      -- Commercial cleaning or laundry plant.
      -- Custom business services.
      -- Custom woodworking, furniture construction, or repair.
      -- Electronics service center.
      -- Job or lithographic printing.
      -- Labor hall.
      -- Machine or welding shop.
      -- Machinery, heavy equipment, or truck sales and services.
      -- Medical or scientific laboratory.
      -- Technical school.
      -- Tool or equipment rental

   b. Industrial uses.
      -- Industrial (inside) for light manufacturing.

   c. Institutional and community service uses.
      -- College, university, or seminary.
      -- Halfway house.
      -- Hospital.

   d. Lodging uses.
      -- Extended stay hotel or motel.
      -- Hotel or motel.
      -- Lodging or boarding house.
      -- Overnight general purpose shelter.

e. Office uses.
   -- Alternative financial establishment.
   -- Financial institution with drive-in window.

f. Recreation uses.
   -- Private recreation center, club or area.

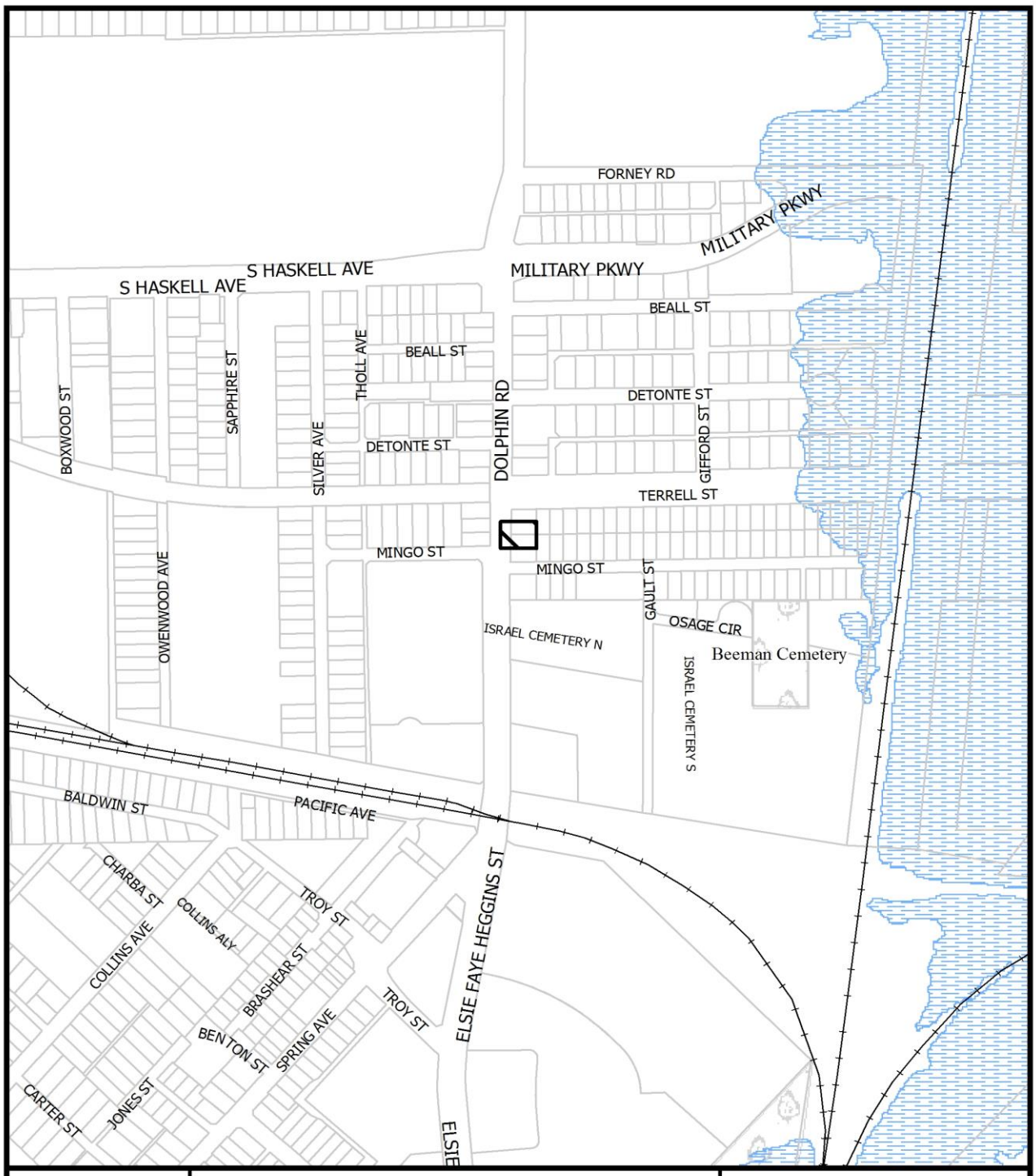
g. Residential uses.
   -- College dormitory, fraternity, or sorority house.

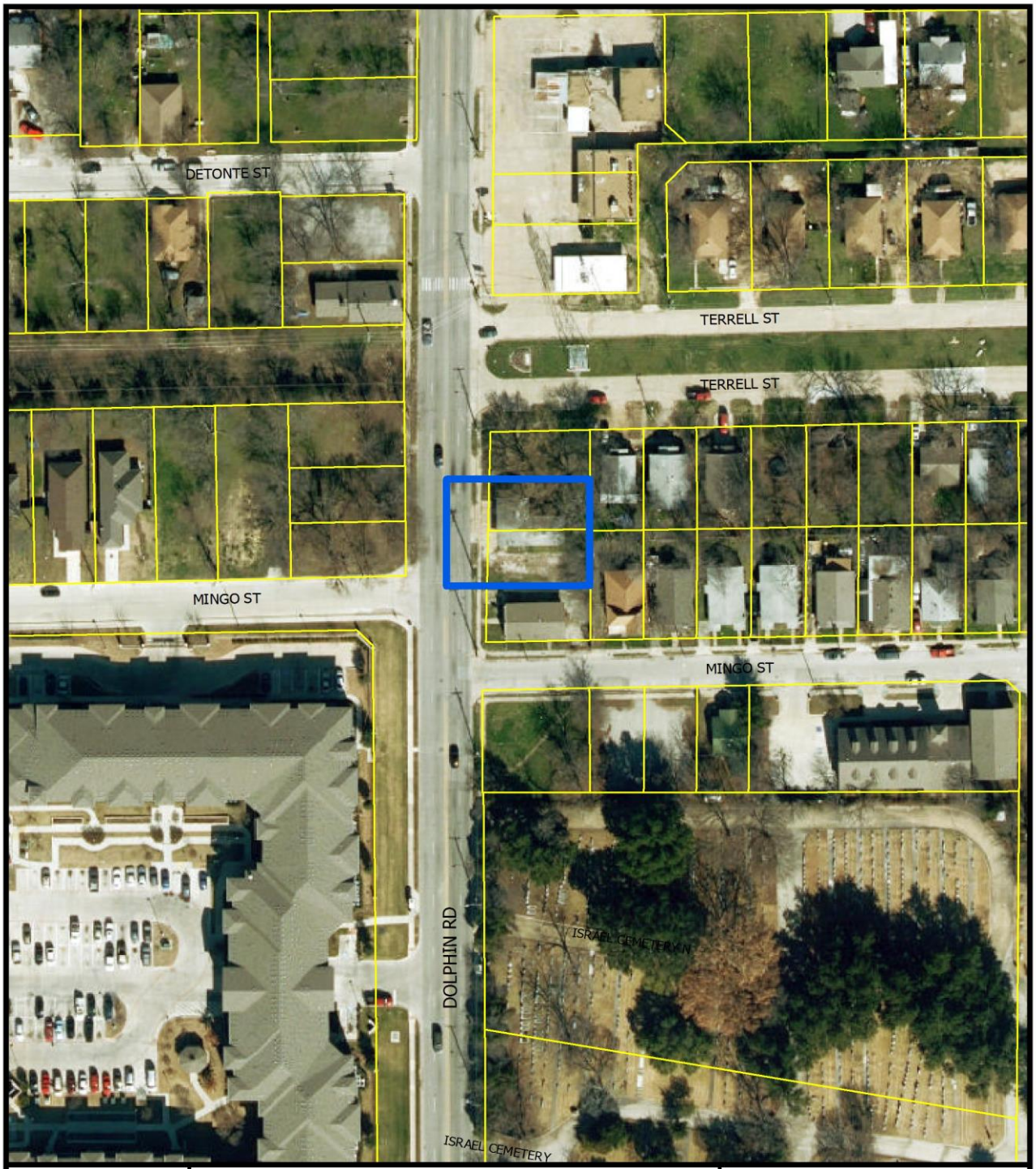
h. Retail and personal service uses.
   -- Alcoholic beverage establishments.
   -- Ambulance service.
   -- Animal shelter or clinic without outside runs.
   -- Animal shelter or clinic with outside runs.
   -- Business school.
   -- Car wash.
   -- Commercial amusement (inside).
   -- Commercial amusement (outside).
   -- Commercial motor vehicle parking.
   -- Commercial parking lot or garage.
   -- Convenience store with drive-through.
   -- Drive-in theater.
   -- Furniture store.
   -- General merchandise or food store greater than 3,500 square feet.
   -- General merchandise or food store 100,000 square feet or more.
   -- Home improvement center, lumber, brick or building materials sales yard.
   -- Household equipment and appliance repair.
   -- Liquefied natural gas fueling station.
   -- Liquor store.
   -- Mortuary, funeral home, or commercial wedding chapel.
   -- Motor vehicle fueling station.
   -- Nursery, garden shop, or plant sales.
   -- Paraphernalia shop.
   -- Pawn shop.
   -- Restaurant with drive-in or drive-through service.
   -- Swap or buy shop.
   -- Taxidermist.
   -- Theater.
   -- Truck stop.

i. Transportation uses.
   -- Commercial bus station and terminal.
   -- Heliport.
   -- Helistop.
   -- Railroad passenger station.

j. Utility and public service uses.
   -- Commercial radio or television transmitting station.
   -- Electrical substation.
   -- Police or fire station.
   -- Post office.
   -- Radio, television, or microwave tower.

k. Wholesale, distribution, and storage uses.
   -- Auto auction.
   -- Building mover's temporary storage yard.
   -- Contractor's maintenance yard.
   -- Freight terminal.
   -- Manufactured building sales lot.
   -- Mini-warehouse.
   -- Office showroom/warehouse.
   -- Outside storage.
   -- Petroleum product storage and wholesale.
   -- Recycling buy-back center.
   -- Recycling collection center.
   -- Sand, gravel, or earth sales and storage.
   -- Trade center.
   -- Vehicle storage lot.
   -- Warehouse.


FORNEY RD
MILITARY PKWY
S HASKELL AVE
S HASKELL AVE
MILITARY PKWY
BEALL ST
BEALL ST
THOLL AVE
SAPPHIRE ST
BOXWOOD ST
SILVER AVE
DETONTE ST
DOLPHIN RD
DETONTE ST
GIFFORD ST
TERRELL ST
MINGO ST
MINGO ST
GAULT ST
OSAGE CIR
OWENWOOD AVE
ISRAEL CEMETERY N
Beeman Cemetery
ISRAEL CEMETERY S
BALDWIN ST
PACIFIC AVE
CHARBA ST
COLLINS ALY
TROY ST
COLLINS AVE
BRASHEAR ST
TROY ST
ELSIE FAYE HEGGINS ST
BENTON ST
SPRING AVE
CARTER ST
JONES ST
ELSIE
1:4,800
VICINITY MAP
Case no: Z167-354
Date: 10/4/2017

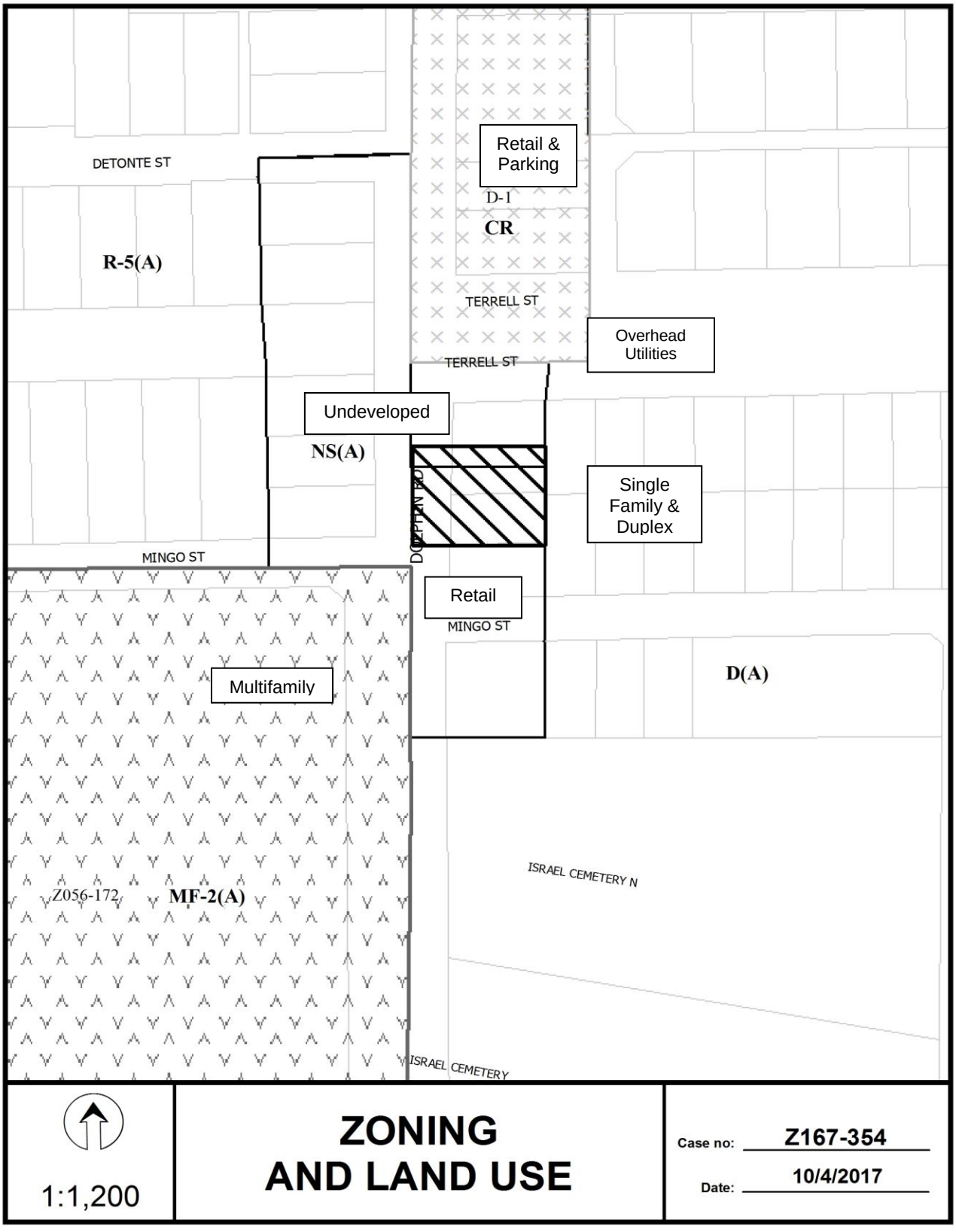


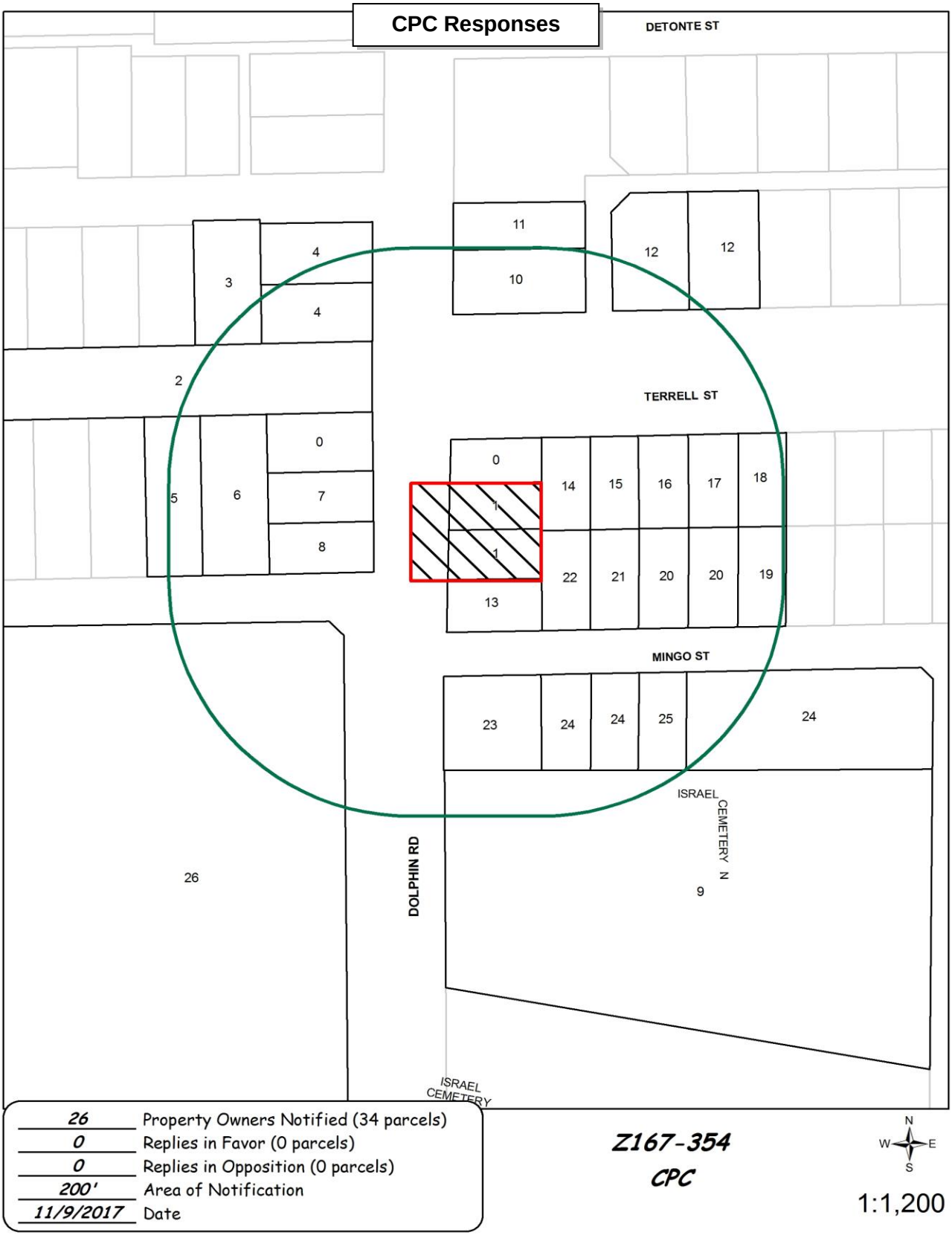
1:1,200

AERIAL MAP

Case no: Z167-354

Date: 10/4/2017


Retail & Parking
D-1
CR
DETONTE ST
R-5(A)
TERRELL ST
Overhead Utilities
TERRELL ST
Undeveloped
NS(A)
DOLPHIN RD
Single Family & Duplex
MINGO ST
Retail
MINGO ST
D(A)
Multifamily
ISRAEL CEMETERY N
Z056-172
MF-2(A)
ISRAEL CEMETERY
1:1,200
ZONING AND LAND USE
Case no: Z167-354
Date: 10/4/2017


CPC Responses
DETONTE ST
TERRELL ST
MINGO ST
DOLPHIN RD
ISRAEL CEMETERY N
ISRAEL CEMETERY
26
Property Owners Notified (34 parcels)
Replies in Favor (0 parcels)
Replies in Opposition (0 parcels)
Area of Notification
Date
Z167-354
CPC
N
W
E
S
1:1,200

11/08/2017

Reply List of Property Owners

Z167-354

26 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	4706	DOLPHIN RD	FELDER JAMES
	2	2614	S HASKELL AVE	TEXAS UTILITIES ELEC CO
	3	3331	DETONTE ST	PROGRESSIVE BAPTIST CHURCH
	4	4807	DOLPHIN RD	ROYAL KINGSQUEST LLC THE
	5	3327	MINGO ST	RICHARDS REGISS R
	6	3331	MINGO ST	KING BENNIE
	7	4705	DOLPHIN RD	ALEXANDER WILBURN JR
	8	4701	DOLPHIN RD	FRAZIER REVITALIZATION
	9	4644	DOLPHIN RD	CONGREGATION SHEARITH
	10	4800	DOLPHIN RD	GOOD LUCK FAMILY L P
	11	4806	DOLPHIN RD	ABRAHA FESSEHAIE T
	12	3410	TERRELL AVE	SD HOME DESIGN LLC SERIES C
	13	4702	DOLPHIN RD	BROWN JERRY LIFE ESTATE
	14	3409	TERRELL AVE	WORKS G W &
	15	3415	TERRELL AVE	WORKS GEORGE W JR ET AL
	16	3419	TERRELL AVE	HAMPTON FINANCIAL
	17	3423	TERRELL AVE	ROBINSON DORIS &
	18	3427	TERRELL AVE	DESOTO REAL ESTATE
	19	3427	MINGO ST	ADDISON OLIVIA &
	20	3423	MINGO ST	MINGO LTD
	21	3415	MINGO ST	BENNETT JOHN T & LOLENE
	22	3411	MINGO ST	FOWLER ALLEN EST ET AL
	23	4648	DOLPHIN RD	TOPLETZ INVESTMENTS
	24	3410	MINGO ST	JENKINS CHAPEL AME CHURCH
	25	3418	MINGO ST	EARVIN RUTH
	26	4645	DOLPHIN RD	CARPENTERS POINT LP

AGENDA ITEM # 72

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 24 J; N

SUBJECT

A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Recommendation of CPC: Denial without prejudice
Z167-405(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-405(SM) **DATE FILED:** September 29, 2017

LOCATION: Northeast corner of Walnut Hill Lane and Hedgeway Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 24 J; N

SIZE OF REQUEST: Approx. 17.24 acres **CENSUS TRACT:** 95.00

APPLICANT: Verizon Wireless

OWNER: Dallas ISD

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724.

SUMMARY: The applicant [Verizon Wireless] proposes to construct a 75-foot stealth monopole tower for cellular communication and outdoor equipment, surrounded by a six-foot tall screening wall, upon the existing E. H. Cary Middle School campus. The wireless lease area is approximately 428 feet south of the southern line of Killion Drive and approximately 670 feet east of the eastern line of Hedgeway Drive.

CPC RECOMMENDATION: **Denial** without prejudice.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The wireless lease site is located near the southeast corner of E. H. Cary Middle School. It is a 30-foot by 20-foot undeveloped area and is connected to Killion Drive by a 428-foot long and 20-foot wide access and utility easement.

Zoning History: There have been two recent zoning cases requested in the area in the past five years

1. Z178-150 On December 12, 2017, an application was submitted to amend PDD No. 706 to allow for an additional wing on the south side of the existing public school building.

2. Z167-405 On January 18, 2018, the City Plan Commission will consider an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Dimension
Walnut Hill Lane	Principal Arterial	Minimum-6 lanes-divided, 100' ROW
Hedgeway Drive	Local	60' ROW

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

There are no goals or policies supporting or opposing the request.

Surrounding Land Uses:

Location	Zoning	Land Use
Site	PDD No.724	Public School
North	R-16(A)	Single Family
East	PDD No. 706	Public School
South	R-10(A)	Single Family
West	R-16(A) and SUP No. 1684	Single Family and Church with Private School

Land Use Compatibility: The subject site is currently developed with E. H. Cary Middle School, a public school. The proposed location of the stealth monopole tower is southeast of the southeast corner of the existing public school. The 600-square-foot wireless lease area is proposed to be accessed from Killion Drive by a 20-foot-wide and 428-foot long access drive and will contain a 75-foot tall concealment tower for cellular communication. The applicant has designed the proposed monopole at the minimum height necessary to provide the desired coverage to surrounding properties.

Development in the immediate surrounding area consists of the school campuses of E. H. Cary Middle School and the baseball field for Thomas Jefferson High School. Across each bounding street from these schools are single family uses in all directions. A church and private school is also located to the southwest of the subject site, at the northwest corner of Walnut Hill Lane and Hedgeway Drive. There are no tall structures or poles in the immediate vicinity; however, the intervening school structures and physical separation provide a buffer between the closest residential structure and the proposed monopole.

Because the site is in PDD No. 724, which refers to an R-16(A) Single Family District for uses, a tower/antenna for cellular communication requires an SUP. Although the PDD specifies the maximum structure height of a public school and smoke stack, it refers all other height standards to the R-16(A) Single Family District. The R-16(A) Single Family District only specifies maximum structure height is 30 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 30 feet in the R-16(A) Single Family District also does not apply to a tower/antenna for cellular communication.

However, a one-to-three slope, similar to RPS, can be utilized as a tool to consider height compatibility with surrounding uses and structures. For the proposed 75-foot tall tower to

comply with a spacing of one foot in height for every three feet in distance, it must be placed 225 feet away from the nearest residentially zoned private property. Since the closest residential property line to the proposed monopole is approximately 488 feet to the north, staff's position is the proposed structure is not detrimental to surrounding properties.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because (1) the proposed monopole is located over twice the distance beyond where an residential proximity slope would project from the nearest residential property, (2) the cellular array is concealed within a pole thus minimizing the visual effect of a cellular platform, and (3) the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than a 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

Landscaping: In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

Notification Area: On January 13, 2016, the City Council approved an amendment to the Development Code regarding tower/antenna for cellular communication use. One

provision pertains to the notification area and requires written notification of the public hearing on an application for an SUP for a tower/antenna for cellular communication to all real property within 500 feet of the building site on which the tower/ antenna for cellular communication will be located.

As a result of the amendment, the SUP will be placed on the larger 17.24-acre tract of land, and the notification area will extend from this boundary rather than from the border of the 600-square foot lease area of the tower/antenna for cellular communication.

Prior CPC Action – December 14, 2017:

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive, it was moved to **hold** this case under advisement until January 18, 2018.

Maker: Murphy
Second: Shidid
Result: Carried: 14 to 0

For: 14 - West, Rieves*, Houston, Davis*, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Ridley

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 114
Replies: For: 6 Against: 8

Speakers: None:

Prior CPC Action – January 18, 2018:

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 724, on the northeast corner of Walnut Hill Lane and Hedgeway Drive.

Maker: Murphy
Second: Schultz
Result: Carried: 14 to 0

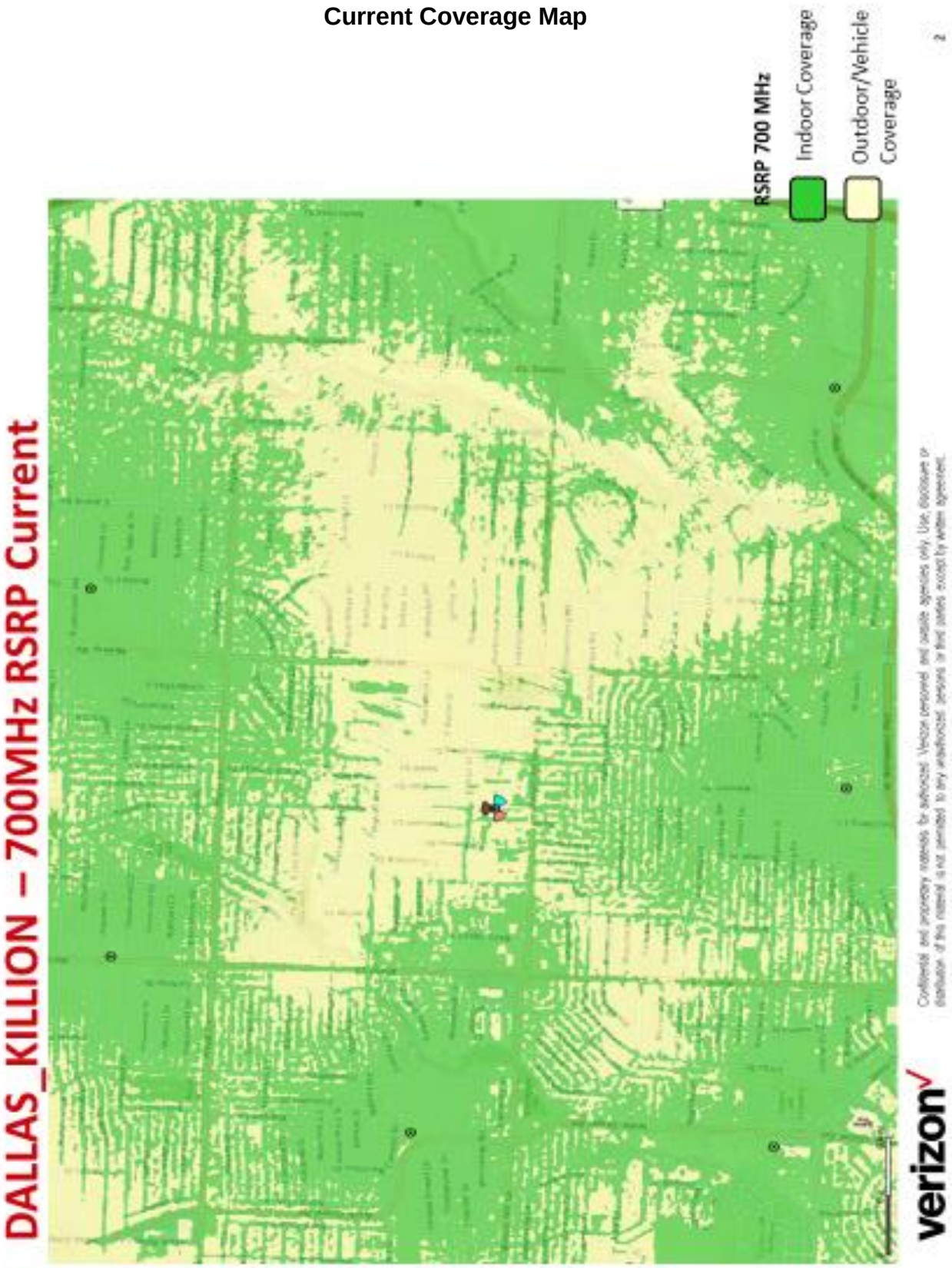
For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Ridley

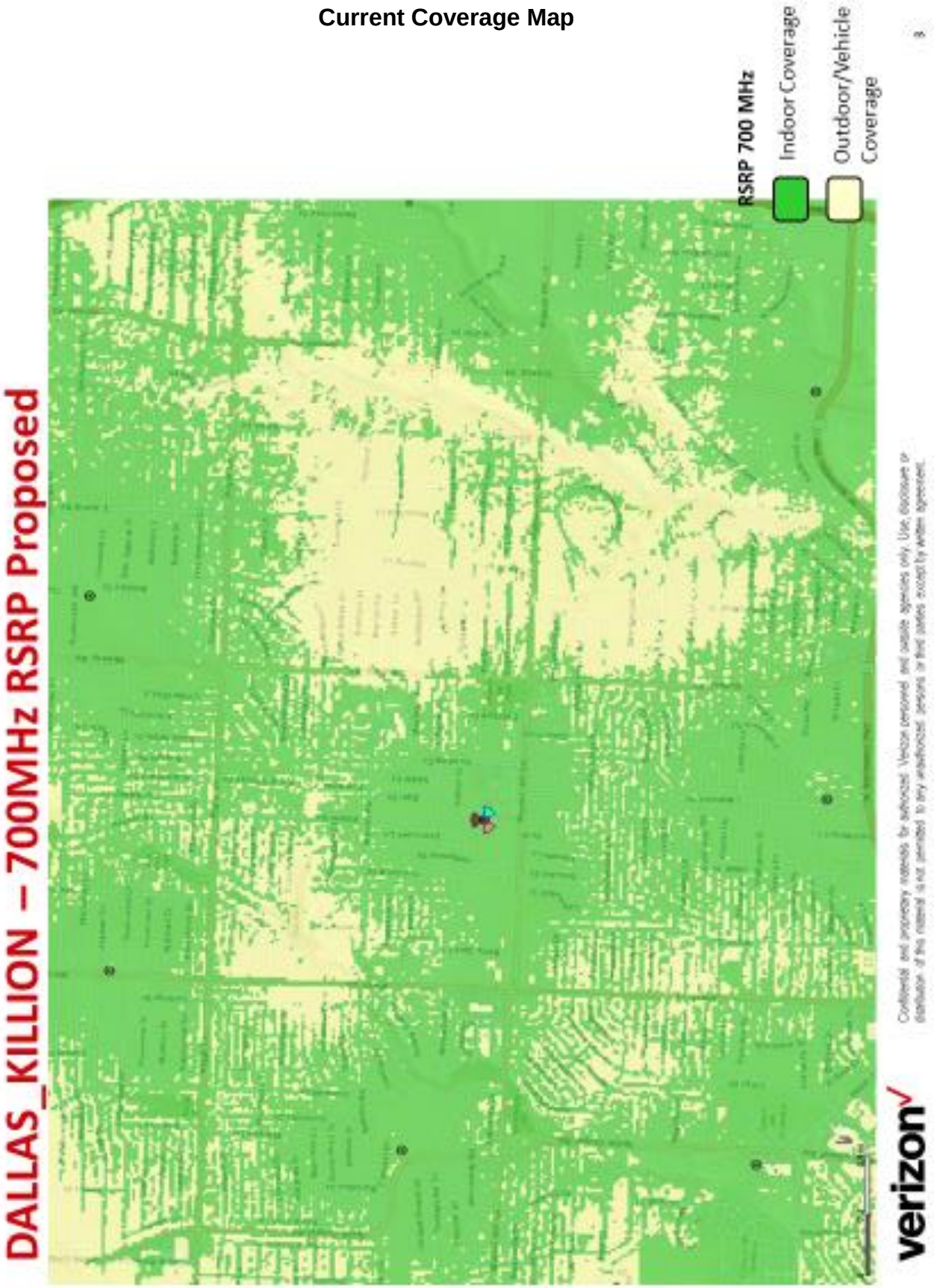
Notices: Area: 500 Mailed: 114
Replies: For: 6 Against: 8

Speakers: None

Current Coverage Map



Current Coverage Map



List of Officers

DISD Board of Trustees

Dan Micciche
Edwin Flores
Joyce Foreman
Audrey Pinkerton
Dustin Marshall
Jaime Resendez
Lew Blackburn
Miguel Solis
Bernadette Nutall

Verizon Communications Board of Directors

Lowell C. McAdam, Chairman
Shellye L. Archambeau
Mark T. Bertolini
Richard Carrion
Malanie L. Healey
M. Frances Keeth
Karl-Ludwig Kley
Clarence Otis, Jr.
Rodney E. Slater
Katheryn A. Tesija
Gregory D. Wasson
Gregory G. Weaver

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. COLLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 75 feet.

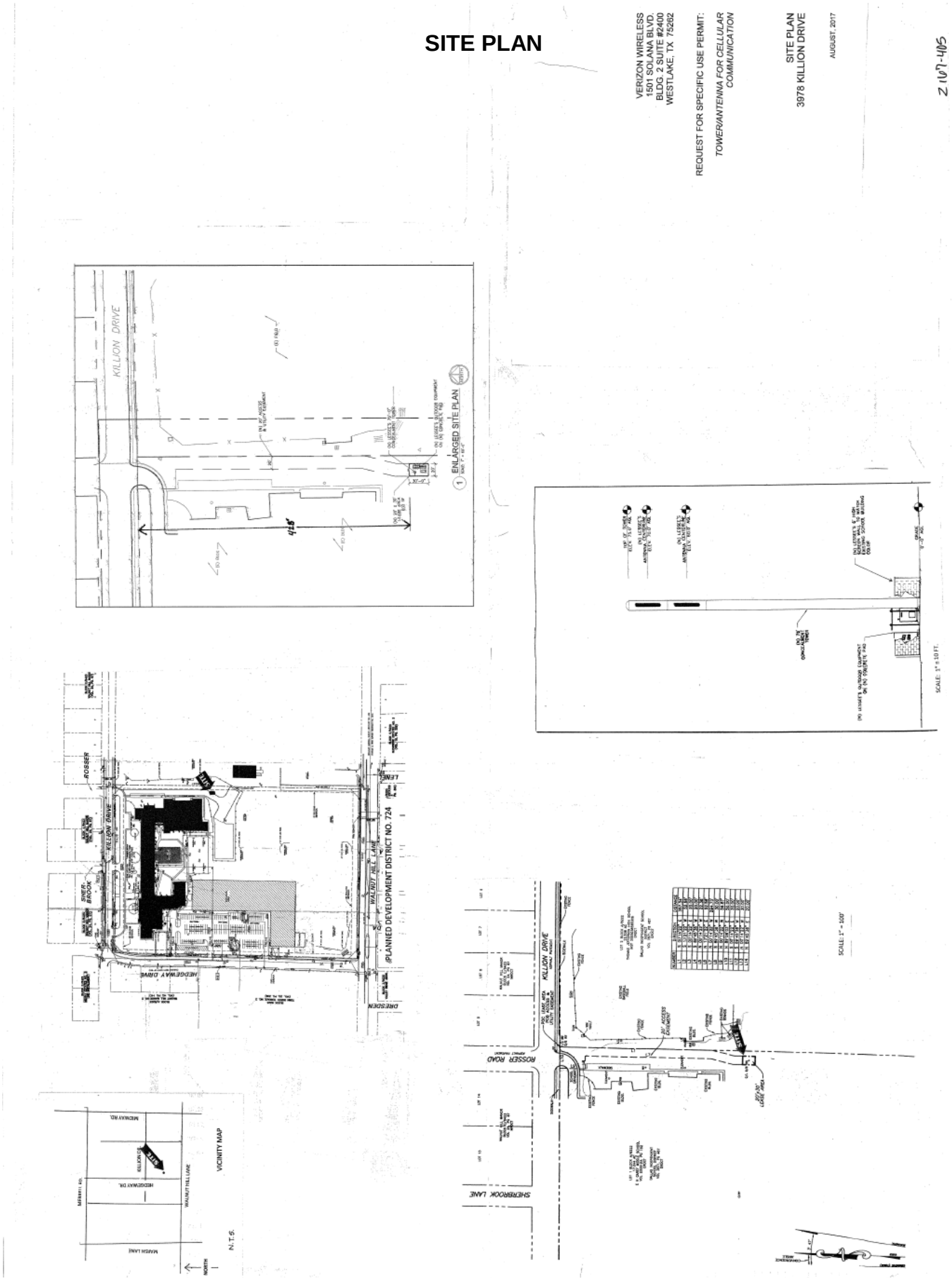
6. SCREENING: The lease area must be screened by a six-foot-tall masonry wall and secured by a six-foot-tall access gate in the location shown on the attached site plan.

7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.

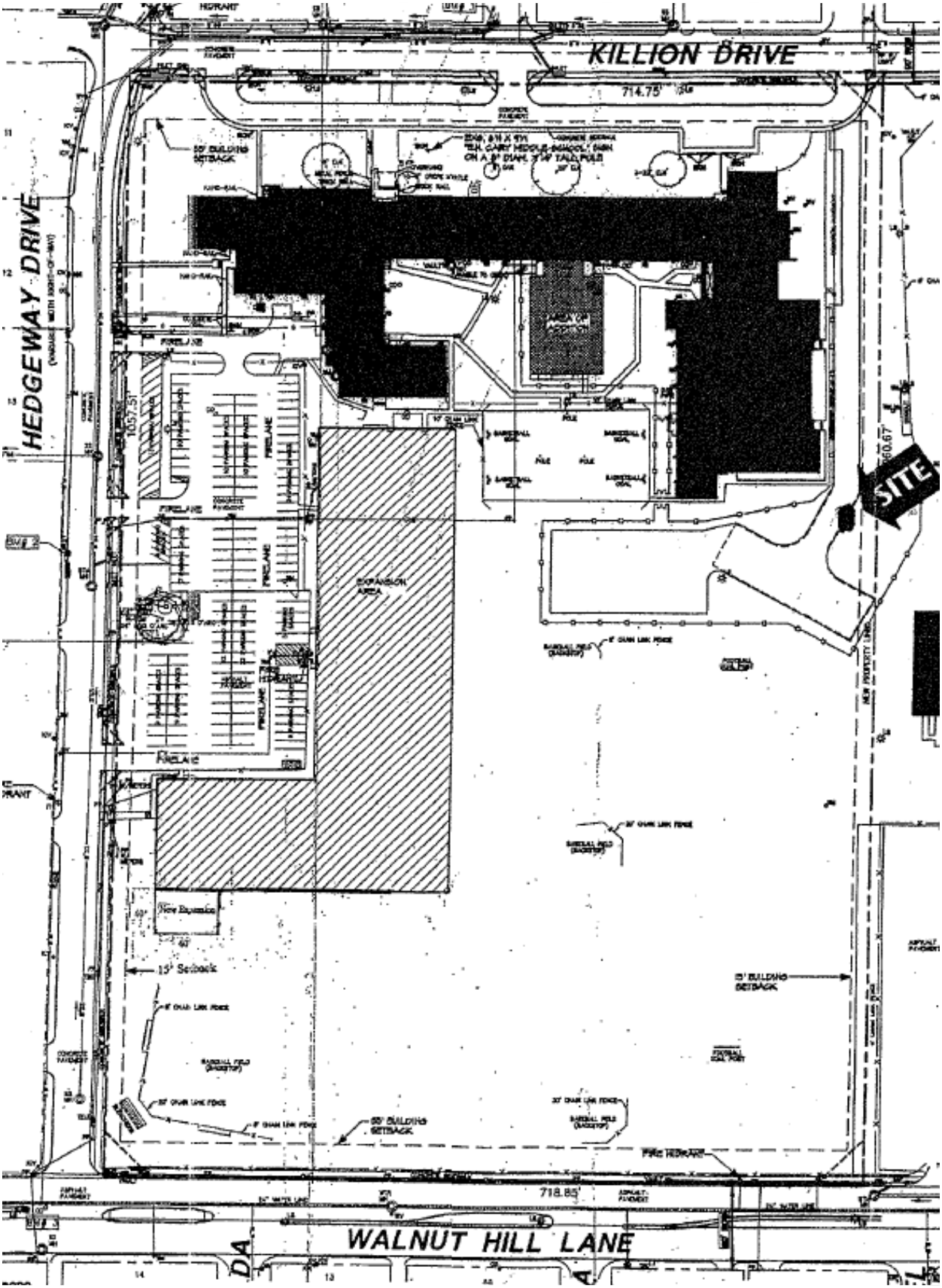
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

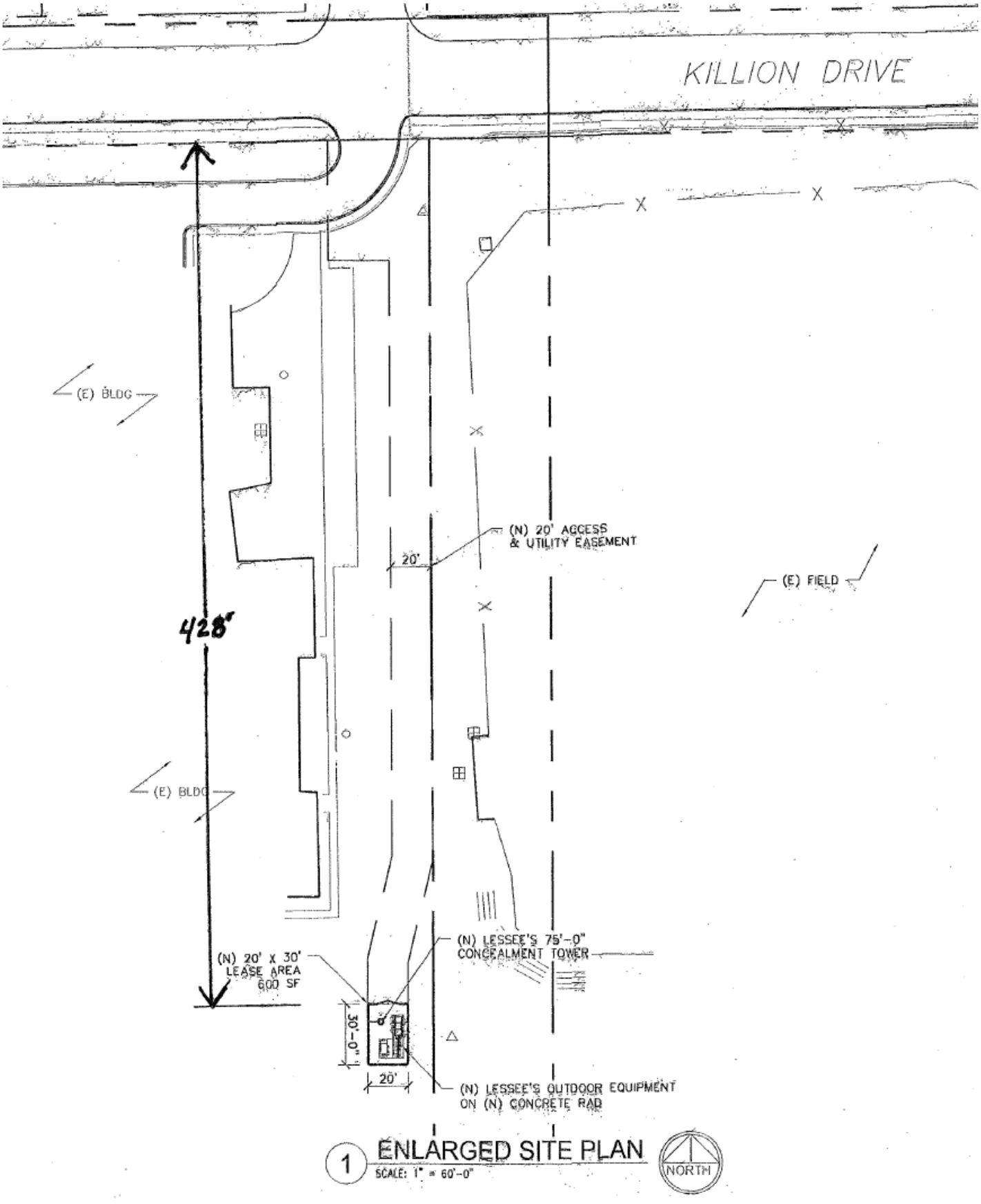
SITE PLAN


VERIZON WIRELESS
1501 SOLANA BLVD.
BLDG. 2 SUITE #2400
WESTLAKE, TX. 75262
REQUEST FOR SPECIFIC USE PERMIT:
TOWER/ANTENNA FOR CELLULAR COMMUNICATION
SITE PLAN
3978 KILLION DRIVE
AUGUST, 2017
Z167-405
KILLION DRIVE
ENLARGED SITE PLAN
SCALE: 1" = 10 FT.
ROSSER
KILLION DRIVE
SNER-BROOK
HEDGEWAY DRIVE
DRESDEN
WALNUT HILL LANE
PLANNED DEVELOPMENT DISTRICT NO. 724
ROSSER ROAD
SHERBROOK LANE
SCALE: 1" = 100'
VICINITY MAP
N.T.S.
NORTH

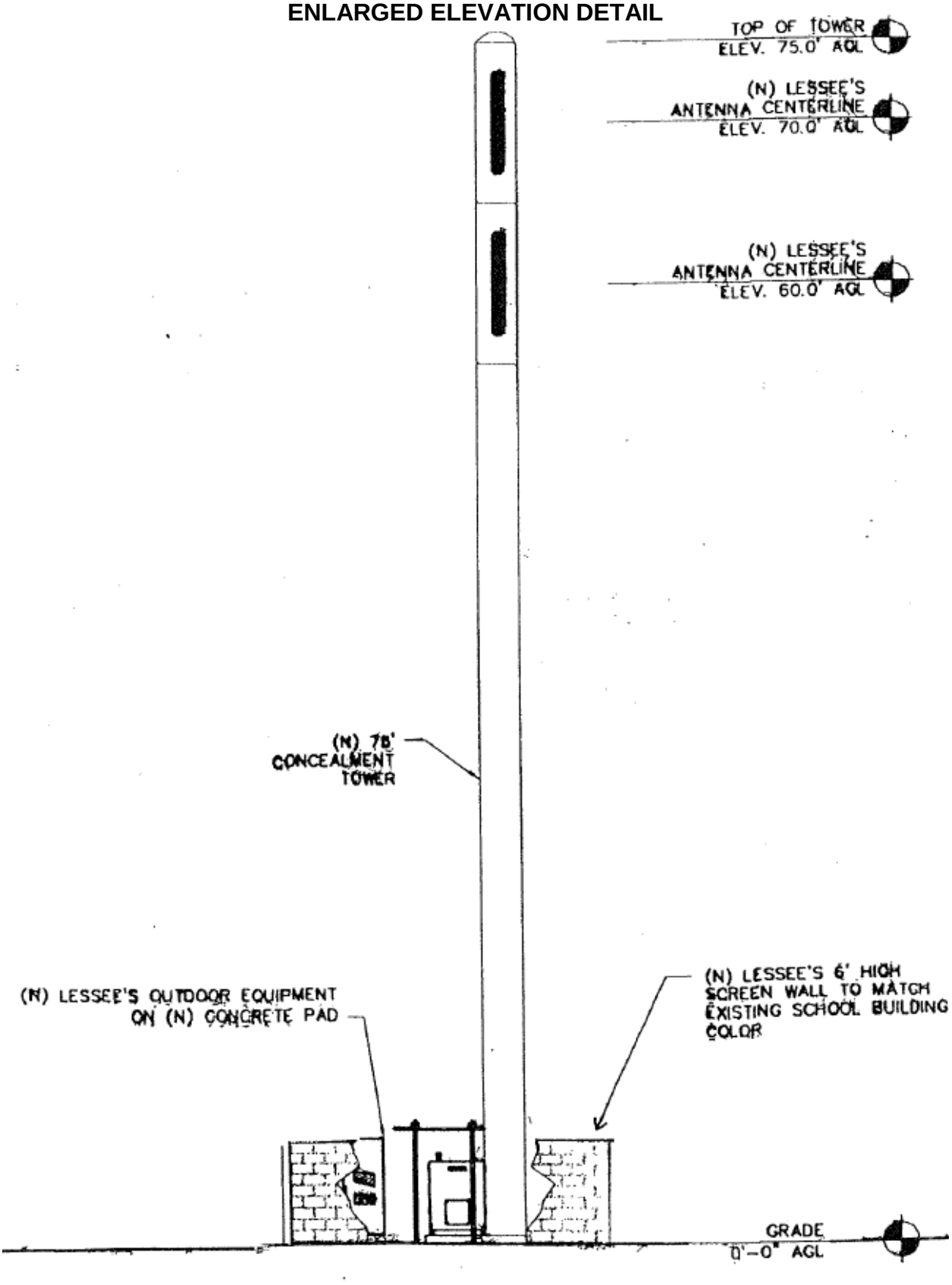
ENLARGED OVERALL SITE PLAN



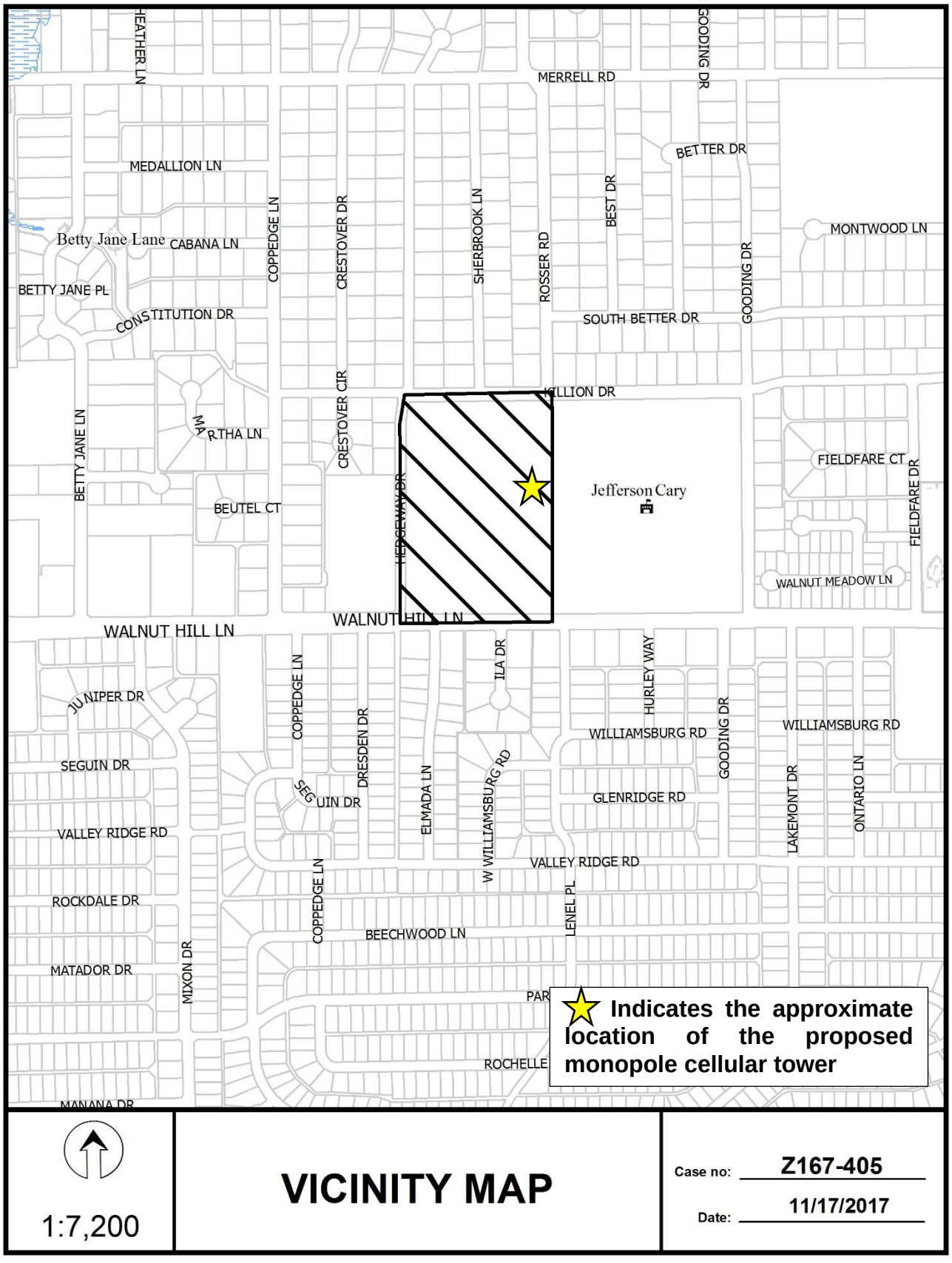
ENLARGED SITE PLAN



ENLARGED ELEVATION DETAIL



SCALE: 1" ≡ 10 FT.



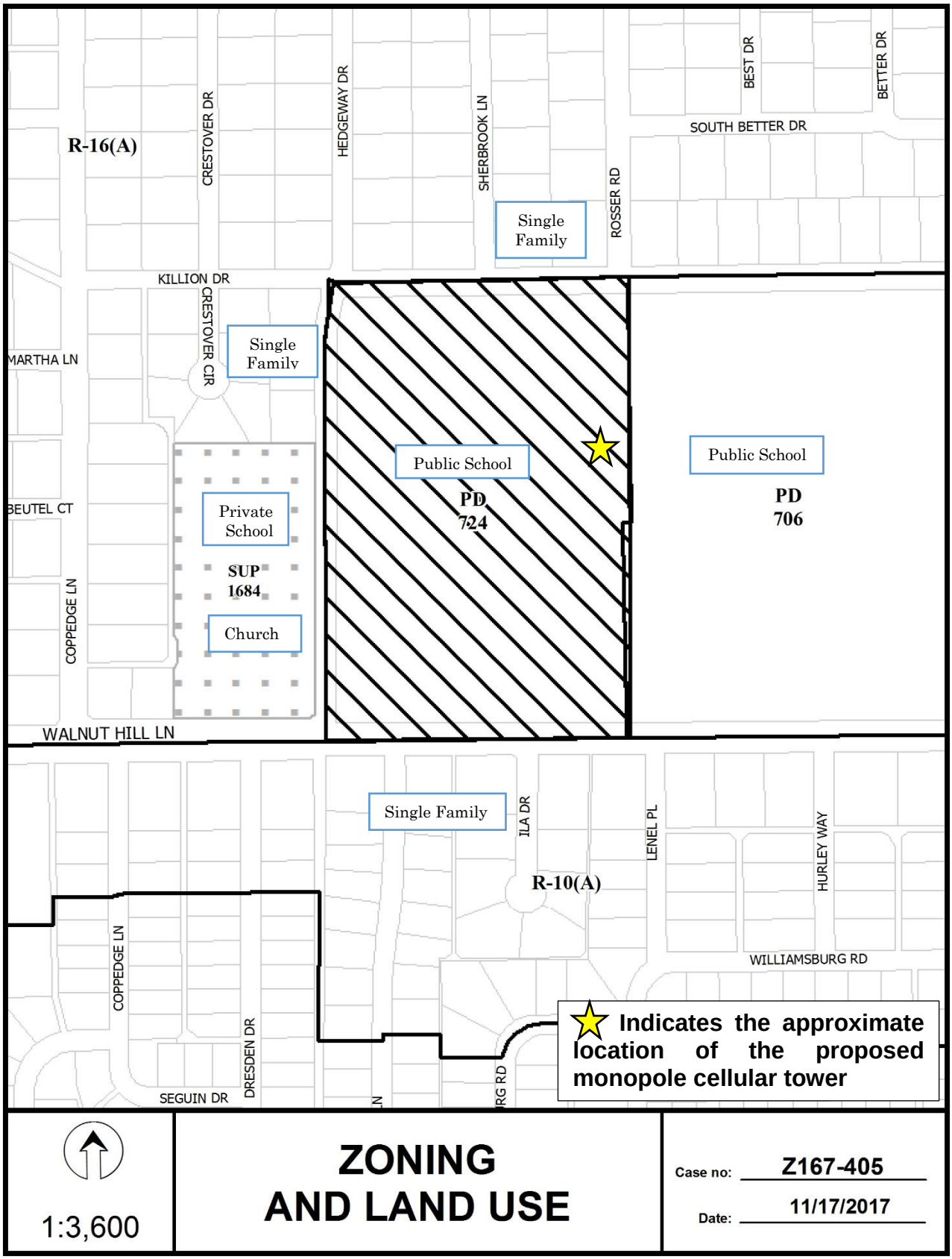
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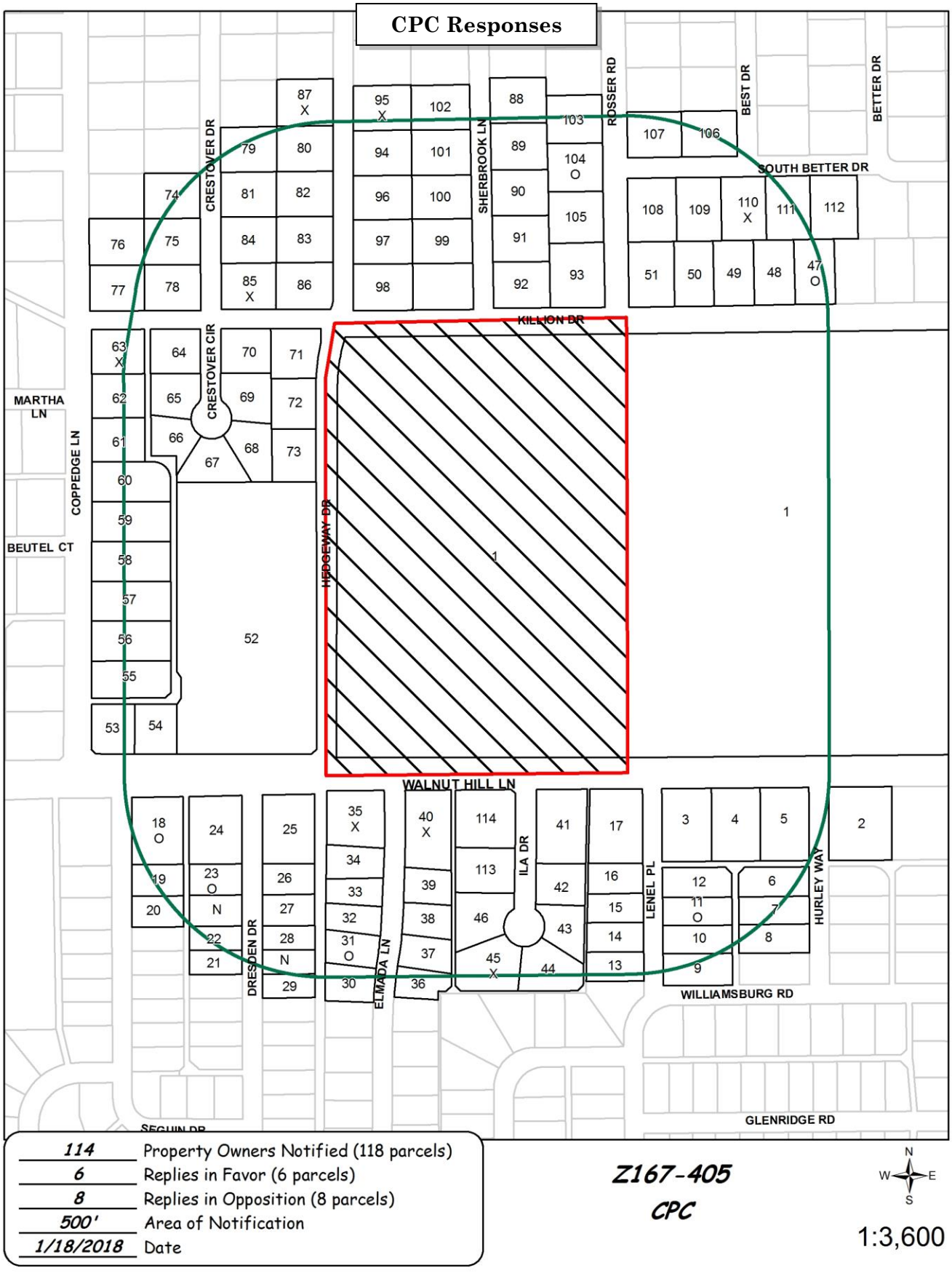
VICINITY MAP

Case no: Z167-405

Date: 11/17/2017


CRESTOVER DR
SHERBROOK LN
ROSSER RD
BEST DR
BETTER DR
SOUTH BETTER DR
KILLION DR
CRESTOVER CIR
MARTHA LN
BEUTEL CT
COPPEDGE LN
HEDGEWAY DR
WALNUT HILL LN
WALNUT HILL LN
ILA DR
LENEL PL
HURLEY WAY
WILLIAMSBURG RD
DRESDEN DR
SEGUIN DR
Indicates the approximate location of the proposed monopole cellular tower
1:3,600
AERIAL MAP
Case no: Z167-405
Date: 11/17/2017


R-16(A)
CRESTOVER DR
HEDGEWAY DR
SHERBROOK LN
ROSSER RD
BEST DR
BETTER DR
SOUTH BETTER DR
Single Family
KILLION DR
CRESTOVER CIR
Single Family
MARTHA LN
BEUTEL CT
COPPEDGE LN
Private School
SUP 1684
Church
Public School
PD 724
Public School
PD 706
WALNUT HILL LN
Single Family
ILA DR
LENEL PL
HURLEY WAY
R-10(A)
WILLIAMSBURG RD
COPPEDGE LN
DRESDEN DR
SEGUIN DR
RG RD
Indicates the approximate location of the proposed monopole cellular tower
1:3,600
ZONING AND LAND USE
Case no: Z167-405
Date: 11/17/2017


CPC Responses
KILLION DR
WALNUT HILL LN
WILLIAMSBURG RD
GLENRIDGE RD
SOUTH BETTER DR
CRESTOVER DR
CRESTOVER CIR
SHERBROOK LN
ROSSER RD
BEST DR
BETTER DR
MARTHA LN
COPPEDGE LN
BEUTEL CT
HIDDEWAY DR
ILA DR
LENEL PL
HURLEY WAY
DRESDEN DR
ELMADA LN
SEGUIN DR
114 Property Owners Notified (118 parcels)
6 Replies in Favor (6 parcels)
8 Replies in Opposition (8 parcels)
500' Area of Notification
1/18/2018 Date
Z167-405
CPC
N
W
E
S
1:3,600

01/17/2018

Reply List of Property Owners

Z167-405

114 Property Owners Notified ***6 Property Owners in Favor*** ***8 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3978	KILLION DR	Dallas ISD
	2	4042	WALNUT HILL LN	RAVE ROBERT C JR
	3	4006	WALNUT HILL LN	BOUMAN GUIDO
	4	4016	WALNUT HILL LN	GUERRERO ANTONIA
	5	4026	WALNUT HILL LN	JOHNSON WILLIAM E
	6	9923	HURLEY WAY	DOWD RONALD R
	7	9915	HURLEY WAY	SYLVESTER A H
	8	9911	HURLEY WAY	GALLAGHER WILLIAM A
	9	9918	LENEL PL	IMPASTATO SALVADOR & LORI
	10	9922	LENEL PL	GONDOLF ELINORE C
O	11	9926	LENEL PL	CARPENTER BLAIR W &
	12	9934	LENEL PL	VASQUEZ MARTHA DORA
	13	9917	LENEL PL	WEST SHARON VIRGINIA
	14	9923	LENEL PL	SALEWSKE RICHARD A &
	15	9927	LENEL PL	S D HOME DESIGN LLC SERIES B
	16	9935	LENEL PL	SMITH MERIT L
	17	3950	WALNUT HILL LN	PISKIOULIS LAMBRINI &
O	18	3860	WALNUT HILL LN	WORTHAM JAY GREGG
	19	9972	COPPEDGE LN	JOHNSON STEPHEN A
	20	9966	COPPEDGE LN	SOTELO DAVID A
	21	9957	DRESDEN DR	BUCCINO MARGUERITE L
	22	9961	DRESDEN DR	LUBY JOHN
O	23	9973	DRESDEN DR	MORRIS SUSAN CARNEY
	24	3880	WALNUT HILL LN	GADDIS WILLIAM M &
	25	3888	WALNUT HILL LN	DAVISSON LISA
	26	9972	DRESDEN DR	MCALISTER MICHAEL W &

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	9966	DRESDEN DR	WILLIAMS DAVID K
	28	9960	DRESDEN DR	CROW JERRY C
	29	9950	DRESDEN DR	STRAH STEFANY
	30	9947	ELMADA LN	RICE MELISSA
O	31	9955	ELMADA LN	TOMLINSON STEVEN MICHAEL
	32	9961	ELMADA LN	NTX HOLDINGS LLC SERIES 15
	33	9965	ELMADA LN	GANNON CECELIA M
	34	9971	ELMADA LN	EVANS DONALD R & BETH L
X	35	3908	WALNUT HILL LN	FRAIDE OMAR & MAYRA
	36	9946	ELMADA LN	CROSSLAND MICHAEL E &
	37	9954	ELMADA LN	PEDERSON HANNAH C & TONY W
	38	9962	ELMADA LN	LANDRY TREVOR L
	39	9968	ELMADA LN	WIJEWEERA MAUREEN
X	40	3930	WALNUT HILL LN	SMIRNIS STEFANOS & BEVERLY
	41	3948	WALNUT HILL LN	PHAM KHANH &
	42	9918	ILA DR	MCQUAIDE JOSEPH J
	43	9910	ILA DR	EQUITY VENTURE GROUP LLC
	44	9904	ILA DR	BARRONTON ALLEN EDWARD
X	45	9903	ILA DR	QUINTANILLA MARIO & LISA
	46	9911	ILA DR	TURNAGE THOMAS A &
O	47	4033	KILLION DR	ICE COLLIN L & RICHARD B CASS
	48	4027	KILLION DR	BRYANT DAVID H
	49	4021	KILLION DR	ARROYO NELSON W &
	50	4015	KILLION DR	BEVILL BRAD W
	51	4007	KILLION DR	MCDERMOTT HELEN Z
	52	3877	WALNUT HILL LN	FIRST BAPTIST CHURCH OF HIGHLAND VLG DBA
	53	10010	COPPEDGE LN	NAVARRO JOEL
	54	3863	WALNUT HILL LN	RODRIGUEZ GERARDO &
	55	10018	COPPEDGE LN	LELAND AND LISA MORRIS LLC
	56	10026	COPPEDGE LN	BAGGETT JEFFREY SHANE & LAURA
	57	10034	COPPEDGE LN	GEFT IRVING I

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	58	10042	COPPEDGE LN	PRASIL FRANCES
	59	10050	COPPEDGE LN	BESGROVE JAMES E
	60	10058	COPPEDGE LN	METZGER MICHAEL D &
	61	10066	COPPEDGE LN	LEPORIS JENNIFER
	62	10106	COPPEDGE LN	KEENAN DANIEL
X	63	10112	COPPEDGE LN	WEAVERSANCHIZ PENNY B &
	64	10119	CRESTOVER CIR	SOWANICK SCOTT &
	65	10111	CRESTOVER CIR	KOCH ANTHONY B & NATALIE K
	66	10107	CRESTOVER CIR	HORN CLAIRE A
	67	10103	CRESTOVER CIR	BROPHY MADELINE GENE
	68	10106	CRESTOVER CIR	HAMILTON JORDAN & RACHEL
	69	10110	CRESTOVER CIR	LANGFORD MOLLY M
	70	10118	CRESTOVER CIR	HERNANDEZ JOLANDA
	71	10121	HEDGEWAY DR	MANRIQUEZ ILDA TOZZI
	72	10115	HEDGEWAY DR	MUNIZ ELISA M & RICHARD BREEDWELL
	73	10105	HEDGEWAY DR	PEARSON LOUANN
	74	10149	CRESTOVER DR	DOVE BRENDAN & BRITTNY
	75	10135	CRESTOVER DR	GUNN TOMAS S &
	76	10128	COPPEDGE LN	INSAUSTEGUI JULIETTE
	77	10120	COPPEDGE LN	MCGINN LENA & TIMOTHY
	78	10127	CRESTOVER DR	WARD MICHAEL GRANT &
	79	10148	CRESTOVER DR	KENNEDY JAMES W
	80	10149	HEDGEWAY DR	KREPPER SUZANNE
	81	10142	CRESTOVER DR	BROWN JENNIFER MARIE &
	82	10143	HEDGEWAY DR	STIEHLER PAMELA M
	83	10135	HEDGEWAY DR	ROGERS PATRICK & LENEE
	84	10134	CRESTOVER DR	SALE LEE OLIA RODGERS &
X	85	10126	CRESTOVER DR	REID KRISTY
	86	10127	HEDGEWAY DR	SUTANTO HARTO &
X	87	10209	HEDGEWAY DR	CLEMENS JAMES A
	88	10240	SHERBROOK LN	FOSTER MICHAEL G

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	89	10232	SHERBROOK LN	VALENTINO SCOTT A
	90	10224	SHERBROOK LN	STRANGE WILLIAM B IV &
	91	10216	SHERBROOK LN	CAIN JAMES WRIGHT &
	92	10206	SHERBROOK LN	COATES GARRET J & JESSICA L
	93	10141	ROSSER RD	NGHIEM QUANG NGO FAMILY TRUST
	94	10148	HEDGEWAY DR	COCKRELL NANCY C
X	95	10208	HEDGEWAY DR	MAYFIELD KATHERINE & PAUL
	96	10142	HEDGEWAY DR	HUTCHESON JON L
	97	10134	HEDGEWAY DR	SHADDAY KYLE N & SHANNON
	98	10126	HEDGEWAY DR	DAY STEPHEN C & KATIE
	99	10217	SHERBROOK LN	RAVE DENA S
	100	10225	SHERBROOK LN	DAVIS SHANNON L
	101	10233	SHERBROOK LN	LI CHUN DER LEU
	102	10241	SHERBROOK LN	BECKER MARK J & MARLYN J
	103	10219	ROSSER RD	OLENICZAK JASON M &
O	104	10209	ROSSER RD	EMANUEL BRANDON NICHOLAS
	105	10151	ROSSER RD	FELCH ALAN R
	106	10207	BEST DR	RABUSE KEITH RICHARD &
	107	10212	ROSSER RD	TOMPKINS TOMMY LEE
	108	3950	S BETTER DR	FECK DAVID & KIM
	109	3958	S BETTER DR	CHAPUIS MATT L &
X	110	3966	S BETTER DR	BANNA RAMZI N & ERIN MICHELLE
	111	3974	S BETTER DR	PECK RICHARD M & GAIL M
	112	3982	S BETTER DR	BLAKELEY STACY L
	113	9919	ILA DR	ARCUCCI DIDIER
	114	9929	ILA DR	SHILLING RALPH F JR &

AGENDA ITEM # 73

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 67 P

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and an ordinance granting a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Youngblood Road

Recommendation of Staff: Denial

Recommendation of CPC: Approval of an IM Industrial Manufacturing District; and approval of a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility for a five-year period, subject to a site plan and conditions

Z167-376(WE)

Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 28, 2018
ACM: Majed Al-Ghafry

FILE NUMBER:	Z167-376(WE)	**DATE FILED:**	August 15, 2017
LOCATION:	East line of South Central Expressway, south of Youngblood Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	67 P
SIZE OF REQUEST:	Approx. 14.724 acres	**CENSUS TRACT:**	202.00

APPLICANT/OWNER: Brown Family Lewisville Railroad Family First, LP

REPRESENTATIVE: Kirk Williams, Brad Williams - Winstead PC

REQUEST: An application for an IM Industrial Manufacturing District and a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility on property zoned a CS Commercial Service District.

SUMMARY: The purpose of this request is to make improvements to the site to allow for the operation of a concrete crushing facility [Big City Crushed Concrete].

STAFF RECOMMENDATION: **Denial**

CPC RECOMMENDATION: **Approval** of an IM Industrial Manufacturing District; and approval of a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- In September 2008, the City Council approved a CS Commercial Service District in lieu of an IM Industrial Manufacturing District and denied a Specific Use Permit for an outside salvage and reclamation use.
- A concrete crushing facility is considered a "potentially incompatible industrial use" and is permitted by a Specific Use Permit only, in an IM Industrial Manufacturing District.
- The Specific Use Permit will permit the applicant to operate a concrete crushing facility on site.
- There is a 100-foot floodplain that surrounds the Property. The applicant proposes to install the processing equipment, truck scale, and off-street parking, as well as the processed materials storage, and recyclable material storage area, outside the floodplain area.
- The request site is immediately adjacent to undeveloped tracts of land. A Union Pacific railroad line and the City of Dallas' McCommas Bluff Landfill is located to the northeast and east of the site. Properties northwest of the site, across South Central Expressway, are developed with various types of auto related uses and outside salvage yard or reclamation uses.

Zoning History: There has not been any recent zoning change requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Central Expressway (U.S. 75)		Variable lane widths	Variable lane widths
Youngblood Road	Local Street	35 ft.	35 ft.

Land Use:

	Zoning	Land Use
Site	CS	Undeveloped
Northwest	AA	Auto related uses, Outside salvage yard or reclamation use
Southeast	IM	Undeveloped
Northeast	IM	City of Dallas' McCommas Bluff Landfill
Southwest	A(A)	Undeveloped, Auto related use

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.1 Implement the Trinity River Corridor Plan.

Urban Design Element

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.3 Ensure attractive gateways into the city.

TRINITY RIVER CORRIDOR COMPREHENSIVE LAND USE PLAN

The Trinity River Corridor Comprehensive Plan identifies the site as being in a Community Corridor and within the I-45 Gateway District Study area. The recommended land use for the corridor is Regional Employment. The Community Corridor module recommends a primary land use to be comprised of community serving retail and regional serving office. An optional land use includes industrial-distribution uses.

In addition, the stakeholders in the Gateway District Study area, which includes the Joppa residents, "supported planning and investment that would improve the quality of life for Joppa residents by better buffering between the neighborhood and its industrial neighbors. Even though Joppa is approximately 2 miles north of the request site, the residents were a part of the Study area and voiced their desires for the area. Furthermore, the study recommended eliminating junk yards in the district along transportation corridors for better land uses such as business parks.

The Plan also identifies protected areas for the Five Mile Creek, the Lemmon Hill and one tributary stream, which bisects the southern portion of the site. These protected areas may pose an impact from the potential runoff of the proposed use into Five Mile Creek.

STAFF ANALYSIS:

Land Use Compatibility: The 14.724-acre site is linear in shape and is undeveloped. The request site is adjacent to a Union Pacific railroad line and the City of Dallas' McCommas Bluff Landfill. Properties northwest of the site, across South Central Expressway, are developed with various types of auto related uses and outside salvage yard or reclamation uses. There are undeveloped tracts of land that are southeast of the request site. Properties that are southwest of the request site consist of auto related uses and undeveloped tracts of land.

The applicant's request for a Specific Use Permit for a concrete crushing facility is only permitted in an IM Industrial Manufacturing District. The proposed concrete crushing facility will have two large designated storage areas that will be used for processed materials and recyclable materials. The stockpile of these materials will be limited to a maximum height of 45 feet. The process equipment and various scales (track and scale house) are proposed to be located between the two designated storage areas. The only access onto the site is from one driveway approach form South Central Expressway.

Although the applicant is proposing to secure the property with a six-foot solid fence and maintain the vegetation along the frontage road, staff is concerned that the proposed 45-foot stockpiles of materials will be visible from South Central Expressway. In addition, the proposed use is not consistent with the future vision of the *forwardDallas! Plan* and *Trinity River Corridor Comprehensive Plan*.

The *Trinity River Corridor Comprehensive Plan identifies* the type of uses that are proposed in a Community Corridor Module. The primary land use categories are the core land uses that are the primary focus in the Corridor module. The secondary land uses support the primary land uses. The flexibility factors are the recommended land use percentages that provide a balance mix of primary and supporting uses.

Primary Land Use	%	Flexibility factor
Retail-Community	25%	+10%
Office Regional	25%	
Secondary Land Use		
Mixed Use A	20%	± 5%
Residential-Multi-Family 3	20%	± 5%
Entertainment	+ 5%	+ 5%
Civic	+ 5%	+ 5%
Optional Land Uses		
Park & Open Space		
Industrial-Distribution	5%	
Retail-Neighborhood	10%	

%

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Landscaping: Landscaping must be provided in accordance with Article X, as amended. Plant materials must be maintained in a healthy, growing condition.

Parking: The parking requirement for an industrial (outside) use is one space per 600 square feet of floor area, plus one space per 600 square feet of outside manufacturing area. The number of spaces required is five spaces which the applicant will provide, as depicted on the proposed site plan.

CPC Action (December 14, 2017)

Motion: It was moved to recommend **approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for an industrial (outside) potentially incompatible use limited to a concrete crushing facility for a five-year period, subject to a site plan and conditions on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Youngblood Road.

Maker: Lavallaisaa
Second: Houston
Result: Carried: 14 to 1

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaissa, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Schultz
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 11
Replies: For: 1 Against: 0

Speakers: For: Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Trey Brown, 6909 Joyce Way, Dallas, TX, 75225
Against: None

CPC PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is for an industrial (outside) potentially incompatible use limited to a concrete crushing facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation

3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance.

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on _____(twenty years from the passage of this ordinance), but is eligible for automatic renewal for additional twenty-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. GROUND AND DUST CONTROL All areas of the Property, inclusive of any stockpiles, must be sprinkled with water or chemicals as necessary to achieve maximum control of dust emission.

5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. The drive approach to the Property must be constructed on concrete pavement. Internal parking and circulation drives may be constructed of either concrete or crushed rock.

6. STOCKPILE HEIGHT: The maximum stacking height for stockpiles, both raw material and finished product, shall be in accordance with applicable TCEQ regulations or 45 feet, whichever is less.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

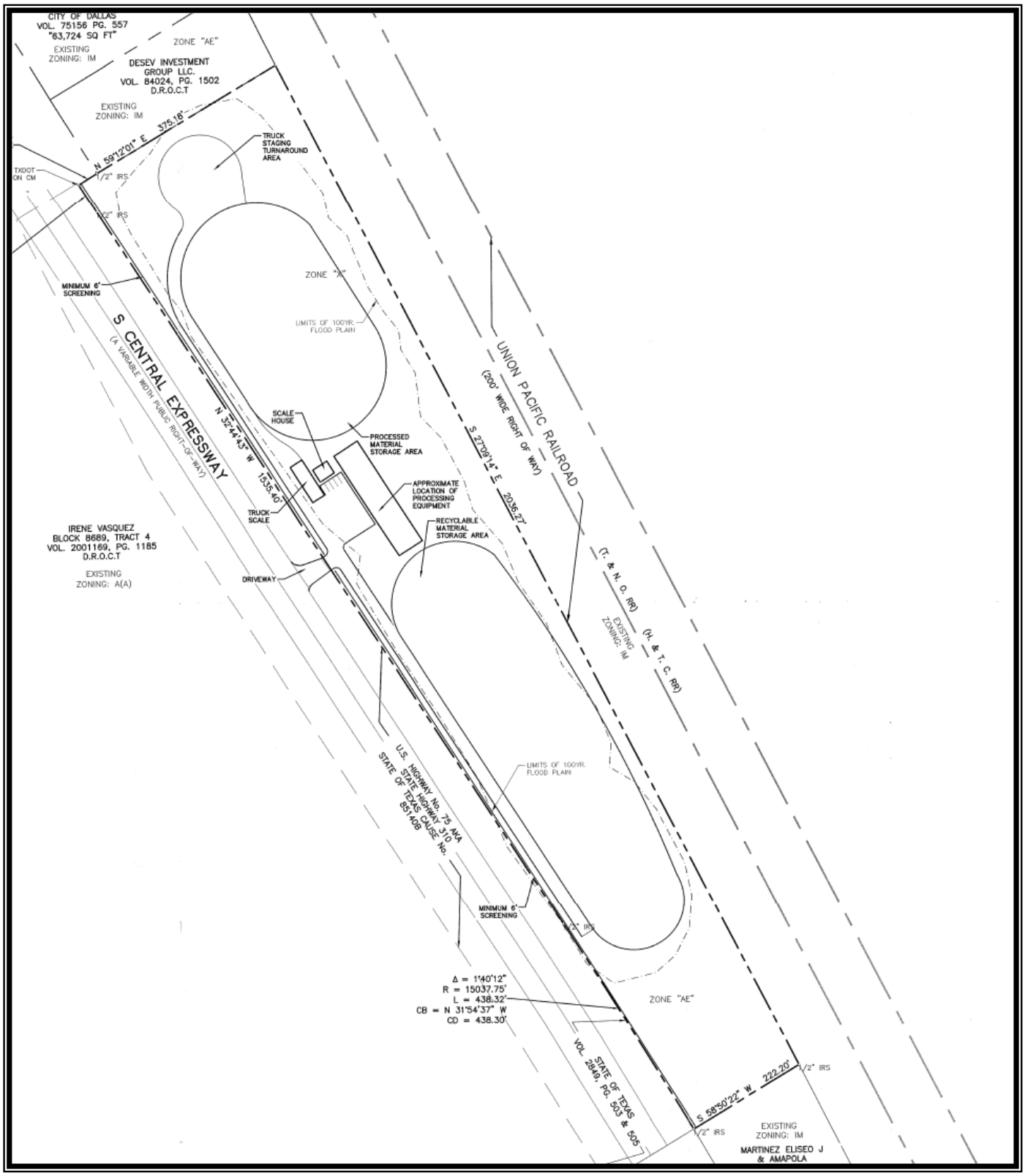
LIST OF OFFICIERS

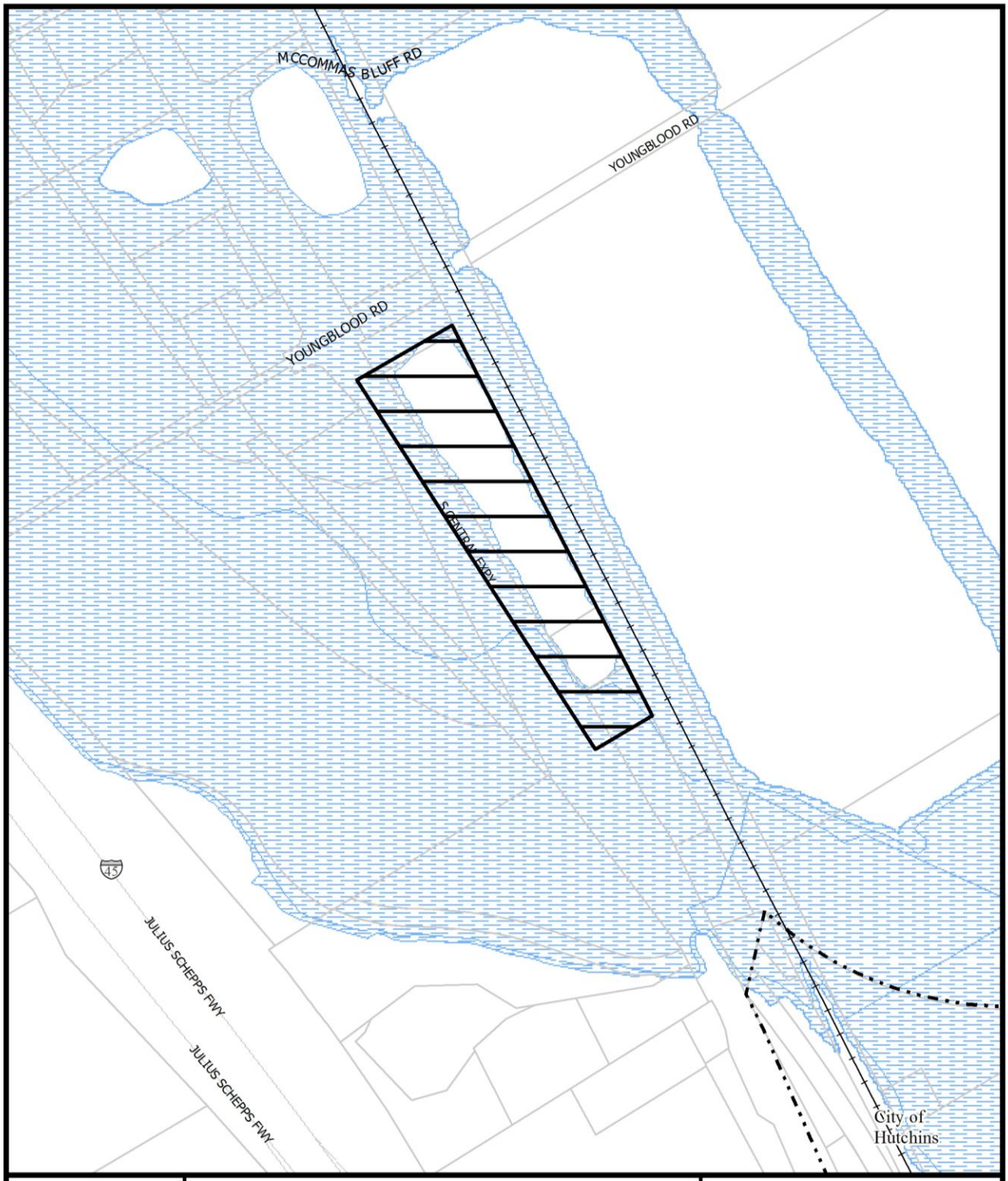
General Partner: BLRR Management, LLC

Members:

- Mason C. Brown
- Barbara L. Brown
- Michael A. Richard

PROPOSED SITE PLAN





1:7,200

VICINITY MAP

Case no: Z167-376

Date: 10/24/2017

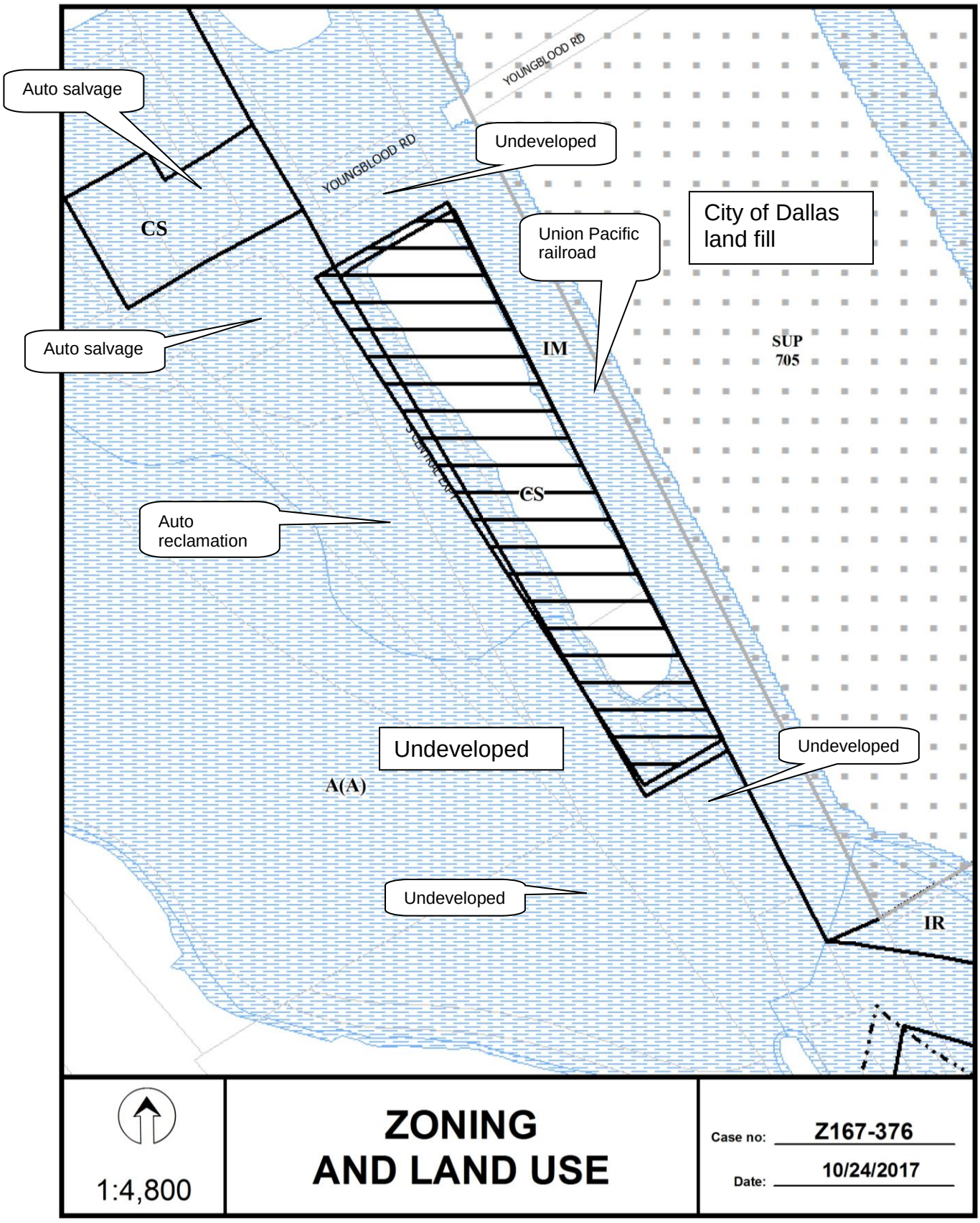


1:4,800

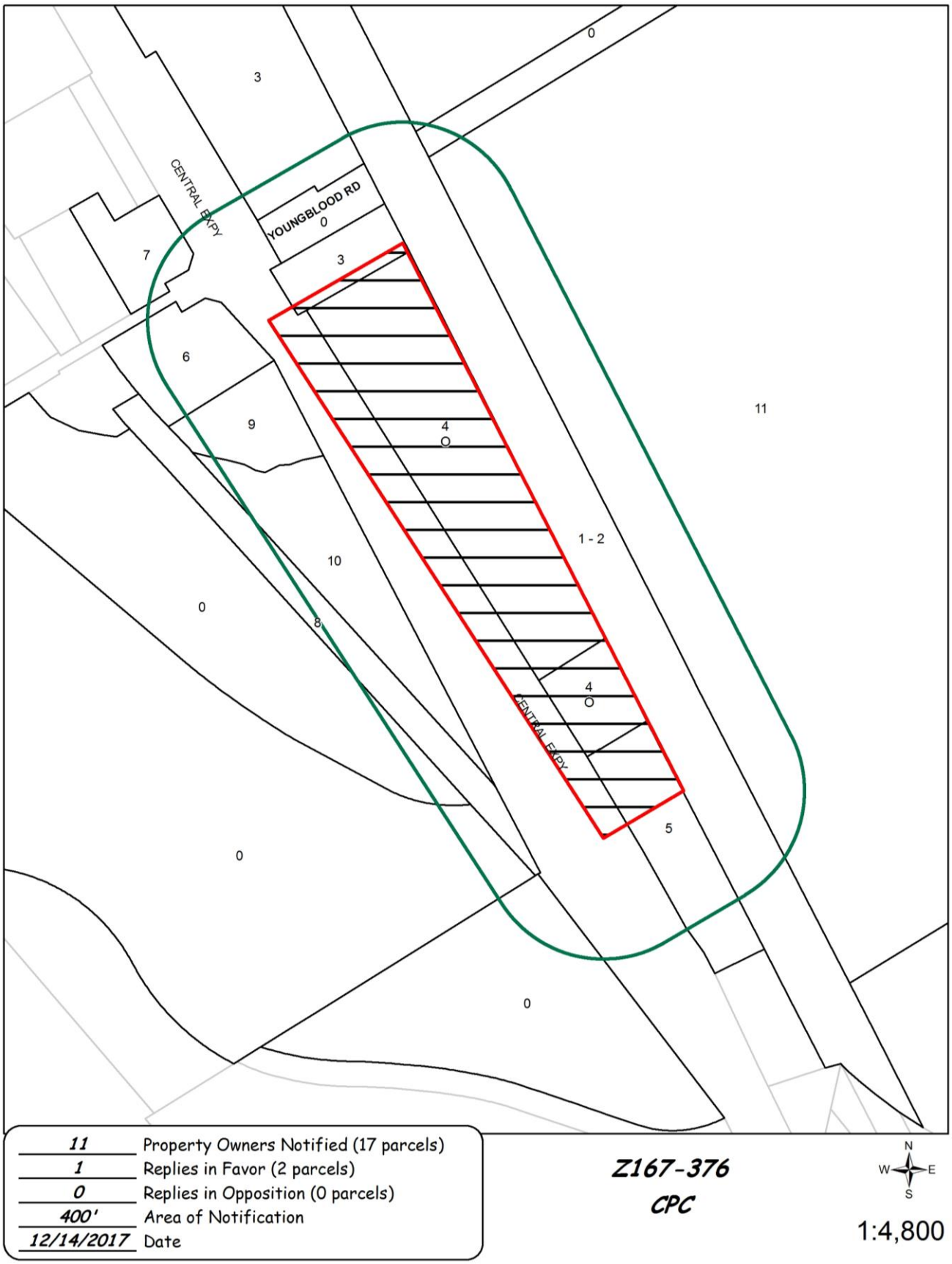
AERIAL MAP

Case no: Z167-376

Date: 10/24/2017


Auto salvage
Undeveloped
YOUNGBLOOD RD
YOUNGBLOOD RD
CS
City of Dallas land fill
Union Pacific railroad
Auto salvage
IM
SUP 705
CS
Auto reclamation
Undeveloped
A(A)
Undeveloped
Undeveloped
IR
1:4,800
ZONING AND LAND USE
Case no: Z167-376
Date: 10/24/2017

CPC RESPONSES



Notification List of Property Owners

Z167-376

11 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999	NO NAME ST	UNION PACIFIC RR CO
	3	9500	S CENTRAL EXPY	DESEV INVESTMENT GROUP LLC
O	4	9800	S CENTRAL EXPY	BROWN FAMILY LEWISVILLE RR FAMILY 1ST LP
	5	10400	S CENTRAL EXPY	MARTINEZ ELISEO J & AMAPOLA
	6	9600	S CENTRAL EXPY	COMET AUTO SALVAGE INC
	7	5305	YOUNGBLOOD RD	NICKS BIG TRUCK SALES
	8	5200	YOUNGBLOOD RD	TEXAS UTILITIES ELEC CO
	9	9901	S CENTRAL EXPY	County of Dallas
	10	9915	S CENTRAL EXPY	VAZQUEZ IRENE
	11	5200	SIMPSON STUART RD	FCC S A

AGENDA ITEM # 74

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 69A M; 70 J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion on the north corner of South Belt Line Road and Garden Grove Drive
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a CR Community Retail District with retention of the D-1 Liquor Control Overlay on a portion and approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Z167-381(WE)
Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 28, 2018
ACM: Majed Al-Ghafry

FILE NUMBER: Z167-381(WE) **DATE FILED:** August 24, 2017

LOCATION: North corner of South Belt Line Road and Garden Grove Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 69A M; 70 J

SIZE OF REQUEST: Approx. 3.184 acres **CENSUS TRACT:** 171.01

APPLICANT/OWNER: Golden Star Holdings, LLC, /Aziz Jiwani, Manager

REPRESENTATIVE: Roger Albright

REQUEST: An application for a CR Community Retail District and a Specific Use Permit for a mini-warehouse use on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion.

SUMMARY: The purpose of this request is to allow for the construction of approximately 54,730 square feet of storage space consisting of five, one-story structures. The proposed mini-warehouse use will include a 1,000-square-foot accessory office for the caretaker quarters.

STAFF RECOMMENDATION: **Denial**

CPC RECOMMENDATION: **Approval** of a CR Community Retail District with retention of the D-1 Liquor Control Overlay on a portion and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is undeveloped.

- The applicant's request for a CR Community Retail District and a Specific Use Permit will allow for development of a mini-warehouse use. The CR Community Retail District permits mini-warehouse uses by a Specific Use Permit.

- The request site is contiguous to undeveloped tracts of land that are zoned for R-10(A) Single Family District uses and NS(A) Neighborhood Service District uses. Properties located southwest of the site, across Garden Grove Drive are developed with single family uses and an undeveloped tract of land. In addition, there are several properties that are located southeast of the site, across South Belt Line Road, that are developed with single family uses and an undeveloped tract of land.

Zoning History: There has been one zoning change requested in the area within the past five years.

1. Z156-289 On February 22, 2017, the City Council approved a CR Community Retail District with volunteered deed restrictions and **denied** the request for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Belt Line Road	Principal Arterial	80 ft.	80 ft.
Garden Grove Drive	Local Street	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	R-10(A), NS(A)-D-1	Undeveloped
Northeast	R-10(A), D(A)	Single Family
Southeast	NS(A)-D-1, PDD No. 777 with D-1, SUP No. 1886	Undeveloped, General merchandise or food store
Northwest	R-10(A), R-7.5(A)	Single Family
Southwest	CR-D-1 with DR, PDD No. 777, SUP No. 1886	Undeveloped, General merchandise or food store

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

While the use could provide a service to neighborhood residents, it may not be a desirable long-term use envisioned by the West Kleberg Community Plan.

West Kleberg Community Plan (2007):

The West Kleberg Community Plan identified a vision statement: To reflect "Old Kleberg's" historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment. Long-time residents seem to have mixed feelings about growth, noting on one side the negative impacts of crowds, noise, traffic, and pollution, while acknowledging the benefits of improved public services, better schools, and new neighborhood-serving retail and commercial business locating to the area.

The subject site is located within Sub-area 1, which is comprised of approximately 2,047 acres of which 46 percent was vacant or undeveloped, and 33 percent was comprised of Single Family (SF) uses at publication in 2007.

Commercial service and retail uses are dominant along Highway 175, with a concentration of these uses between Edd Road and South Belt Line Roads. The West Kleberg community desires to encourage economic development along its main corridors, namely Highway 175 and South Belt Line Road. A retail gap analysis completed with the plan identified that residents of this area were likely to spend in nearby Balch Springs or the city of Mesquite. Retail facilities are not sufficiently available. This analysis may not accurately reflect the preferences of households within the study area; however, it can serve as a source for future projections for these types of services needed within this sector of Dallas.

The Future Vision Map depicts a 1,000-foot buffer zone as ideal for business development along the Highway 175-freeway corridor. Land assemblage may be required to develop in these areas to construct uses such as a hospital, bank, mix use project and so on. Business nodes to possibly stimulate economic activity are earmarked at the intersections of Seagoville and Belt Line Roads, Highway 175, and South Belt Line Road and Kleberg and South Belt Line Road. The subject site is within

that buffer zone. Furthermore, a Visioning Activity conducted at a community meeting identified the top 20 Community "Needs & Desires" as indicated below.

The proposed use was not a consideration in the vision for Sub-area 1.

TABLE 12: VISIONING ACTIVITY – COMMUNITY "NEEDS & DESIRES"

1. Bank	11. Ice Rink
2. Big Box (Lowe's and Sam's)	12. Mid-rise Mixed Use
3. Bookstore	13. Museum
4. Central Market	14. New Auto Dealership
5. Cinema	15. Office
6. Doctor Offices	16. Outlet and/or Mini-Malls
7. Drug Store	17. Research & Development Uses
8. Gas Station	18. Restaurants
9. Hospital	19. Small Shops
10. Hotel/Conference Center	20. Ice Cream Parlor (i.e., Braum's)

STAFF ANALYSIS:

Land Use Compatibility: The land uses adjacent to the request site are developed with single family uses. The request site has frontages on South Belt Line Road and Garden Grove Drive and the proposed mini-warehouse use will have access from Garden Grove Drive. The property south of the request site, across South Belt Line Road is developed with neighborhood retail development [PDD No. 777 with a SUP No. 1886].

The applicant's request for a CR Community Retail District and a SUP will allow for the construction of approximately 54,730 square feet of storage space consisting of five, one-story structures. The proposed mini-warehouse use will include a 1,000-square-foot accessory office for the caretaker quarters. The proposed mini-warehouse use will have requirements for building materials to exclude materials that may not be consistent with the surrounding residential developments. A minimum of 80 percent brick concrete masonry unit split face, stone or cementitious fiberboard siding, excluding fenestration will be required. The maximum structure height is 29 feet. The applicant will comply with the development regulations in the CR District. In addition, the hours of operation proposed is from 6:00 a.m. to 9:00 p.m., Monday through Sunday

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character

of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Even though the proposed development could serve the community in the short term and the applicant has provided a large buffer area due to the residential adjacency, staff cannot support the request because of the community's vision for the type of uses that are desired in the area. Also, staff is aware that there have not been any improvements to the site in over 10 years.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A) - existing Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
NS(A) - existing Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
CR - proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. Due the residential adjacency to the north and west, the applicant is required to provide a minimum 10-foot landscape buffer strip along the entire perimeter of the site that is adjacent to the residential property. The applicant is providing at least a 27-foot buffer strip between the proposed mini-warehouse use and the single family uses. If the City Plan Commission recommends approval, the applicant will revise the site plan to reflect the requirements that are outlined in item #1 below.

The development code also requires the following plant materials in a landscape buffer strip:

(1) If a fence with a buffer strip is required along any part of the perimeter of a lot, the buffer strip must contain either one large canopy tree or two large non-canopy trees at a minimum average density of one large canopy tree or two large non-canopy trees for each 50 linear feet of the buffer strip, with new trees spaced no less than 25 feet apart.

(2) When a fence is not provided, the applicant will have to comply with the design standards and must contain one of the following groups of plant materials at a minimum average density of one group for each 50 linear feet of the buffer strip:

(i) One large canopy tree and one large non-canopy tree.

(ii) One large canopy tree and three small trees.

(iii) One large canopy tree and three large evergreen shrubs.

(iv) One large canopy tree, two small trees, and one large evergreen shrub.

(v) One large canopy tree, one small tree, and two large evergreen shrubs.

(vi) Two large non-canopy trees.

Parking: The off-street parking requirement for a mini-warehouse use is a minimum of six spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. The applicant is providing seven off-street parking spaces.

Prior CPC Action
December 14, 2017

Motion: It was moved to recommend **approval** of a CR Community Retail District with a D-1 Liquor Control Overlay on a portion and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an R-10(A) Single Family District and NS(A) D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on a portion on the north corner of South Belt Line Road and Garden Grove Drive.

Maker: Lavallaissa
Second: Rieves
Result: Carried: 11 to 0

For: 11 - West, Rieves, Davis, Carpenter, Lavallaissa, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 4 - Houston, Shidid, Mack, Schultz
Vacancy: 0

Notices: Area: 300 Mailed: 37
Replies: For: 1 Against: 2

Speakers: For: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Against: None
Against (Did not speak): Nellie Green, 1421 S. Beltline Rd., Dallas, TX, 75253

CPC PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a mini-warehouse use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on_____, (ten-year period from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

4. FLOOR AREA:

   a. The maximum floor area is 54,730 square feet.

   b. Maximum floor area for the accessory office is 1,000 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The mini-warehouse may only operate between 6:00 a.m. and 9:00 p.m., Monday through Sunday.

6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.

7. HEIGHT: The use authorized by this specific use permit may not exceed 29 feet in height.

8. MATERIALS: The exterior facades must be a minimum 80 percent brick concrete masonry unit split face, stone or cementitious fiberboard siding, excluding fenestration.

9. FENCE: A minimum 6-foot wrought iron fence, is required in the location as shown on the landscape plan.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

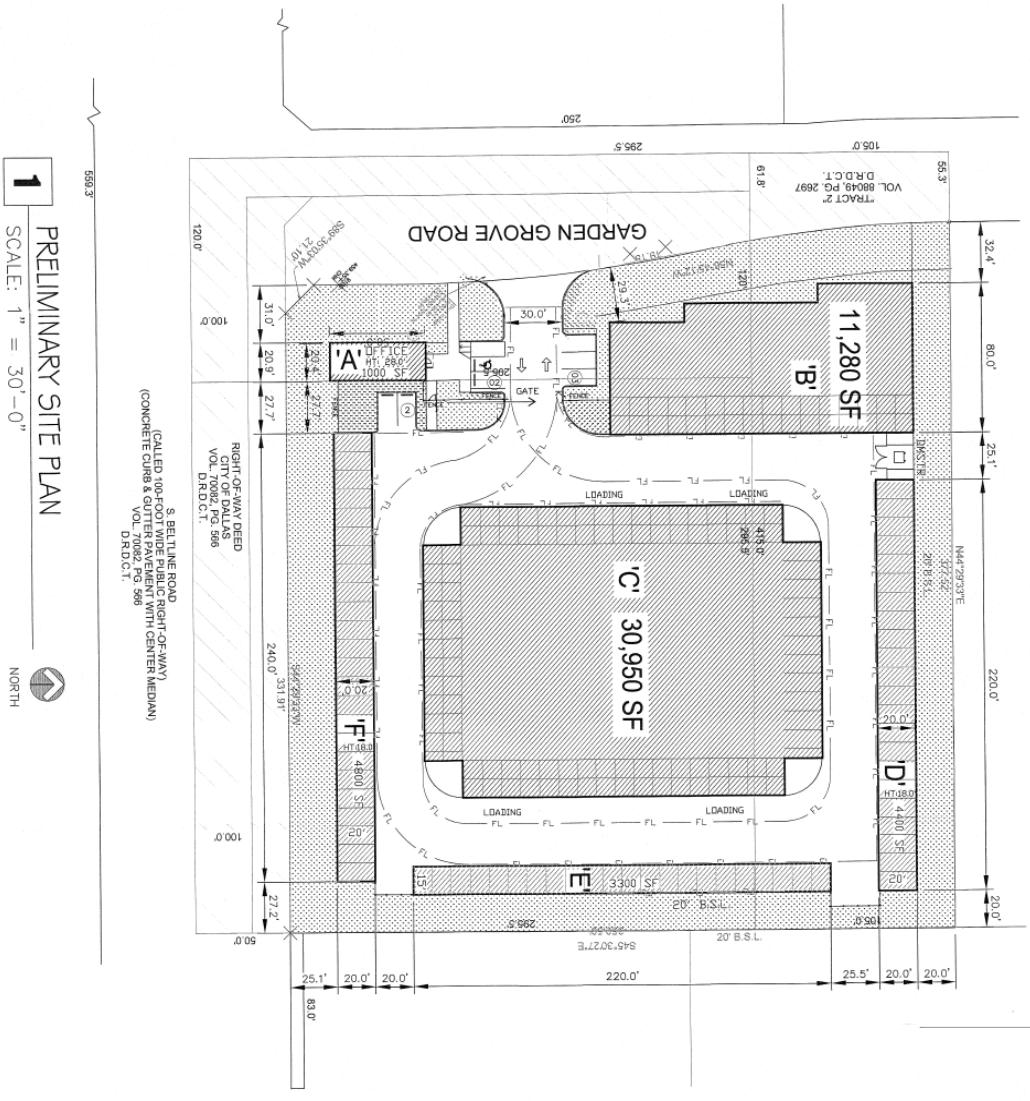
PROPOSED SITE PLAN

LOT	125,713 SF	100%
IMP COVR	91,592 SF	73%
PER CVR	34,121 SF	27%

BUILDING AREA SUMMARY

REVISED 06-26-17

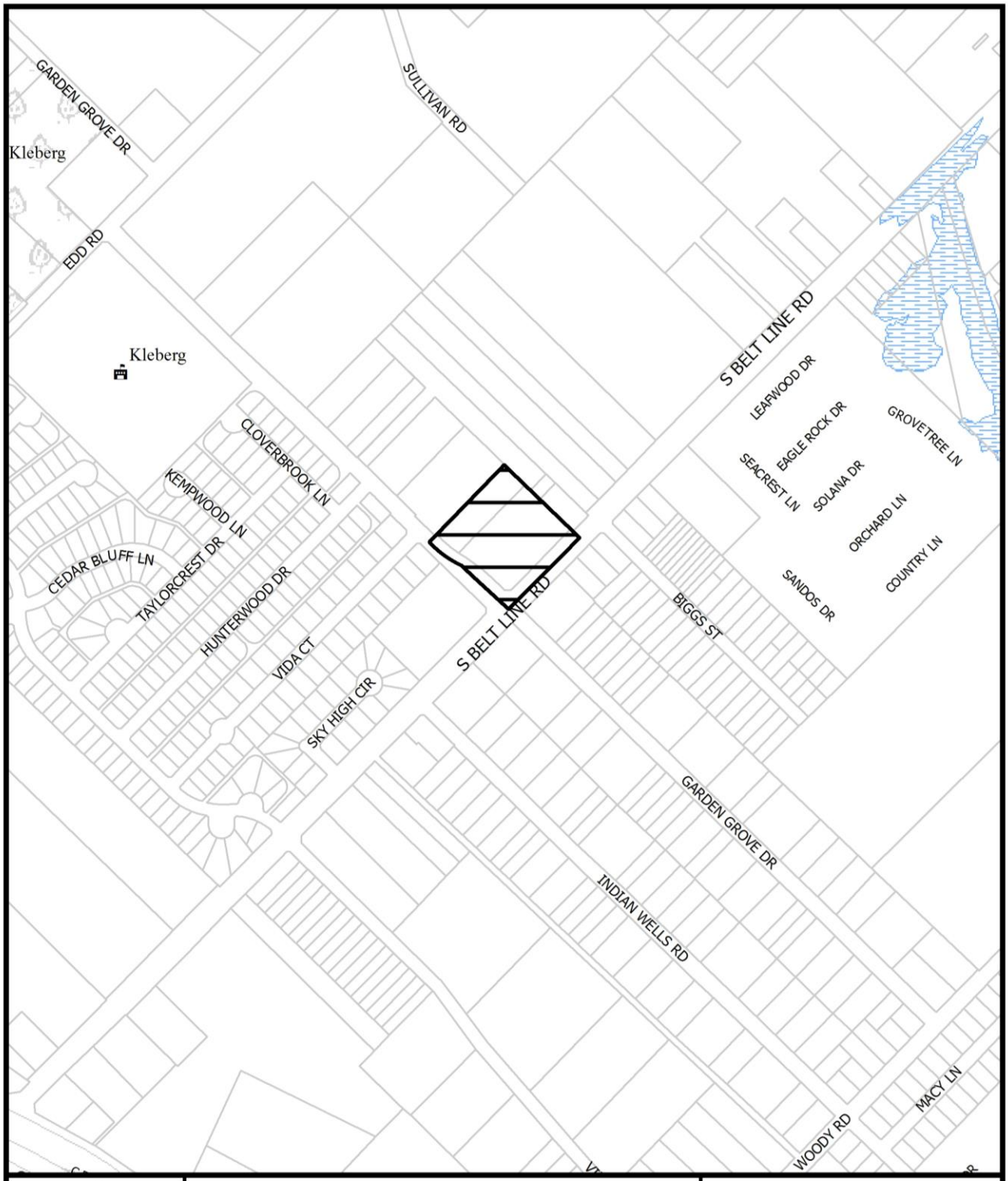
BLDG	AREA	MAXIMUM HEIGHT
'B'	11,280 SF	16.8'
'C'	30,950 SF	20.8'
'D'	4,400 SF	13.8'
'E'	3,300 SF	13.8'
'F'	4,800 SF	13.8'
STORAGE	54,730 SF	
OFFICE 'A'	1,000 SF	29'
TOTAL	55,730 SF	



1 PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

NORTH


GARDEN GROVE DR
SULLIVAN RD
Kleberg
EDD RD
Kleberg
S BELT LINE RD
LEAFWOOD DR
EAGLE ROCK DR
GROVETREE LN
SEACREST LN
SOLANA DR
ORCHARD LN
COUNTRY LN
SANDOS DR
CLOVERBROOK LN
KEMPWOOD LN
CEDAR BLUFF LN
TAYLORCREST DR
HUNTERWOOD DR
VIDA CT
SKY HIGH CIR
S BELT LINE RD
BIGGS ST
GARDEN GROVE DR
INDIAN WELLS RD
MACY LN
WOODY RD
1:6,000
VICINITY MAP
Case no: Z167-381
Date: 9/22/2017

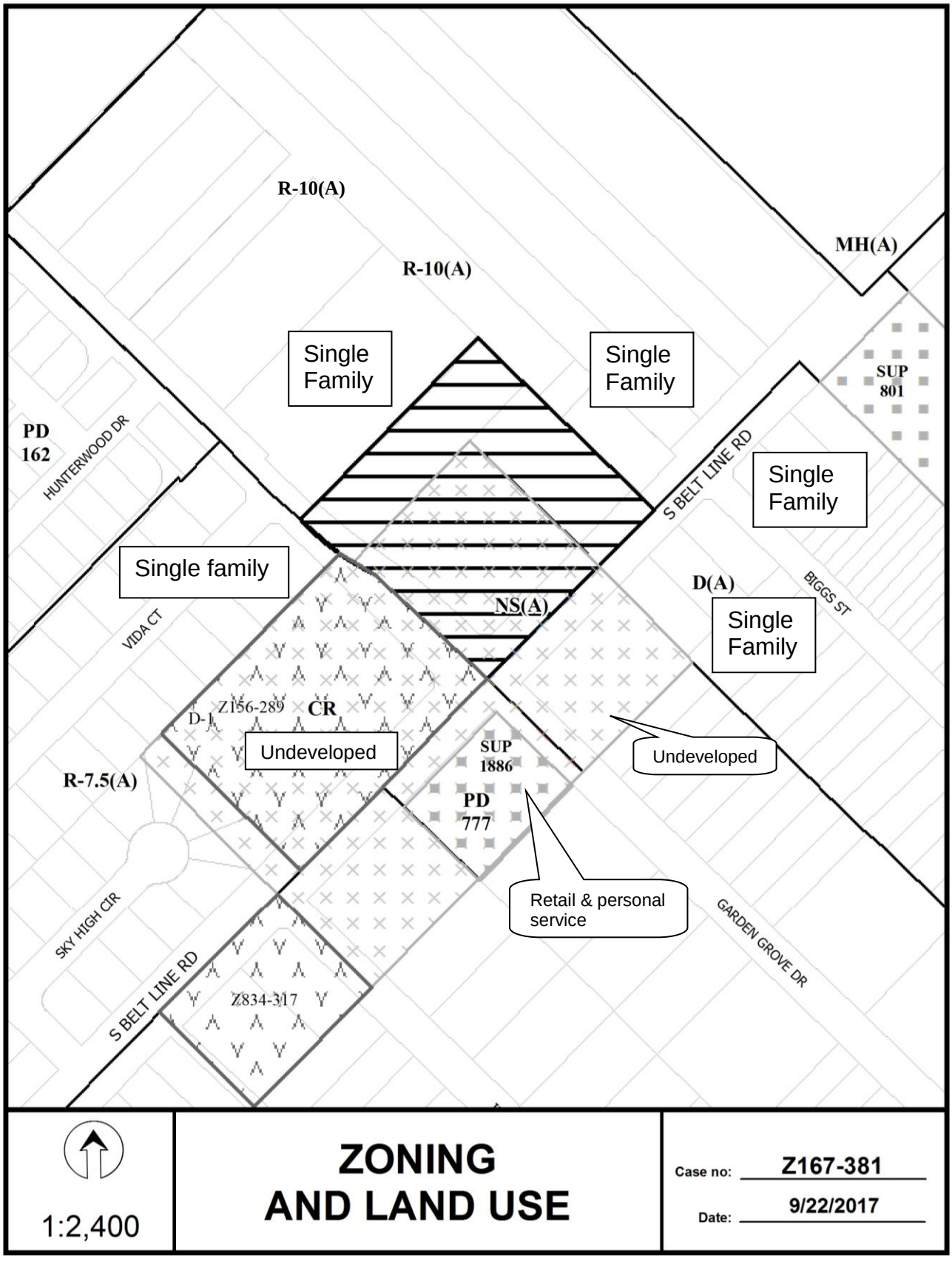


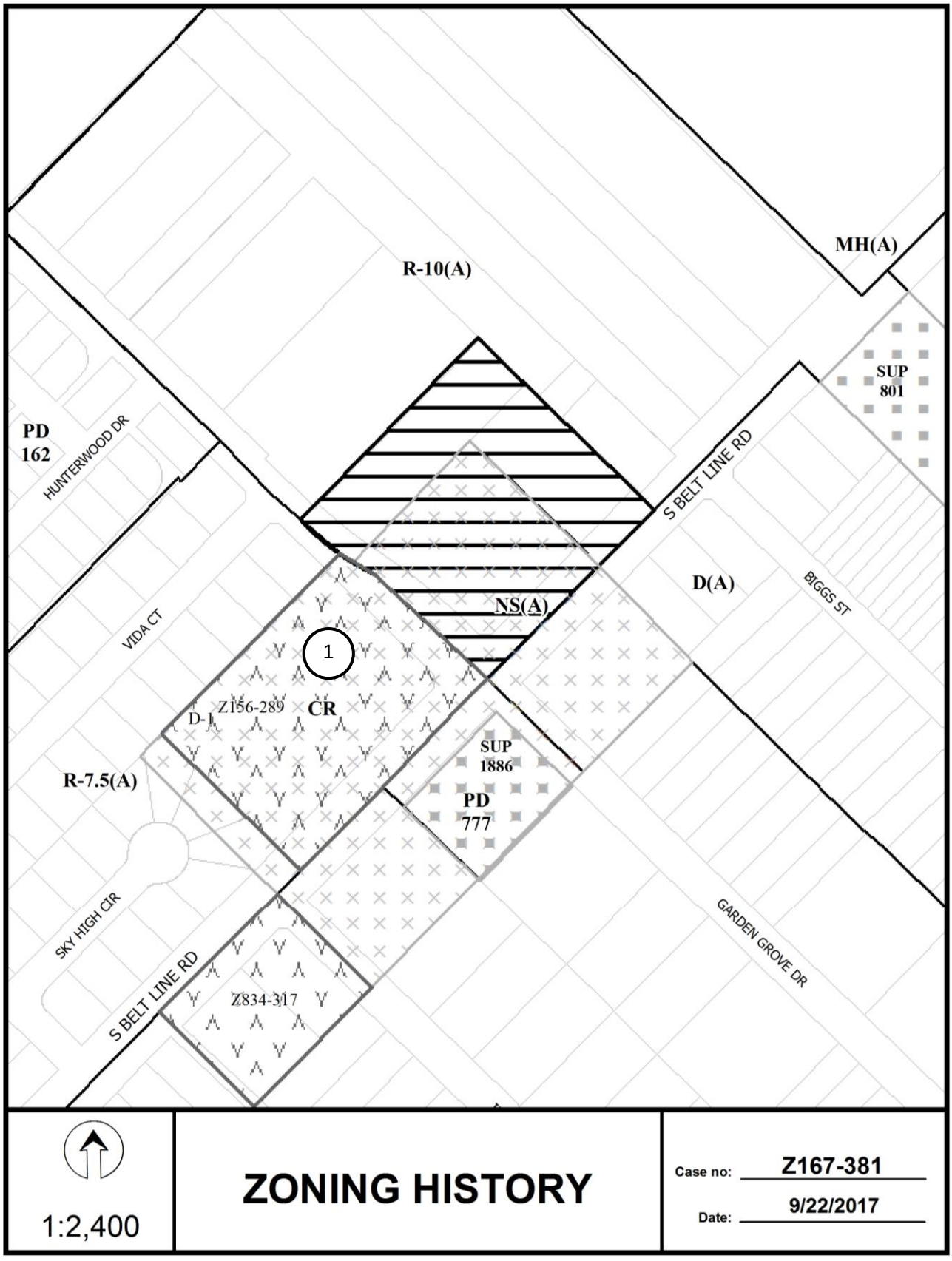
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AERIAL MAP

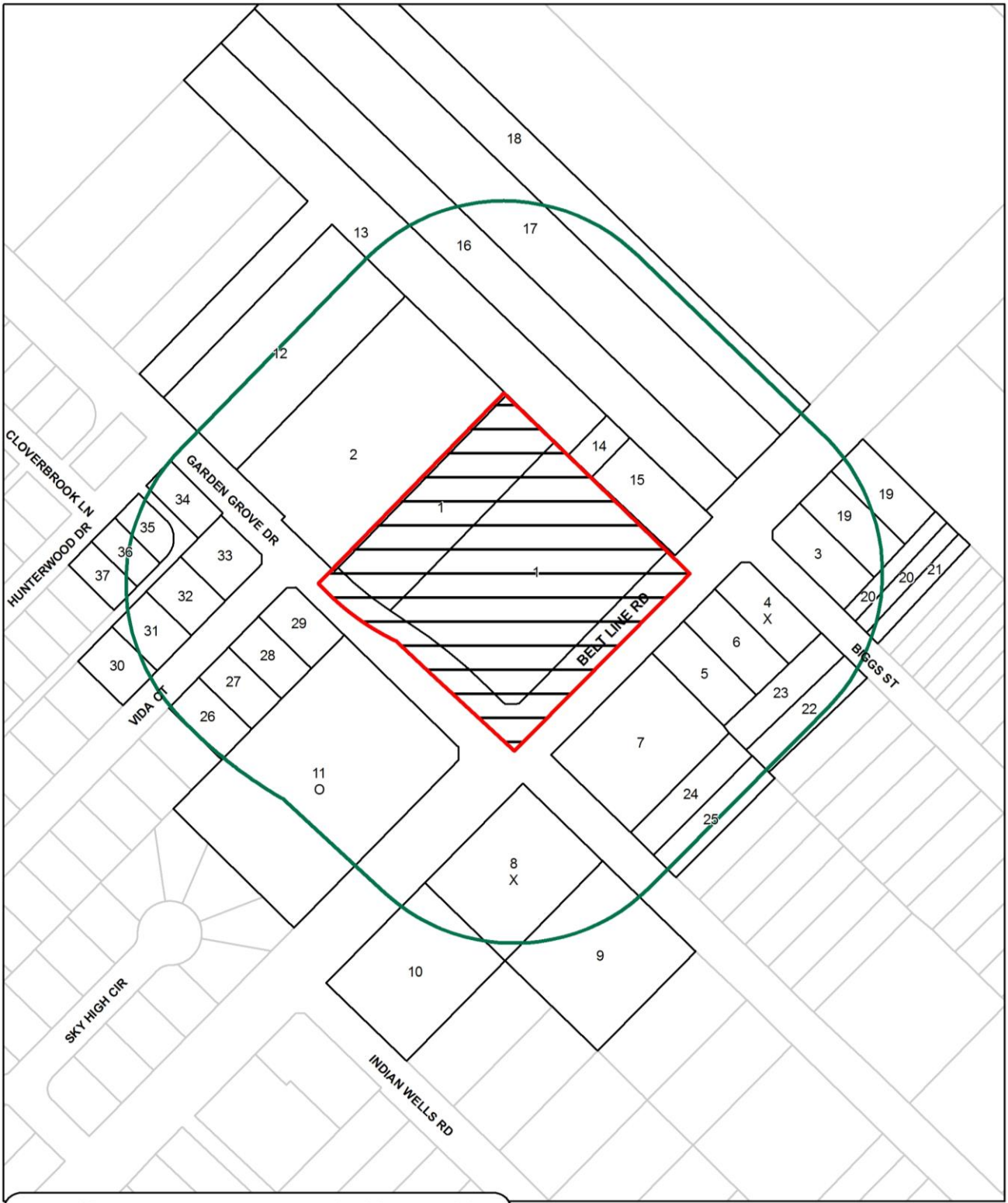
Case no: Z167-381

Date: 9/22/2017


R-10(A)
R-10(A)
MH(A)
Single Family
Single Family
SUP 801
PD 162
HUNTERWOOD DR
S BELT LINE RD
Single Family
Single family
D(A)
BIGGS ST
NS(A)
Single Family
VIDA CT
Z156-289
CR
D-1
Undeveloped
SUP 1886
PD 777
Undeveloped
R-7.5(A)
Retail & personal service
SKY HIGH CIR
GARDEN GROVE DR
S BELT LINE RD
Z834-317
1:2,400
ZONING AND LAND USE
Case no: Z167-381
Date: 9/22/2017


R-10(A)
MH(A)
SUP
801
PD
162
HUNTERWOOD DR
S BELT LINE RD
D(A)
BIGGS ST
NS(A)
VIDA CT
1
Z156-289
D-1
CR
SUP
1886
PD
777
R-7.5(A)
SKY HIGH CIR
GARDEN GROVE DR
S BELT LINE RD
Z834-317
1:2,400
ZONING HISTORY
Case no: Z167-381
Date: 9/22/2017

CPC RESPONSES



37	Property Owners Notified (40 parcels)
1	Replies in Favor (1 parcels)
2	Replies in Opposition (2 parcels)
300'	Area of Notification
11/30/2017	Date

Z167-381
CPC

N
W E
S

1:2,400

Notification List of Property Owners

Z167-381

37 Property Owners Notified 1 Property Owners in Favor 2 Property Owners Opposed

Reply	Label #	Address		Owner
	1	1429	S BELTLINE RD	DALLAS METRO HOLDINGS LLC
	2	13435	GARDEN GROVE DR	ORTIZ JOSE & BELEN
	3	1416	S BELTLINE RD	HINKLE DAKOTA KEITH &
X	4	1430	S BELTLINE RD	VOYLES E JANE
	5	1442	S BELTLINE RD	HUMPHRIES KENNETH
	6	1436	S BELTLINE RD	MCCOY LARRY D & LAURA M
	7	1448	S BELTLINE RD	MORALES ELSA
X	8	1512	BELT LINE RD	WALNUT HILLTOP CORP
	9	13624	GARDEN GROVE DR	LUNA RUBEN
	10	13601	INDIAN WELLS RD	CHAVEZ RAQUEL &
O	11	1500	S BELTLINE RD	1500 S BELTLINE LLC
	12	13405	GARDEN GROVE DR	AMADOR ADRIAN &
	13	13327	GARDEN GROVE DR	SOTO GUADALUPE
	14	1421	S BELTLINE RD	CLEPPER STEVEN & KATHY J
	15	1421	S BELTLINE RD	GREEN NELLIE
	16	1415	S BELTLINE RD	EASTER AVAN SR
	17	1407	S BELTLINE RD	EASTER AVAN SR
	18	1343	S BELTLINE RD	ONTIVEROS FRANCISCO J
	19	1408	BELTLINE RD	WHITE CLOUD REALTY SERVICES INC
	20	13615	BIGGS ST	TIONLOC ALEXANDER C
	21	13621	BIGGS ST	TIONLOC ANTHONY
	22	13618	BIGGS ST	LEMUS JUAN J & YANIRA C
	23	13612	BIGGS ST	VOYLES KENNETH
	24	13621	GARDEN GROVE DR	DELEON JOEL &
	25	13625	GARDEN GROVE DR	ROGERS KRYSTAL M &
	26	1512	VIDA CT	HUNTSBERRY JACQUELINE

11/29/2017

Reply	*Label #*	*Address*		*Owner*
	27	1508	VIDA CT	DIAZ LUIS C & NANCY
	28	1504	VIDA CT	GASPARMARTINEZ JHONATAN MISCHEL
	29	1500	VIDA CT	GUILLEN ISAIAS
	30	1519	VIDA CT	WAGGONER DON & ELVIA
	31	1515	VIDA CT	EUCEDA INVESTMENTS CORP
	32	1511	VIDA CT	KENTVILLE LLC
	33	1507	VIDA CT	KIRKS PROPERTY DEVELOPMENT LLC
	34	1504	HUNTERWOOD DR	GM CAPITAL LLC
	35	1508	HUNTERWOOD DR	WARD OPELENE
	36	1512	HUNTERWOOD DR	CHILDS BRIAN
	37	1516	HUNTERWOOD DR	NASCIMENTO JOAQUIM CARLOS

AGENDA ITEM # 75

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 65 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the southwest corner of the C.F. Hawn Service Road and Ellenwood Drive

Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions

Z167-399(JM)

Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until February 28, 2018, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-399(JM) **DATE FILED:** September 22, 2017

LOCATION: Southwest corner of the C.F. Hawn Service Road and Ellenwood Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 65 H

SIZE OF REQUEST: ±1.172 acres **CENSUS TRACT:** 117.02

APPLICANT/OWNER: Luisa Jimenez % Gueros Auto Shop

REQUEST: An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to develop the site with a vehicle display, sales, and service center.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a site plan, landscape plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a site plan, landscape plan and conditions.

BACKGROUND INFORMATION:

- The request site is largely undeveloped, with a single-family residence located on the southern portion. The applicant plans to convert the nearly 2,400 square-foot home into an office for operation of the proposed vehicle display, sales, and service use. Additionally, the applicant proposes to construct a new 2,100 square-foot metal building for operation of the business. The vehicle display area accounts for 1,296 square feet of outdoor area.

- PD No. 535, the C.F. Hawn Special Purpose District No. 3 was established in 1999 and contains approximately 132.98 acres. The request area occupies approximately 1.172 acres of land within PD No. 535.

- Subdistrict 1 is a Light Industrial Subdistrict in which a vehicle display, sales, and service use requires a Specific Use Permit. Surrounding land uses include: outside salvage and reclamation, auto wrecker, and vehicle display, sales, and service to the north; undeveloped land to the east; outside salvage and reclamation to the south; and, vehicle or engine maintenance or repair, inside industrial, and cell antennae/communications tower to the west.

Zoning History: There has been one zoning case in the area over the past five years.

1. **Z134-190:** On August 10, 2011, the City Council approved the renewal of SUP No. 1717 for a vehicle display, sales, and service use for a three-year period at the northwest corner of C.F. Hawn Service Road and Haymarket Road. This case was auto-renewed on October 5, 2017, for a new three-year period (Z167-298).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
CF Hawn Service Road	Freeway	Variable	Variable
Ellenwood Drive	Local	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 535, Subdistrict 1 w/D-1 Overlay	Undeveloped & Residential
North	PD No. 535, Subdistrict 1 w/D-1 Overlay	Outside salvage & reclamation, auto wrecker, and vehicle display, sales, & service
East	PD No. 535, Subdistrict 1 w/D-1 Overlay	Undeveloped
South	CS Commercial Service	Outside salvage & reclamation
West	PD No. 535, Subdistrict 1 w/D-1 Overlay	Industrial inside, vehicle or engine repair or maintenance, and cellular antennae/ communications tower

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as being within a *Commercial Center or Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses thus creating jobs and providing services to adjacent residential communities. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. Public transit enhancements, as well as quality access and visibility, are important components of successful auto-oriented development.

The applicant's request generally complies with the following goal and policy of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The proposed vehicle display, sales, and service use is consistent with the characteristics of the building block. The business would provide new jobs and expand upon the existing land use pattern and industry located along C.F. Hawn Service Road.

Land Use Compatibility:

The request site is surrounded by outside salvage and reclamation, auto wrecker, and vehicle display, sales, and service to the north; undeveloped land to the east; outside salvage and reclamation to the south; and, vehicle or engine maintenance or repair, inside industrial, and cell antennae/communications tower to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

The proposed establishment would provide a service that is related to the surrounding uses and does not negatively impact adjacent properties. The SUP process of

continuous review, up-keep, and public input would allow for the periodic review of the land use to ensure it continues to compliment the surrounding neighborhood over time.

Parking:

PD No. 535 refers to the Dallas Development Code for parking regulations. Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle sales, display, and service use is one space per 500 square feet of floor area, inclusive of the display area. Therefore, the ±4,494-square-foot buildings (combined for existing and proposed structure) and ±1,296-square feet of display area require space 12 spaces. As illustrated on the site plan, 12 spaces are provided.

Landscaping:

The new development on the property will require landscaping per Article X of the Dallas Development Code, as amended. A landscape plan has been submitted with this request and is conditioned by the SUP requirements. At the time of this report, the City Arborist was reviewing the proposed landscape plan. An update will be provided at the hearing.

CPC Action
November 30, 2017

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a three-year period, subject to a site plan, landscape plan and conditions (as briefed) on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the southwest corner of the C.F. Hawn Service Road and Ellenwood Drive.

Maker: Lavallaissa
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Lavallaissa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Mack
Vacancy: 0

Notices: Area: 300 Mailed: 14
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Salvador Jimenez, 1111 Ellenwood Dr., Dallas, TX, 75217
Against: None

CPC Approved SUP Conditions

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (three years) from the passage of this ordinance.

4. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

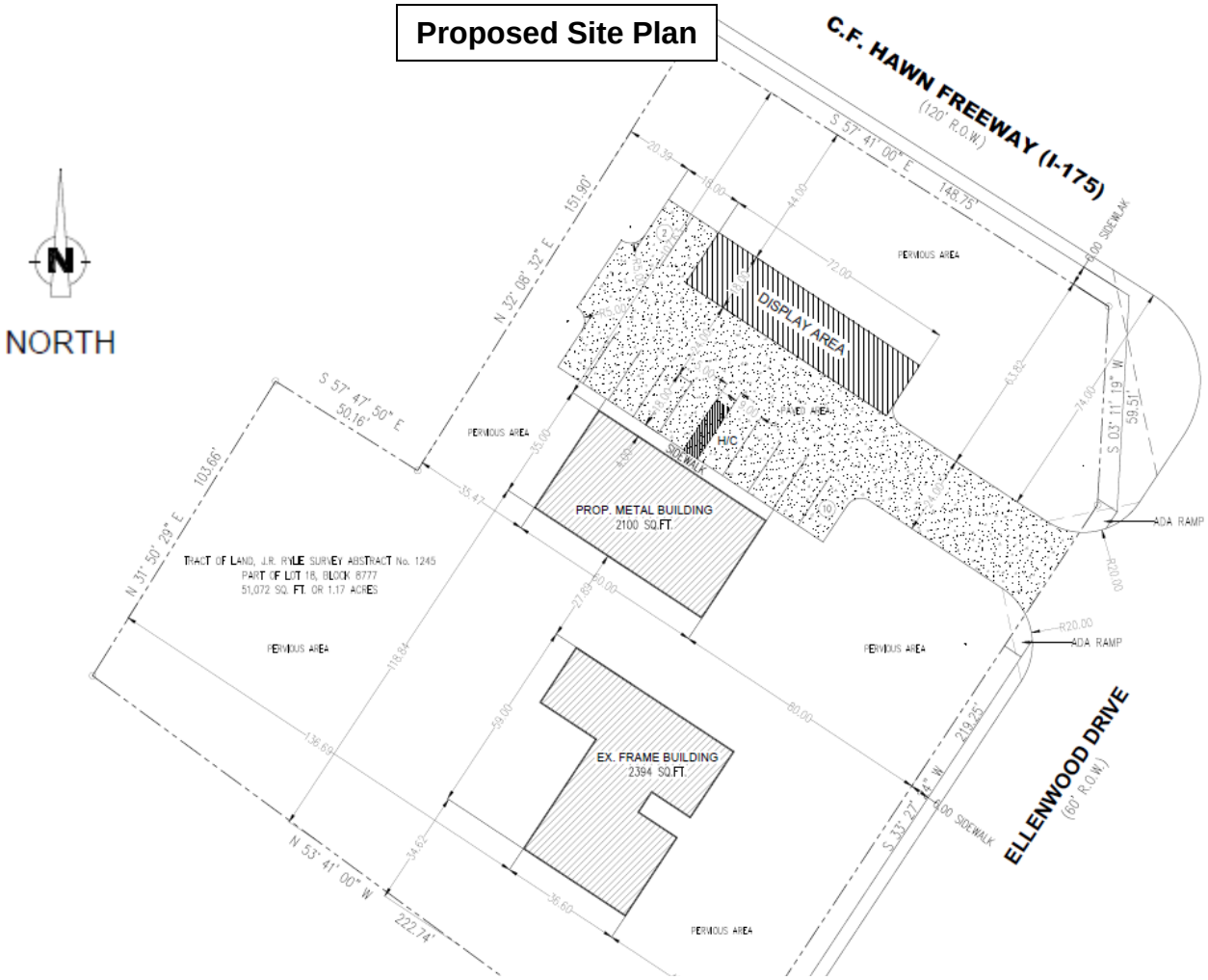
6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site plan. Areas for parking, vehicle display, and maneuvering of vehicles must be paved with a nonpermeable surface.

7. SIGNS: Flags and pennants are not permitted.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



PARKING ANALYSIS:

LAND USE: VEHICLE DISPLAY, SALES, AND SERVICE

PARKING REQUIRED: $\frac{1}{500}$ SQ. FT. OF FLOOR & SITE AREA EXCLUSIVE OF PARKING AREA

TOTAL LAND AREA: 51,072 SQ. FT.

DISPLAY AREA: 1296 SQ. FT.

BUILDING AREA: 4,494 SQ. FT.

PARKING REQUIRED: $1296 + 4494 = \frac{5790}{500} = 11.5$

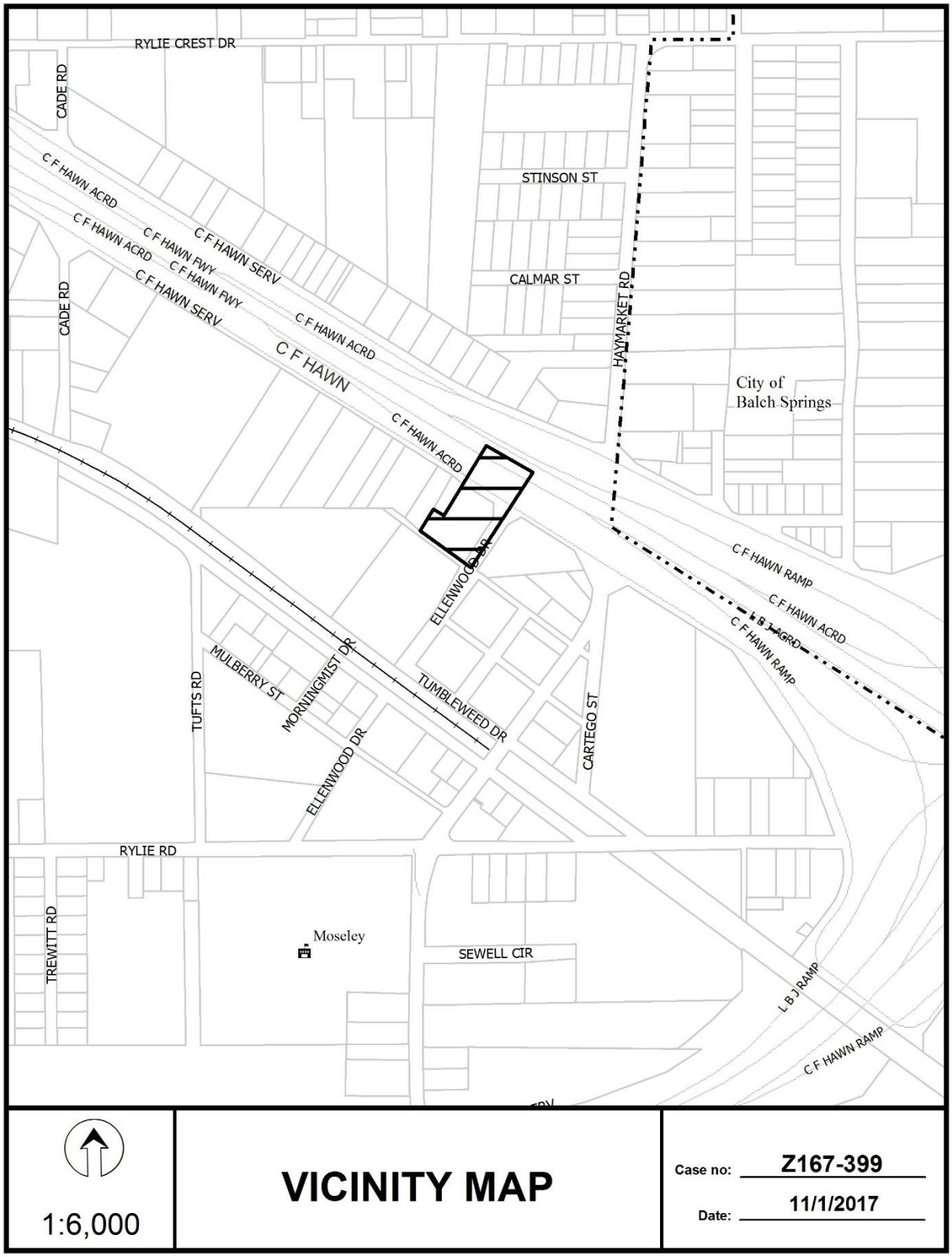
PARKING PROVIDED: 12 SPACES

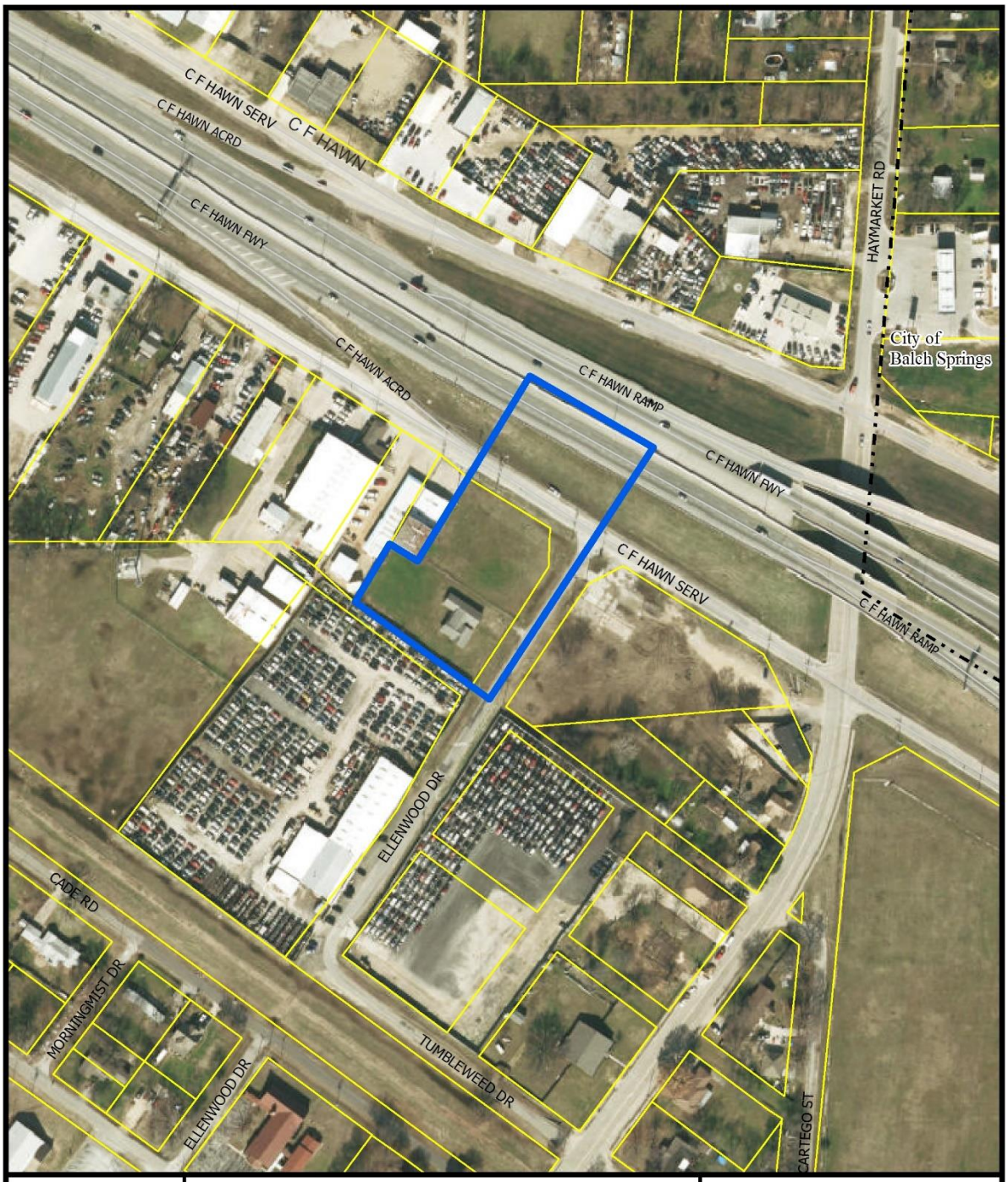
SEC. 51A 4.301.(A)(4) FOR PURPOSES OF DETERMINING OFF STREET PARKING, SITE AREA AS DEFINED IN SECTION 51A–2.102, DOES NOT INCLUDE THAT AREA OCCUPIED BY OFF STREET PARKING, LANDSCAPE AREAS, AND OPEN SPACE NOT USED FOR STORAGE OR SALES.

LOT COVERAGE: 8.79%

LANDSCAPE AS PER ARTICLE X OF DALLAS DEVELOPMENT CODE

ZONING: PD 535, SUB–DISTRICT I (LIGHT INDUSTRIAL)


RYLIE CREST DR
CADE RD
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
STINSON ST
CALMAR ST
HAYMARKET RD
City of
Balch Springs
C F HAWN
C F HAWN RAMP
L B J RAMP
ELLENWOOD DR
MULBERRY ST
MORNINGMIST DR
TUMBLEWEED DR
TUFTS RD
CARTEGO ST
RYLIE RD
TREWITT RD
Moseley
SEWELL CIR
1:6,000
VICINITY MAP
Case no: Z167-399
Date: 11/1/2017

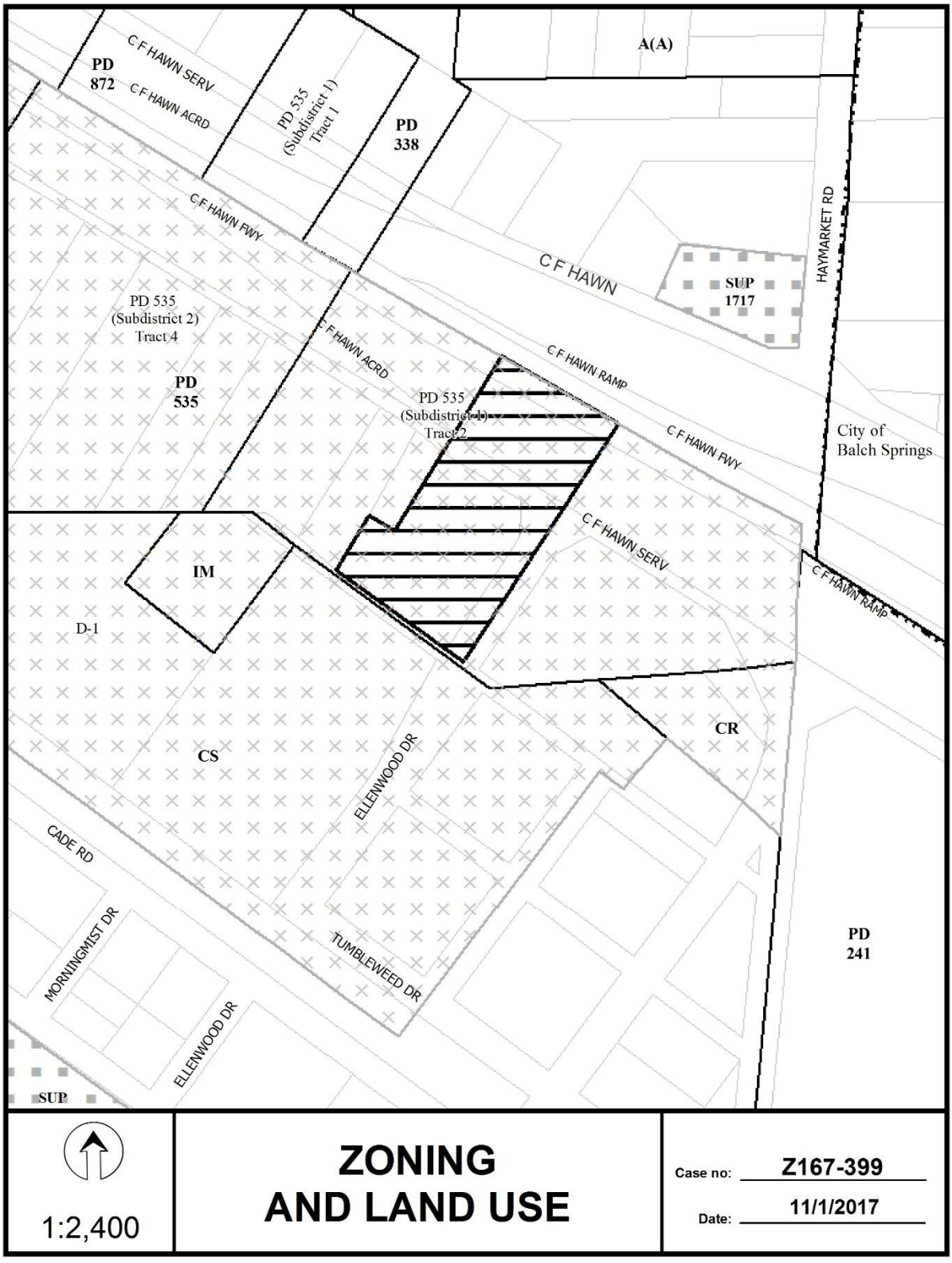


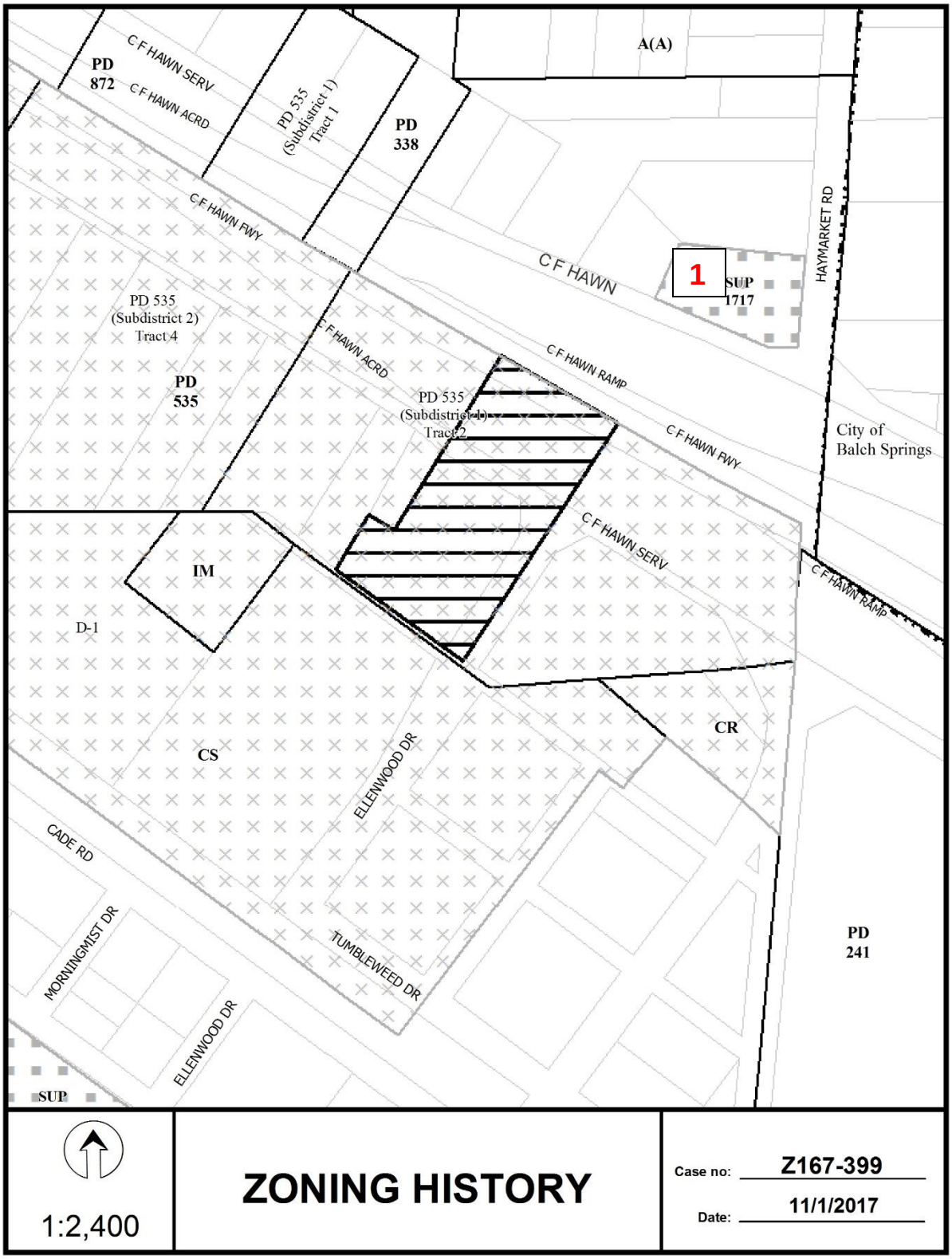
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AERIAL MAP

Case no: Z167-399

Date: 11/1/2017


PD 872
C F HAWN SERV
C F HAWN ACRD
PD 535 (Subdistrict 1) Tract 1
PD 338
A(A)
C F HAWN FWY
C F HAWN
HAYMARKET RD
SUP 1717
PD 535 (Subdistrict 2) Tract 4
PD 535
C F HAWN ACRD
C F HAWN RAMP
PD 535 (Subdistrict 1) Tract 2
C F HAWN FWY
City of Balch Springs
C F HAWN SERV
C F HAWN RAMP
IM
D-1
CR
CS
ELLENWOOD DR
CADE RD
MORNINGMIST DR
TUMBLEWEED DR
PD 241
ELLENWOOD DR
SUP
1:2,400
ZONING AND LAND USE
Case no: Z167-399
Date: 11/1/2017


PD 872
C F HAWN SERV
C F HAWN ACRD
PD 535 (Subdistrict 1) Tract 1
PD 338
A(A)
C F HAWN FWY
C F HAWN
1
SUP 1717
HAYMARKET RD
PD 535 (Subdistrict 2) Tract 4
PD 535
C F HAWN ACRD
C F HAWN RAMP
PD 535 (Subdistrict 1) Tract 2
C F HAWN FWY
City of Balch Springs
C F HAWN SERV
IM
D-1
C F HAWN RAMP
CR
CS
ELLENWOOD DR
CADE RD
MORNINGMIST DR
TUMBLEWEED DR
PD 241
ELLENWOOD DR
SUP
1:2,400
ZONING HISTORY
Case no: Z167-399
Date: 11/1/2017

CPC RESPONSES



14	Property Owners Notified (18 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
11/30/2017	Date

Z167-399
CPC

N
W E
S

1:2,400

11/29/2017

Reply List of Property Owners

Z167-399

14 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1111	ELLENWOOD DR	GONZALEZ GILBERTO
	2	10900	C F HAWN FWY	GALEANO CARLOS
	3	1119	HAYMARKET RD	WEAVER FAMILY LIVING TRUST
	4	1115	HAYMARKET RD	GNR RESOURCES LLC
	5	10818	C F HAWN FWY	GROCO PAINT INC
	6	1115	ELLENWOOD DR	MM RYLIE HOLDINGS LLC
	7	10818	C F HAWN FWY	GROGAN GEORGE W
	8	10820	C F HAWN FWY	SPARKLE HOLDINGS INC
	9	10822	C F HAWN FWY	SAUCEDO JUAN A &
	10	10750	C F HAWN FWY	CEDANO ALBERTO M
	11	10829	C F HAWN FWY	SULE ETC LLC
	12	10821	C F HAWN FWY	EGBUNA JOHN
	13	10931	C F HAWN FWY	GODOY ANGEL M
	14	10831	C F HAWN FWY	BROWN FRANK

AGENDA ITEM # 76

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 54 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue

Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions

Z178-134(PD)

Note: This item was considered by the City Council at a public hearing on February 14, 2018, and was deferred until February 28, 2018, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-134(PD) **DATE FILED:** March 24, 2017

LOCATION: North side of West Jefferson Boulevard, east of South Llewellyn Avenue

COUNCIL DISTRICT: 1 **MAPSCO:** 54 G

SIZE OF REQUEST: ± .0997 acres **CENSUS TRACT:** 47.00

APPLICANT/OWNER: USAI, LP

REPRESENTATIVE: Gary E. Day

REQUEST: An application for a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

SUMMARY: The applicant proposes to operate a dental office in the existing structure.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

Background:

- The applicant is proposing a dental clinic in a 5,300-square-foot suite, within an existing 6,716-square-foot, two-story building.

- The property is zoned Subarea 1 within PD No. 316, the Jefferson Area Special Purpose District, which requires an SUP for a medical clinic or ambulatory surgical center when located on street level.

- On September 10, 2015, the City Council approved an amendment to PD No. 316 to require an SUP for a medical clinic or ambulatory surgical center when located on street level. Prior to that, this use had been allowed by right within Subarea 1.

Zoning History: There have been no zoning requests in the immediate area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
W. Jefferson Boulevard	Minor Arterial	Variable

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Land Use:

	Zoning	Land Use
Site	Subdistrict 1 within PDD No. 316	Vacant
North	Subdistrict 1 within PDD No. 316	Restaurant
East	Subdistrict 1 within PDD No. 316	Restaurant
South	Subdistrict 1 within PDD No. 316	Retail
West	Subdistrict 2 within PDD No. 316	Retail

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

The proposed use complements the characteristics of the Jefferson Boulevard area which is a mix of uses such as retail, personal service uses and office uses.

Land Use Compatibility:

The site is developed with a one-story, 6,716 square-foot building. Approximately 5,300 square feet is proposed for a medical clinic or ambulatory surgical center use. The proposed hours of operation will be Monday through Saturday from 10:00 a.m. to 7:00 p.m.

The property is surrounded by a restaurant use to the north and east; and retail uses to the south and west.

Subdistrict 1 within PDD No. 316 allows for a medical clinic or ambulatory surgical center with an SUP when the use is located at the street level, otherwise it is allowed by right. The code amendment to require an SUP for the use, when located on the first floor within Subarea 1 of PDD No. 316, was approved by City Council in 2014. This restriction was established to encourage more pedestrian and street level activity with medium density retail, office, and/or multifamily residential uses in combination on single or contiguous building sites.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with

the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed use is compatible with the surrounding uses as these are comprised of retail and restaurant uses. The proposed use is not detrimental to the area because it complements the existing surrounding uses and complies with the intent of Subarea 1 within PD No. 316.

Parking:

The property has surface parking located in front of the building. The parking requirements for a medical clinic or ambulatory surgical center are one parking space per every 366 square feet of the proposed use. The applicant plans to occupy 5,300 square feet with fourteen parking spaces required. The site provides forty-eight on-street parking spaces for the buildings. Per PDD No. 316, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space. When a tenant gets a CO for a multi-tenant building, Building Inspection requests a parking analysis to show sufficient parking for all the uses in the building. As uses change, BI will ensure parking is available for all tenants according to the PD requirements.

Landscaping:

The applicant is not proposing any additions to the existing structure. Therefore, no landscaping requirements are being triggered with the proposed use.

List of Partners

USAI, LP

Wiggie Management Company, LLC	General Partner
BBB Trust	Limited Partner

CPC ACTION:
January 18, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** a Specific Use Permit for a medical clinic or ambulatory surgical center for a five-year period, subject to a site plan and conditions with a modification to the hours of operation to 8:00 a.m. to 7:00 p.m. on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue.

Maker: West
Second: Murphy
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: For: Gary Day, 1550 Edison St., Dallas, TX, 75207
Against: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is a medical clinic or ambulatory surgical center.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____ (five-years from the passage of this ordinance).

CPC RECOMMENDED

4. HOURS OF OPERATION: Monday through Saturday 8:00 a.m. to 7:00 p.m.

Staff RECOMMENDATION

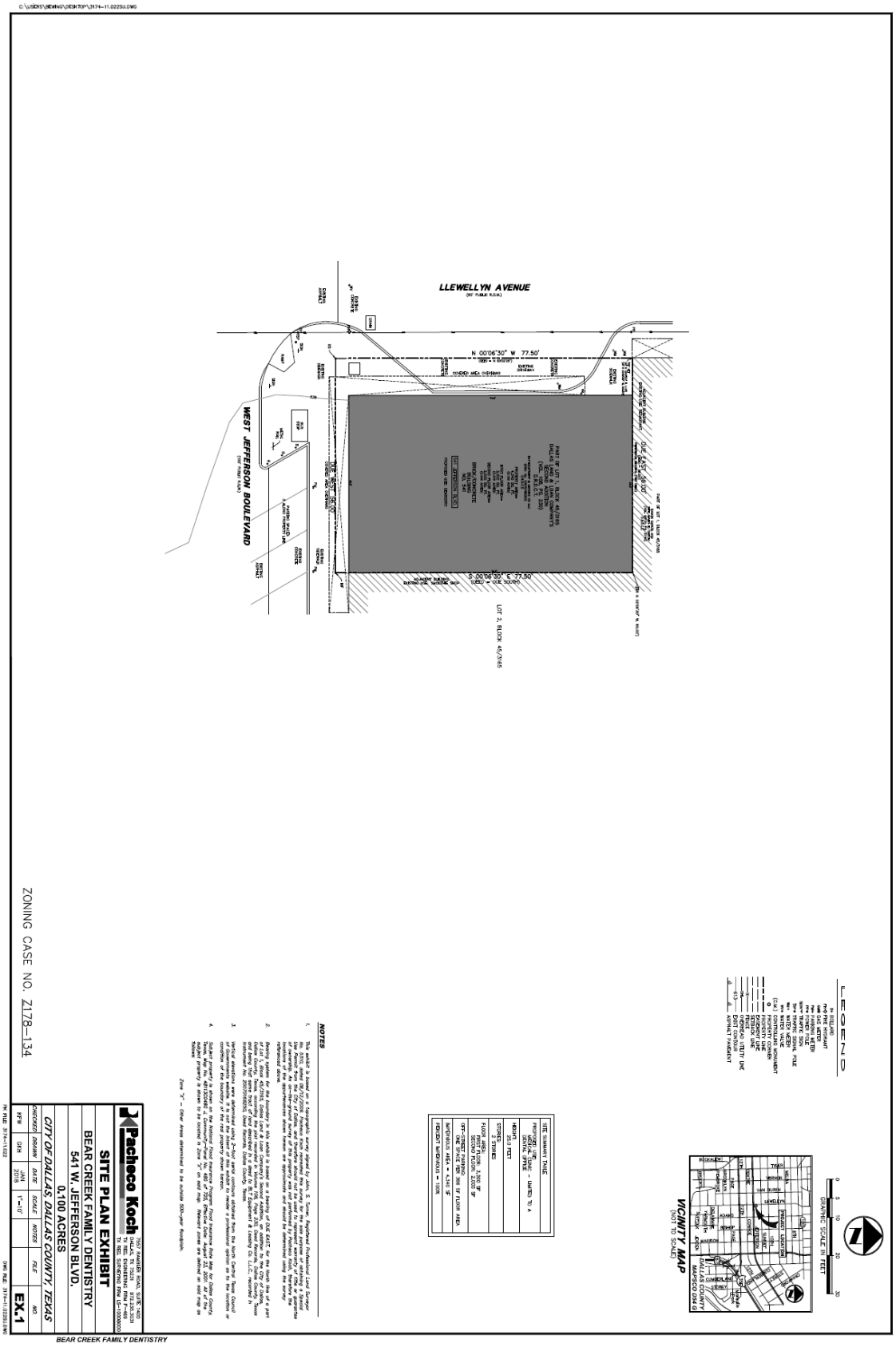
4. HOURS OF OPERATION: Monday through Saturday 10:00 a.m. to 7:00 p.m.

5. FLOOR AREA: The maximum floor area is 5,300 square feet.

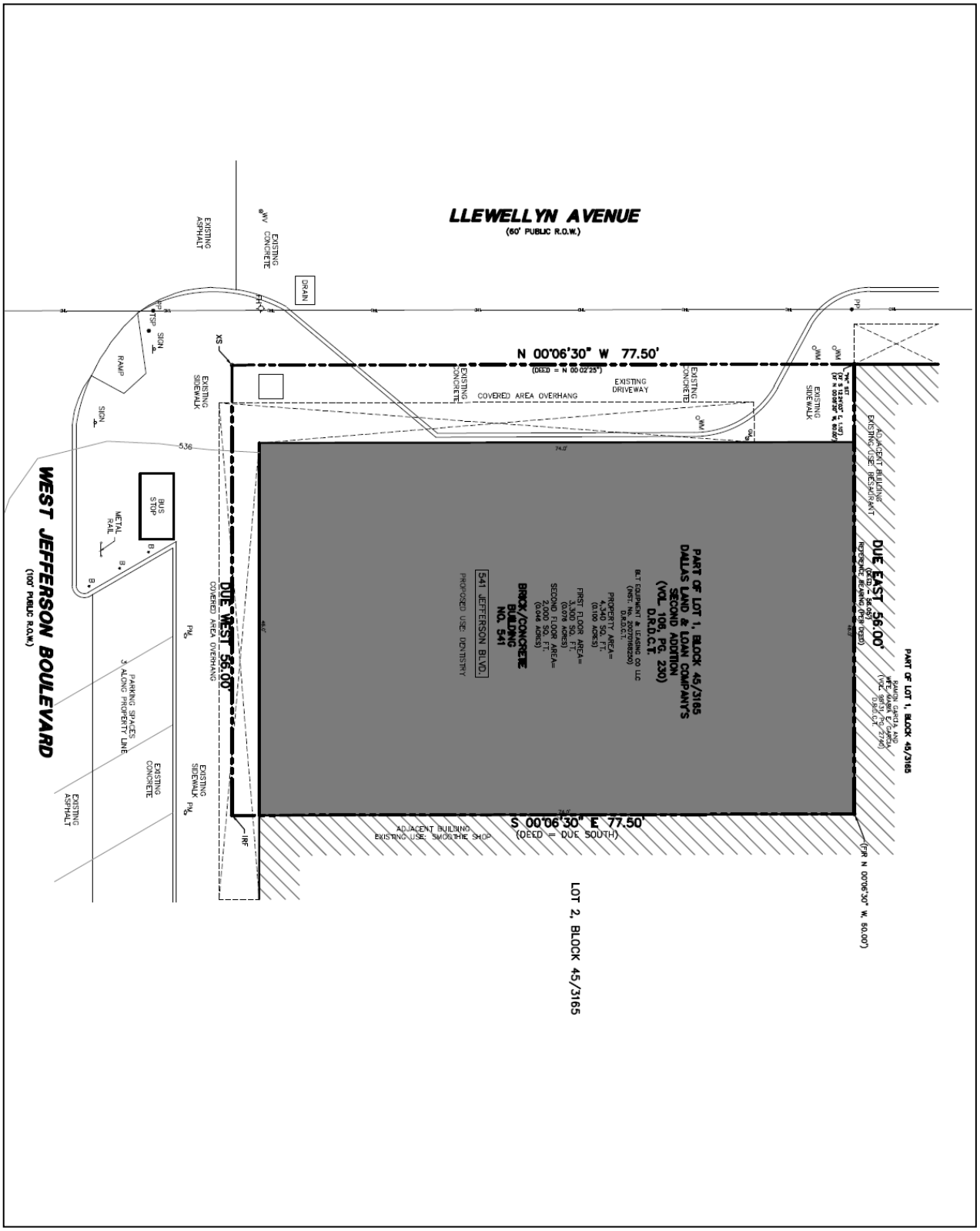
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

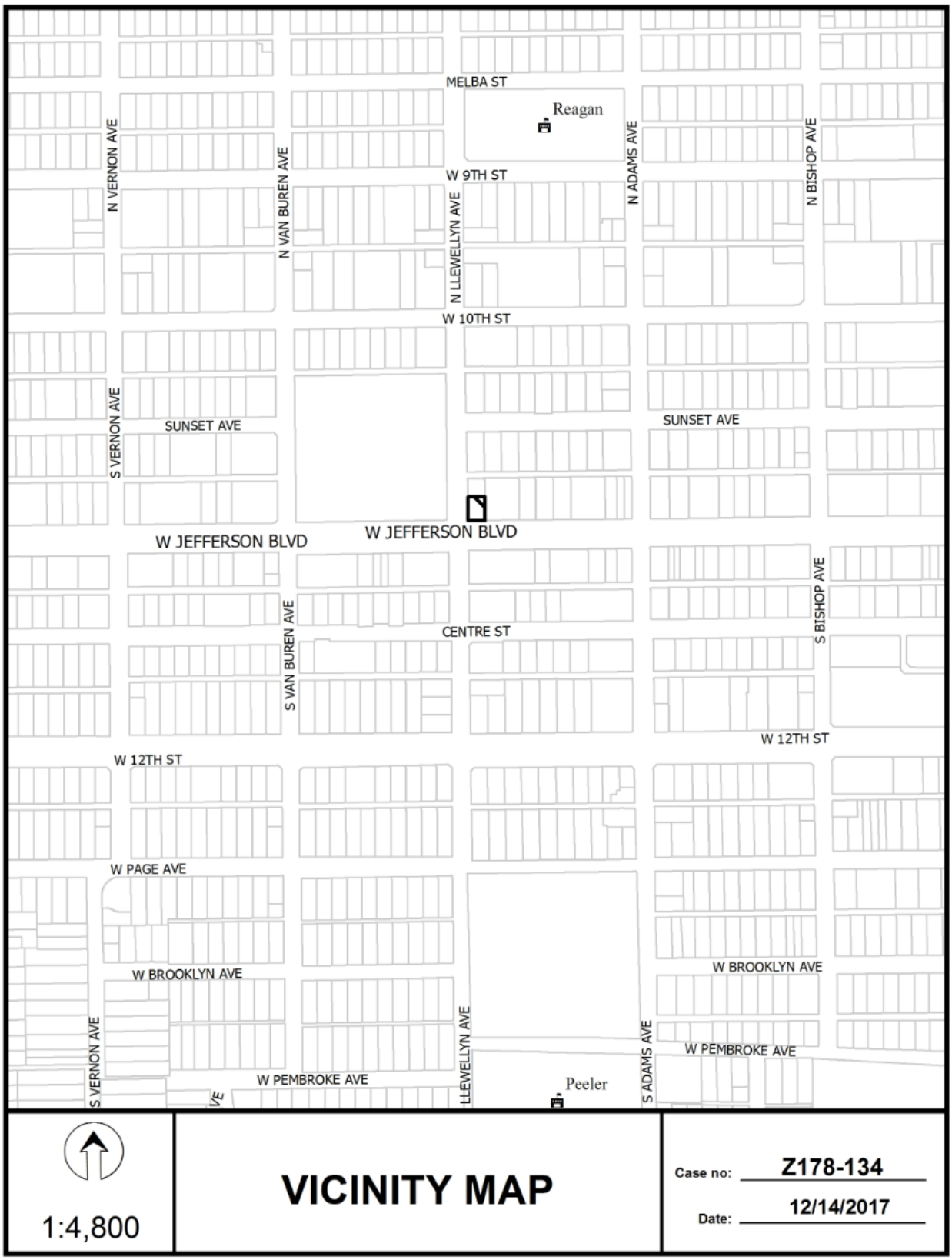
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

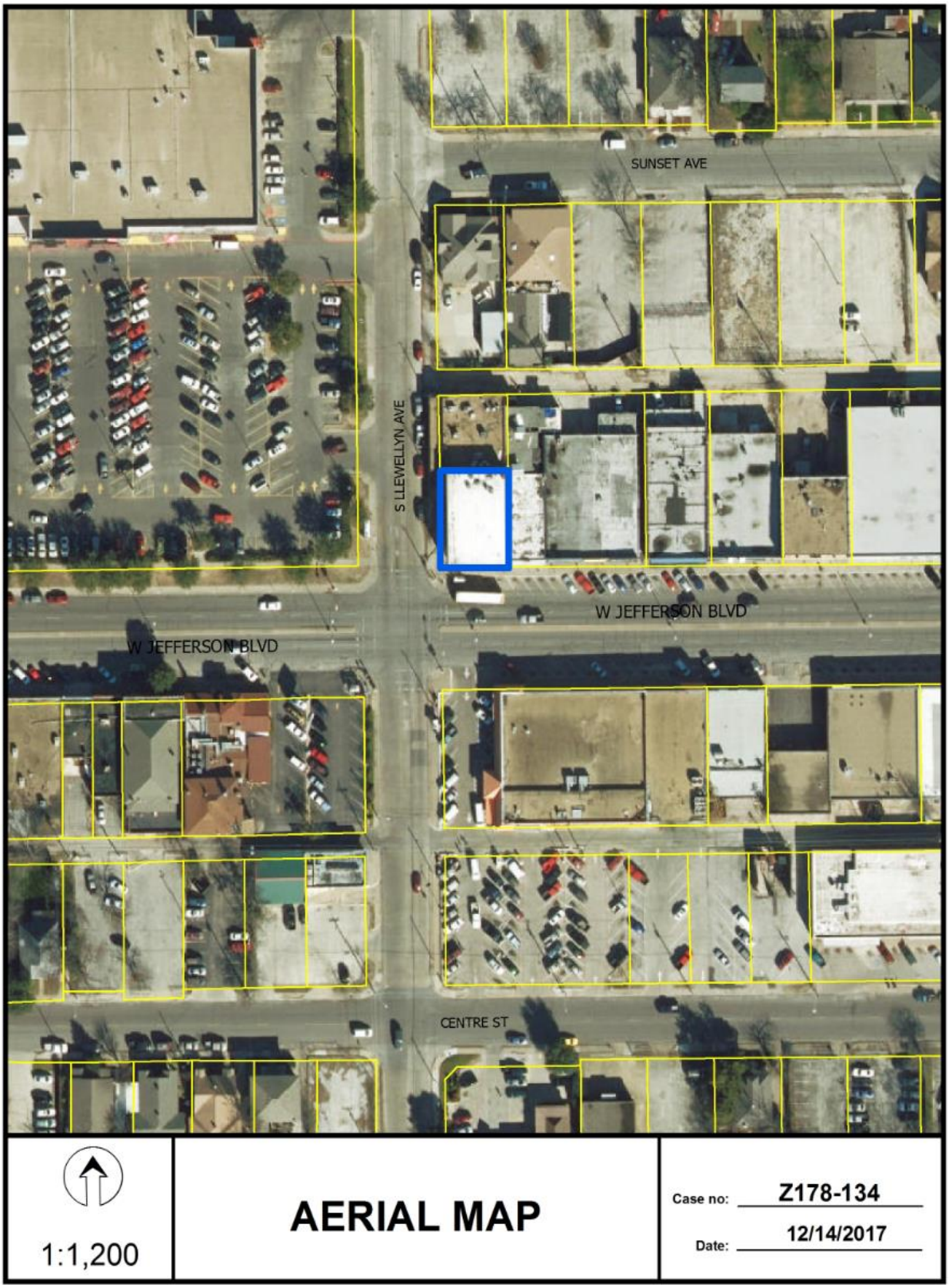
PROPOSED SITE PLAN

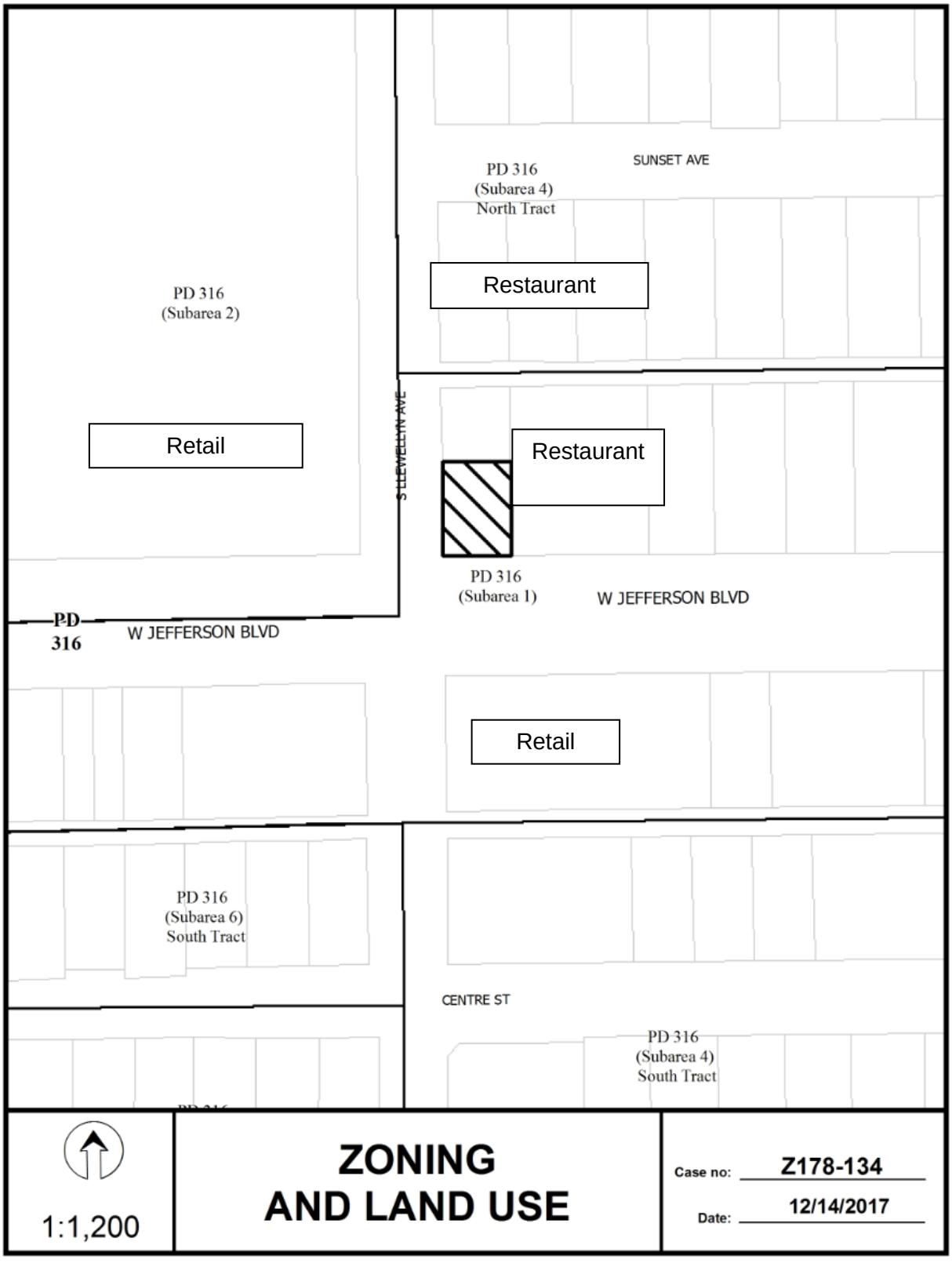


ENLARGED PROPOSED SITE PLAN




MELBA ST
Reagan
W 9TH ST
W 10TH ST
N VERNON AVE
N VAN BUREN AVE
N LLEWELLYN AVE
N ADAMS AVE
N BISHOP AVE
SUNSET AVE
S VERNON AVE
W JEFFERSON BLVD
CENTRE ST
S VAN BUREN AVE
S BISHOP AVE
W 12TH ST
W PAGE AVE
W BROOKLYN AVE
S VERNON AVE
W PEMBROKE AVE
LLEWELLYN AVE
Peeler
S ADAMS AVE
1:4,800
VICINITY MAP
Case no: Z178-134
Date: 12/14/2017


SUNSET AVE
S LLEWELLYN AVE
W JEFFERSON BLVD
W JEFFERSON BLVD
CENTRE ST
1:1,200
AERIAL MAP
Case no: Z178-134
Date: 12/14/2017


PD 316
(Subarea 4)
North Tract
SUNSET AVE
Restaurant
PD 316
(Subarea 2)
Retail
S LLEWELLYN AVE
Restaurant
PD 316
(Subarea 1)
W JEFFERSON BLVD
PD
316
W JEFFERSON BLVD
Retail
PD 316
(Subarea 6)
South Tract
CENTRE ST
PD 316
(Subarea 4)
South Tract
1:1,200
ZONING
AND LAND USE
Case no: Z178-134
Date: 12/14/2017

CPC RESPONSES



01/17/2018

Reply List of Property Owners

Z178-134

12 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	541	W JEFFERSON BLVD	USAI LP
	2	214	S LLEWELLYN AVE	GARCIA RAMON & MARIA E
	3	531	W JEFFERSON BLVD	RODRIGUEZ RAUL
	4	525	W JEFFERSON BLVD	SPEARS HELEN FAMILY TRUST
	5	523	W JEFFERSON BLVD	MOXIE INVESTMENTS LTD
	6	520	SUNSET AVE	LEVINES
	7	534	SUNSET AVE	LLEWELYN PROPERTIES LLC
	8	538	SUNSET AVE	DIAZ VICTOR & MARIA L
	9	520	W JEFFERSON BLVD	GILLILAND PPTIES II LTD
	10	600	W JEFFERSON BLVD	SANCHEZ & SANCHEZ LLC
	11	532	W JEFFERSON BLVD	JSM DEVELOPMENT CO LP
	12	611	W JEFFERSON BLVD	L&R FIESTA INVESTMENTS

AGENDA ITEM # 77

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: 45 Q

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the Market Center Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District Area in an area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street
Recommendation of Staff and CPC: Approval
SPSD 178-001

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 28, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: SPSD 178-001 **DATE FILED:** November 6, 2017

LOCATION: Area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 Q

SIZE OF REQUEST: Approximately 15.03 acres **CENSUS TRACT:** 204.00

REPRESENTATIVE: David Martin, Winstead PC

APPLICANT/OWNER: DF Market 2, LLC; Taylor Street 2111, LP; FM Harvest, Ltd.; FM Park, LLC; FM Futsal, Ltd., North Texas Food Bank

REQUEST: An application to amend the Market Center Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District.

SUMMARY: The purpose of this request is to allow five detached movement control signs in the Market Center Subdistrict.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

The Market Center Subdistrict was created on December 11, 2013. The purpose of the new subdistrict was to brand and market proposed redevelopment of the area. The new subdistrict allowed attached signs, detached signs, district identification signs, kiosks, monument signs, roof signs, supergraphics, and videoboard signs. Signs were intended to help market the area and provide wayfinding for the new residents and visitors.

The subdistrict is developed as a Farmers Market that is surrounded with various warehouse, nursery, garden shop or plant sales, multifamily, and townhouse land uses. New development has been constructed in the past four years.

Article VII, Sign Regulations defines a movement control sign as a "sign that directs vehicular or pedestrian movement within or onto the premise on which the movement control sign is located." Citywide, movement control signs may be erected at any occupancy or on any premise, other than a single-family or duplex premise, may be attached or detached, and may be erected without limit to number. No setback is required for detached movement control sign that does not exceed two feet in height. Movement control signs may not exceed two square feet in effective area. The signs may not contain advertising or identification message. Words may not exceed four inches in height.

The applicant's request is to modify the standards of a movement control sign by making the sign larger and allow business and district identification on the sign.

STAFF ANALYSIS:

The Market Center Subdistrict allows the following signs:

SIGN TYPE	REGULATIONS
ATTACHED	• Except district identification, roof, supergraphic, and videoboard signs, all attached signs must be premise signs • Attached signs, including supergraphic signs, may cover up to 50% of a building's total facade area • Attached signs may not cover building facade doors or windows
DETACHED	• Except district identification and kiosk signs, all detached signs must be monument premise signs • May be located on a premise that has attached signs
DISTRICT ID (5 max.)	• Four may only be located over and span the R-O-W at the following intersections: o Marilla Street and Pearl Street o Taylor Street and Cesar Chavez Blvd

	○ Taylor Street and Harwood Street ○ Cesar Chavez Blvd and Farmers Way • One sign may be located on top a building at the southeast corner of Farmers Way and Pearl Street. Maximum height of this sign is 30 feet. • Minimum clearance must be determined by the Department of Transportation Director at time of permit • May not resemble or obstruct any traffic control devices • May not be located in or visually obstruct a visibility triangle • Maximum effective area is 1,000 sq. ft.
KIOSKS (10 max.)	• Except city kiosks, may not be in right-of-way • Must be at least 50 feet apart from another kiosk • Maximum 10 feet in height • Maximum 100 square feet in effective area
MONUMENT SIGNS (5 max.)	• Maximum 50 square feet in effective area • Maximum 15 feet in height • At least 200 feet from another monument sign on the same premise
ROOF SIGNS (2 max.)	• May not be located on same building • Maximum 1,200 square feet in effective area • At least 15% of effective area must identify the Farmers Market • Must comply with Dallas Fire Code and be approved by fire marshall before sign permit allowed
SUPERGRAPHIC SIGNS (2 max.)	• May be located on the façade of any building • Minimum 80% non-textual graphic content and no more than 20% text • Intended to be creative and artful • Same message may not display for more than four consecutive months in any 12-month period • May not be a Highway Beautification sign.
VIDEOBOARD SIGNS (2 max.)	• Must have vertical orientation with height exceeding width at minimum of 16:9 height-to-width ratio • May project maximum of 12 feet into right-of-way • Minimum 15 foot clearance above sidewalk and a maximum clearance of 35 feet above sidewalk • Must display on both sides of the sign • Maximum 150 square feet effective area • Message must display a minimum of 8 seconds • Change of message must be accomplished within two seconds

	• No flashing, dimming, or brightening of message

Detached Movement Control Signs

Camden Sign Subdistrict (currently allowed)	Market Center Subdistrict Proposed	Staff Recommendation	CPC Recommendation
2 maximum allowed	5 maximum allowed	Approval	Approval
7 square feet maximum effective area	24 square feet maximum effective area	Approval	Approval
4 feet maximum height	8 feet maximum height and 3.5 feet wide	Approval	Approval
4 foot maximum setback	No maximum setback	Approval	Approval
Only one occupant's name or logo may be identified	Business names and general use categories allowed	Approval	Approval
Only one occupant's name or logo may be identified	Minimum three panels and maximum six panels per side Limited to five words per panel	Approval	Approval
	May include district identification	Approval	Approval
May be located within visibility triangle	May be located within visibility triangle	Denial	Denial

After the Special Sign District Advisory Committee (SSDAC) meeting, the applicant agreed to follow the SSDAC's recommendation and reduce the size of the signs from 36 square feet to 24 square feet in effective area, reduce the allowed height from 10 feet to eight feet tall, and restrict the number of panels per side of the sign to six.

At the City Plan Commission (CPC) hearing, the applicant's representative indicated removal of the request to grant a private license in the ordinance for the proposed signs. All other signs in the Market Center Subdistrict and the Farmers Market Special Provision Sign District must follow the licensing provisions for signs in the right-of-way. Staff was unable to identify any SPSD that granted the private license in their regulations. The

process for the license allows all departments to review the license and allows the City to ensure the property insurance and allow the right-of-way to be used for its intended purpose.

CPC's recommendation includes limiting the number of words on each panel to no more than five words, require a minimum (three) and a maximum (six) of panels per side, to allow either the name of the business or the category of use on the panel,

The applicant is requesting that the conditions allow the signs in the visibility triangle. The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed locations and determined that signs within the visibility triangles at these locations may present a traffic hazard. Further, the Engineering Division recommends that the Director approve the final location of the signs to ensure pedestrian pathways, especially handicap ramps, are free of obstruction. While the Camden Subdistrict does allow signs in the visibility triangle, the proposed signs in the Market Center Subdistrict are three times larger and four feet taller. CPC recommended to not permit the signs in the visibility triangles. CPC suggested that the applicant try to keep the signs out of the visibility triangles. However, if, on a case-by-case basis, one or two of the signs would be in the visibility triangle, the applicant would follow the special exception process already in place.

OFFICERS AND DIRECTORS

Applicants/Owners:

DF MARKET 2, LLC

Manager: Pearl Taylor Manager, LLC
- Brian E. Bergersen, Manager

FM FUTSAL, LTD.

General Partner: FM Futsal GP, LLC
- The LBL Dynasty Trust, Member
  - Brian E. Bergersen, Trustee

FM HARVEST, LTD.

General Partner: FM Harvest GP, LLC
- Brian E. Bergersen, Member

TAYLOR STREET 2111, LP

General Partner: Taylor Street 2111 GP, LLC
- Brian E. Bergersen, President

FM PARK, LLC

Manager: Brian Bergersen

NORTH TEXAS FOOD BANK

President: Stephen Chase

Directors: Tom Black
Christina Durovich
Mitch Fadel
Anurag Jain
Jon A. Wolkenstein
Gary Huddleston
Charlie Morrison
Connie Yates
David Franklin

CPC action
January 18, 2018

Motion: It was moved to recommend **approval** of amendments regarding minimum clearance for pedestrian access to the sidewalk, enforcing the visibility triangle, and requiring a private license and with the following changes: 1) Section (j) Detached movement control signs in the Market Center Sign Subdistrict change (4) to read: "Each side of a detached movement control sign may have a maximum of six panels and a minimum of three panels."; change (5) to read: "No detached movement control sign may exceed 8 feet in height or exceed 3½ feet in face width."; and change (7) to read: "A detached movement control sign may identify businesses and uses within this subdistrict.", and 2) add an additional condition to read: "A panel is limited to a maximum of 5 words." to the Market Center Sign Subdistrict within the Farmers Market Special Provision Sign District to allow detached movement control signs on property zoned Subdistrict 1A within Planned Development District No. 357, the Farmers Market Special Purpose District in an area bound by Marilla Street, Cesar Chavez Boulevard, R.L. Thornton Freeway, and Harwood Street.

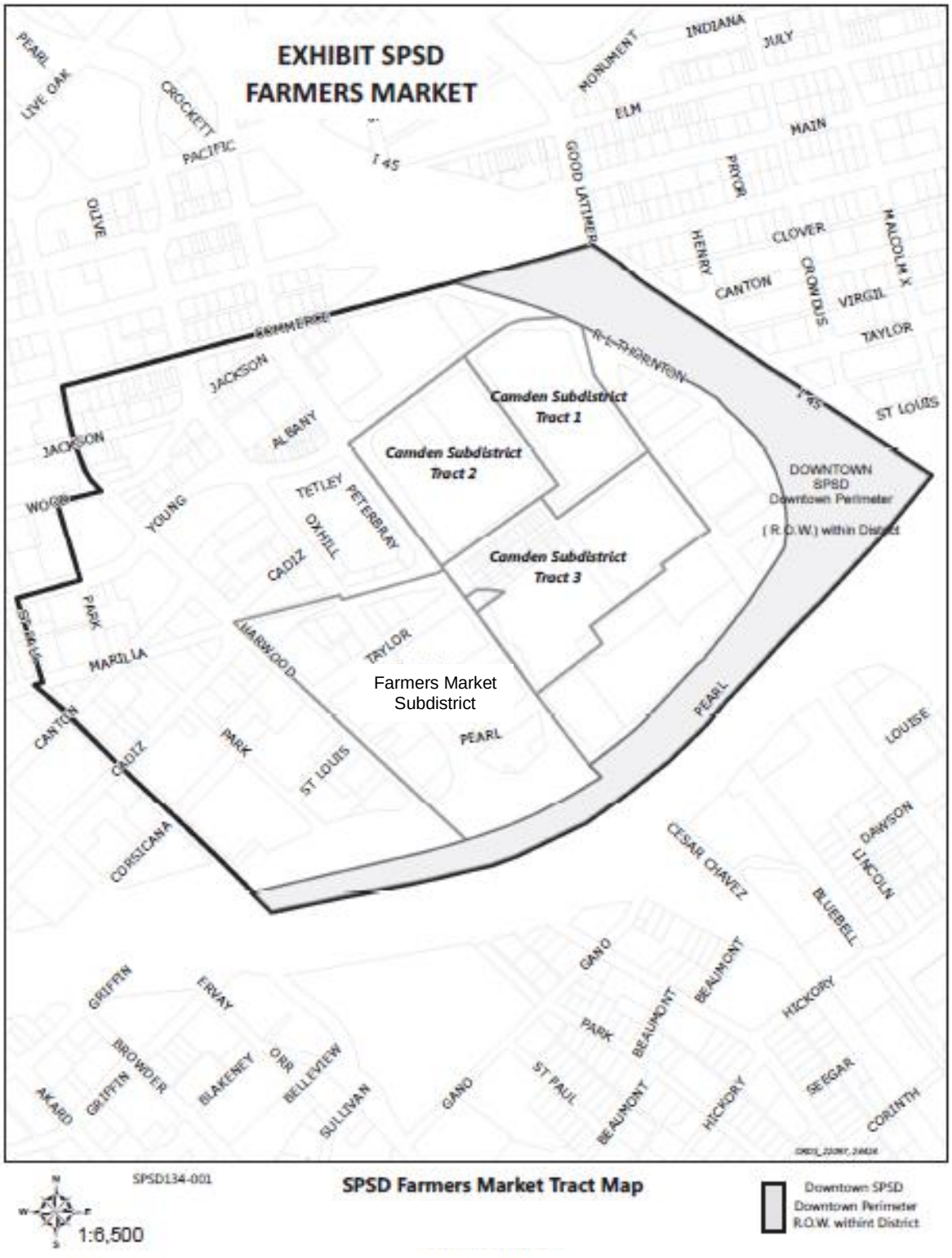
Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

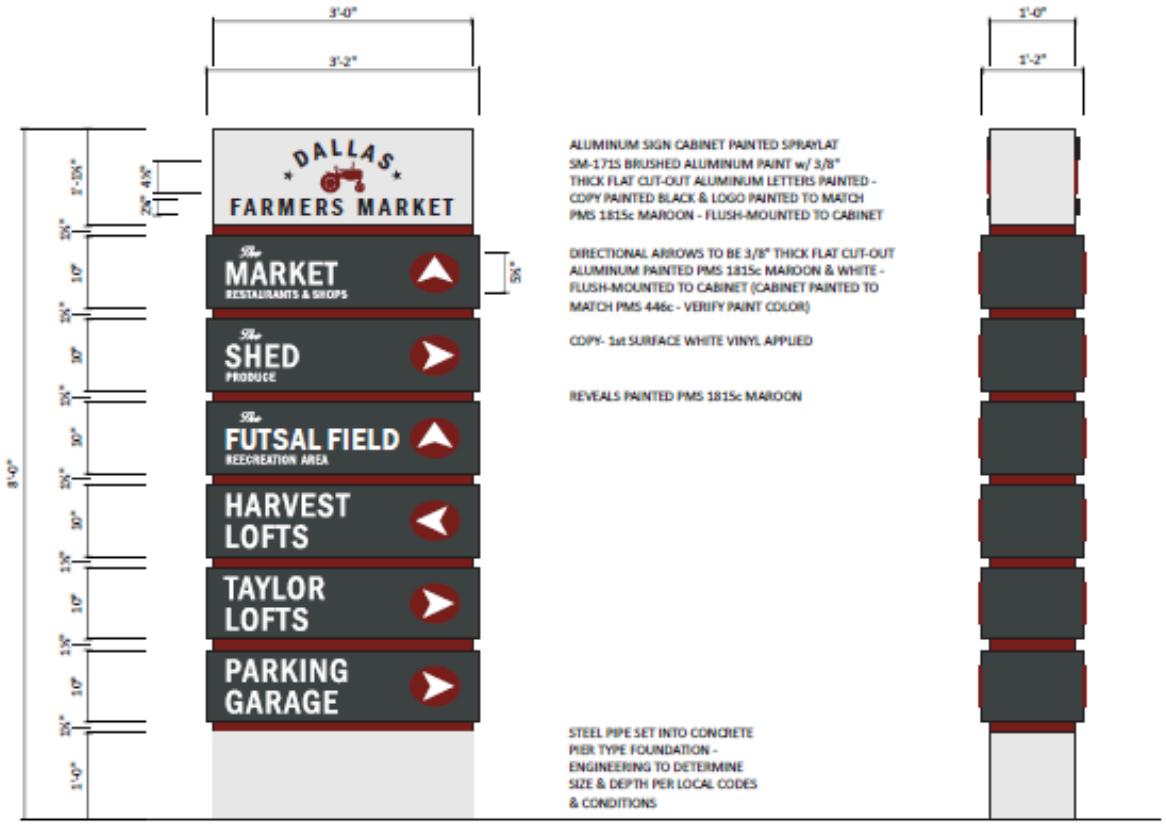
Against: 0
Absent: 1 - Houston
Vacancy: 0

Notices: Area: 200 Mailed: 78
Replies: For: 7 Against: 1

Speakers: For: Tommy Mann, Winstead Bldg., 2728 N. Harwood St., Dallas, TX
Against: None


EXHIBIT SPSD
FARMERS MARKET
Camden Subdistrict Tract 1
Camden Subdistrict Tract 2
Camden Subdistrict Tract 3
DOWNTOWN SPSD Downtown Perimeter
(R.O.W.) within District
Farmers Market Subdistrict
SPSD134-001
SPSD Farmers Market Tract Map
1:6,500
Downtown SPSD Downtown Perimeter R.O.W. within District

Below are renderings of what the signs may look like.



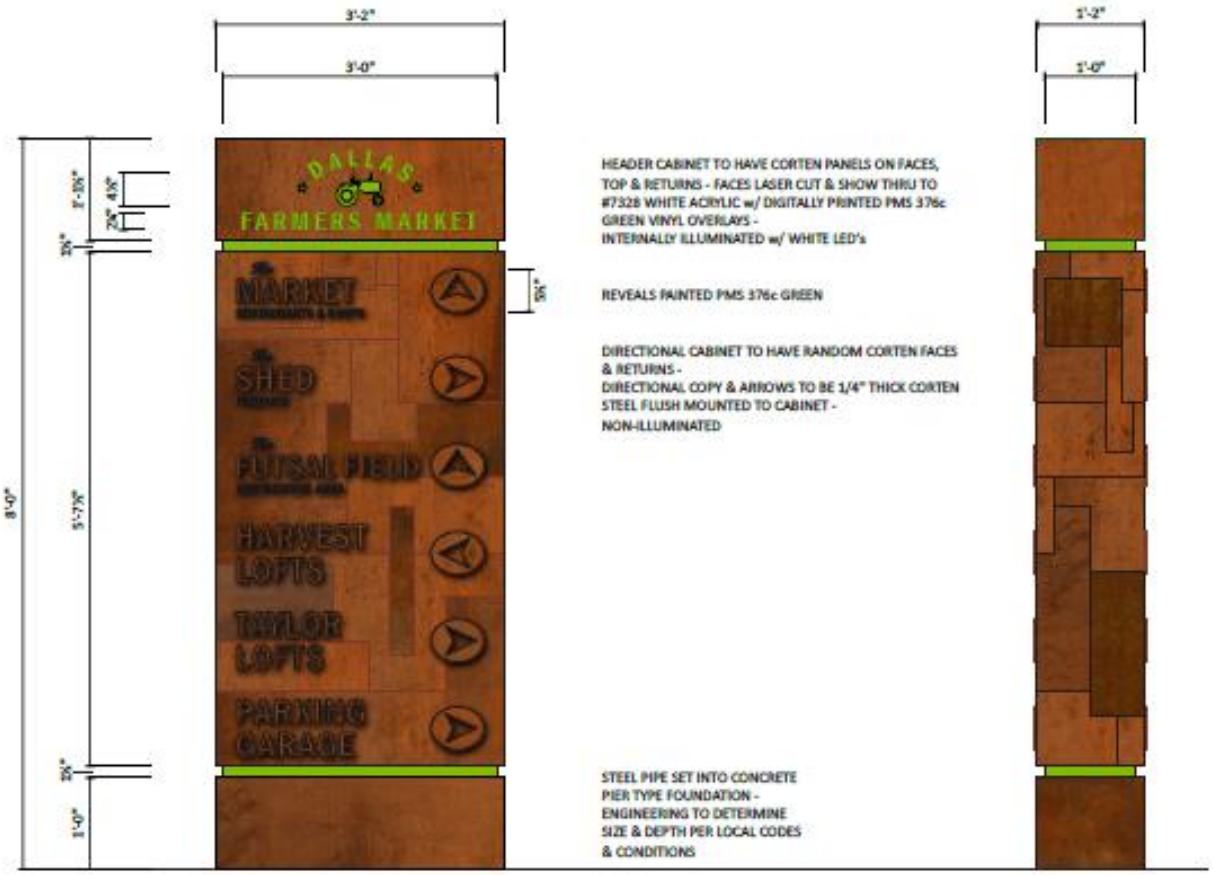


A D/F DIRECTIONAL - NON-ILLUMINATED - OPTION 2 SCALE: 3/4" = 1'-0"

FIVE (5) REQUIRED - MANUFACTURE & INSTALL

NOTE: CUSTOMER TO PROVIDE VECTOR LOGO BEFORE MANUFACTURING

END VIEW



A D/F DIRECTIONAL - ILLUMINATED - OPTION 3

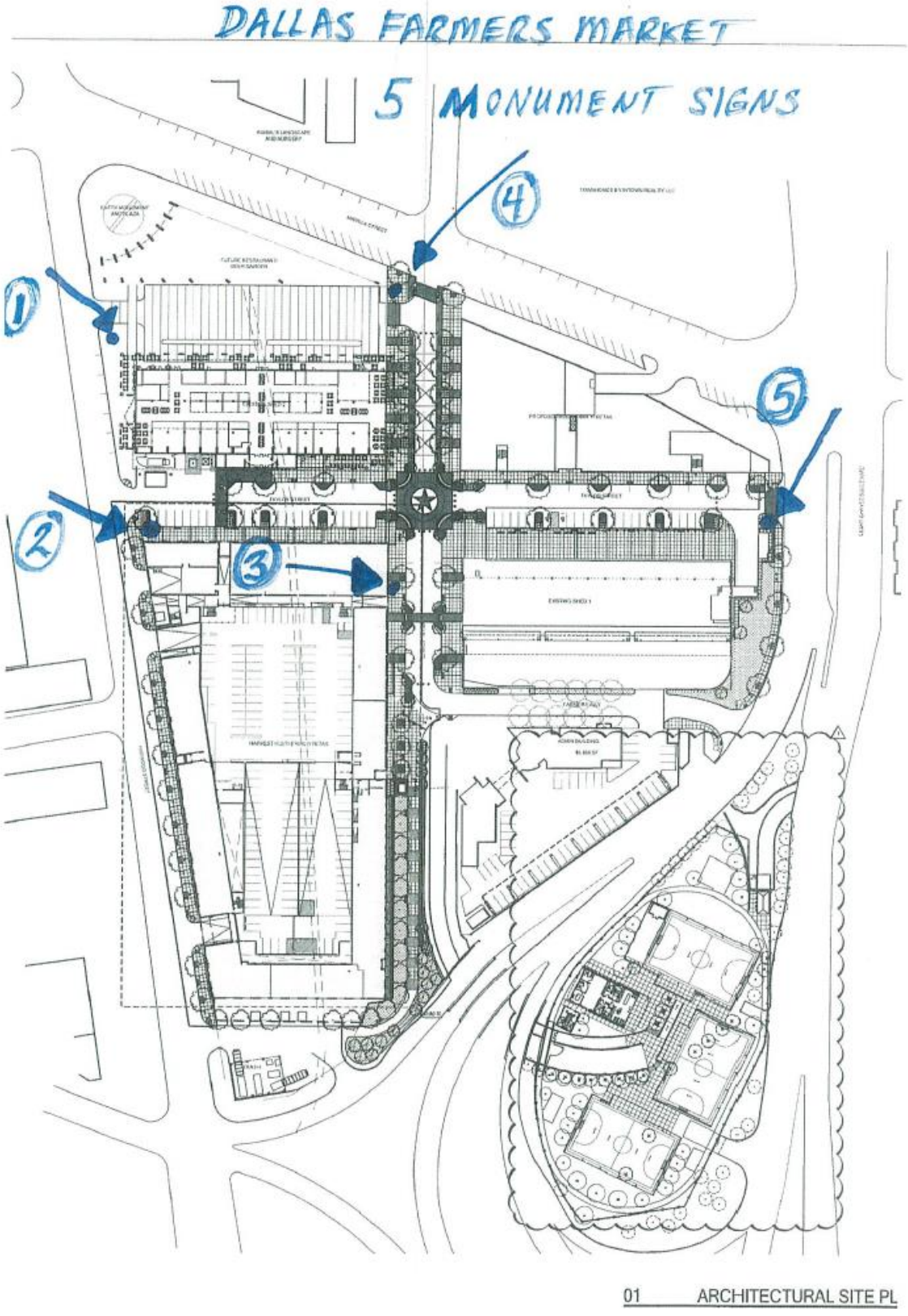
SCALE: 3/4" = 1' - 0"

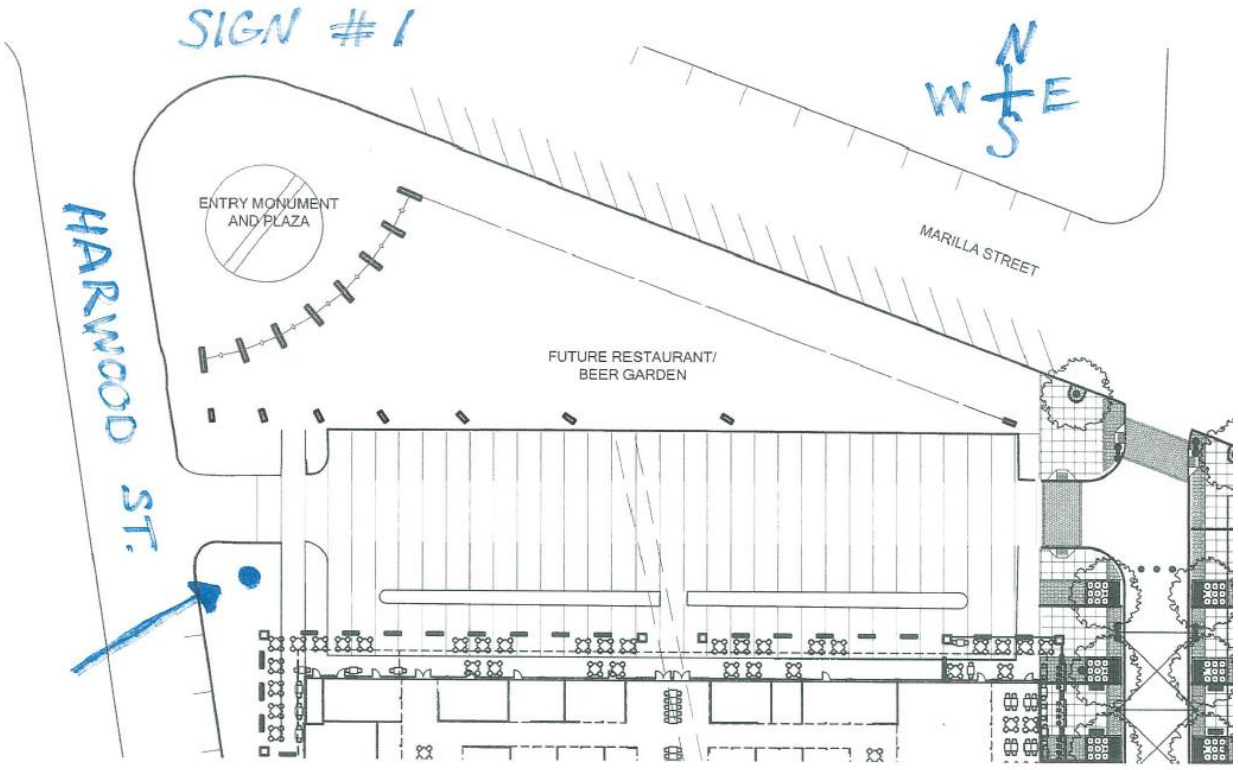
FIVE (5) REQUIRED - MANUFACTURE & INSTALL

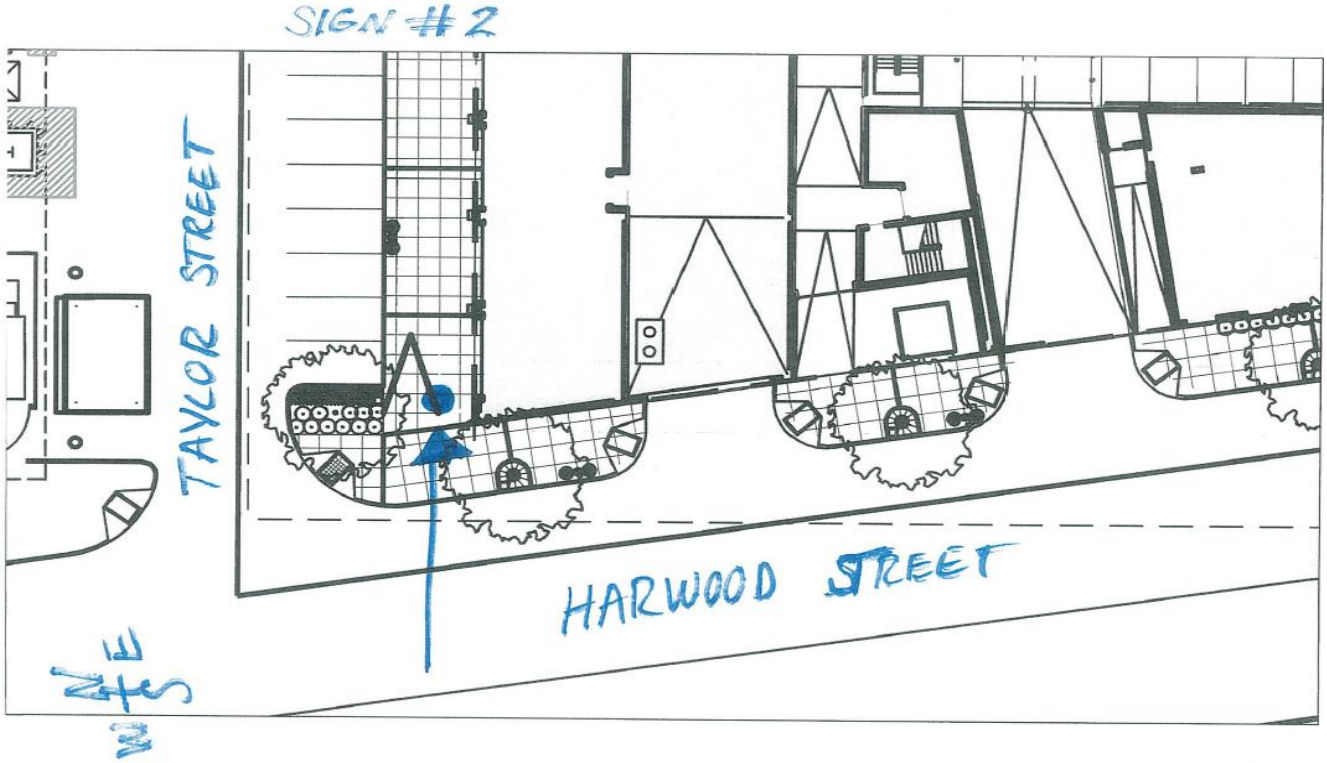
NOTE: CUSTOMER TO PROVIDE VECTOR LOGO BEFORE MANUFACTURING

END VIEW

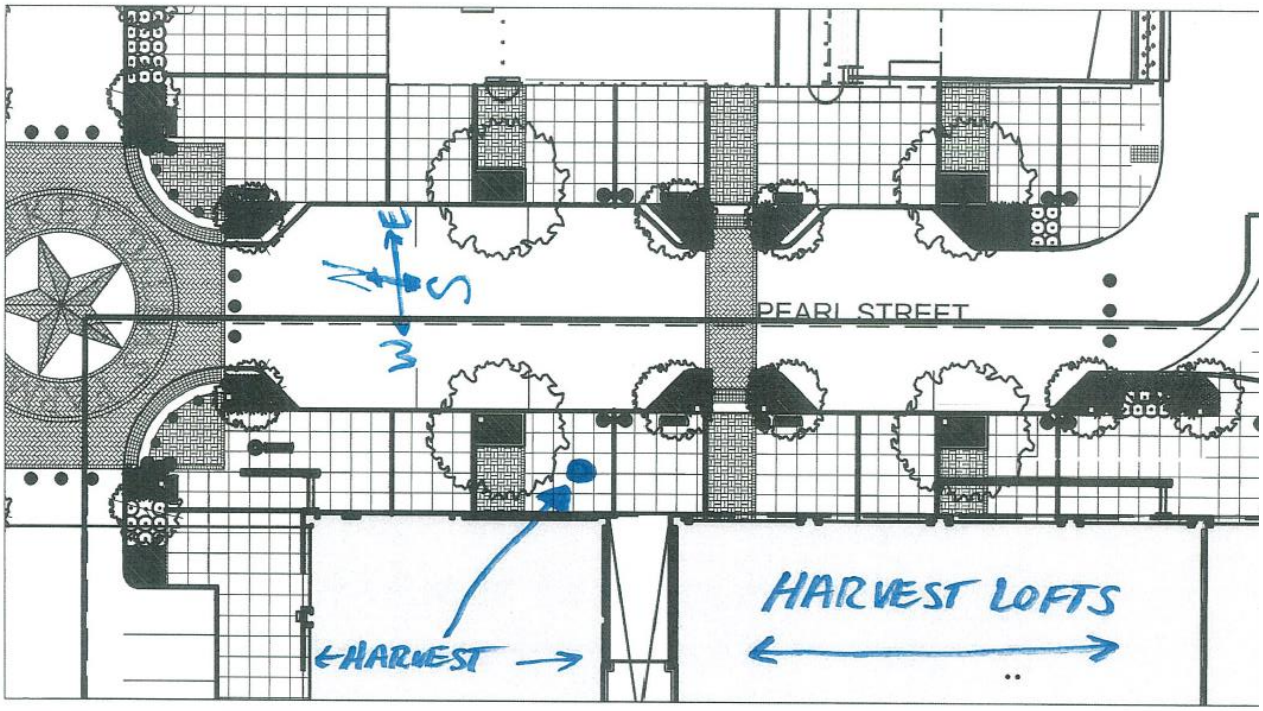
Possible locations of signs



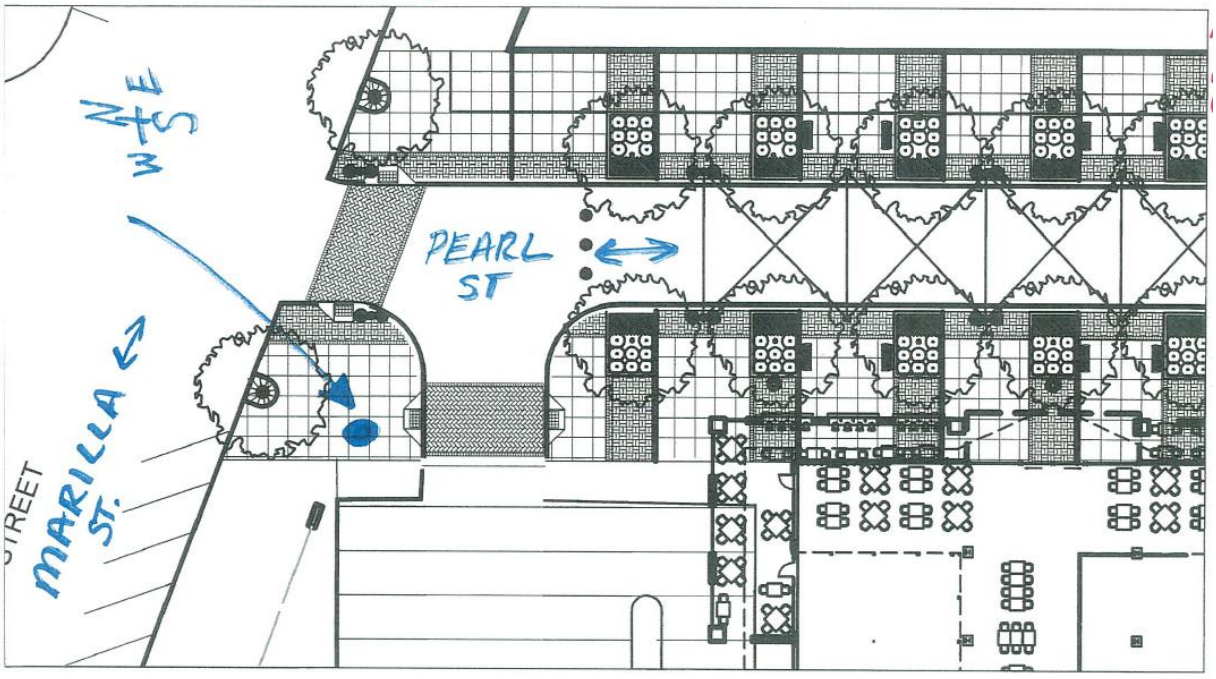

SIGN #1
N
W
E
S
ENTRY MONUMENT AND PLAZA
MARILLA STREET
FUTURE RESTAURANT/ BEER GARDEN
HARWOOD ST.

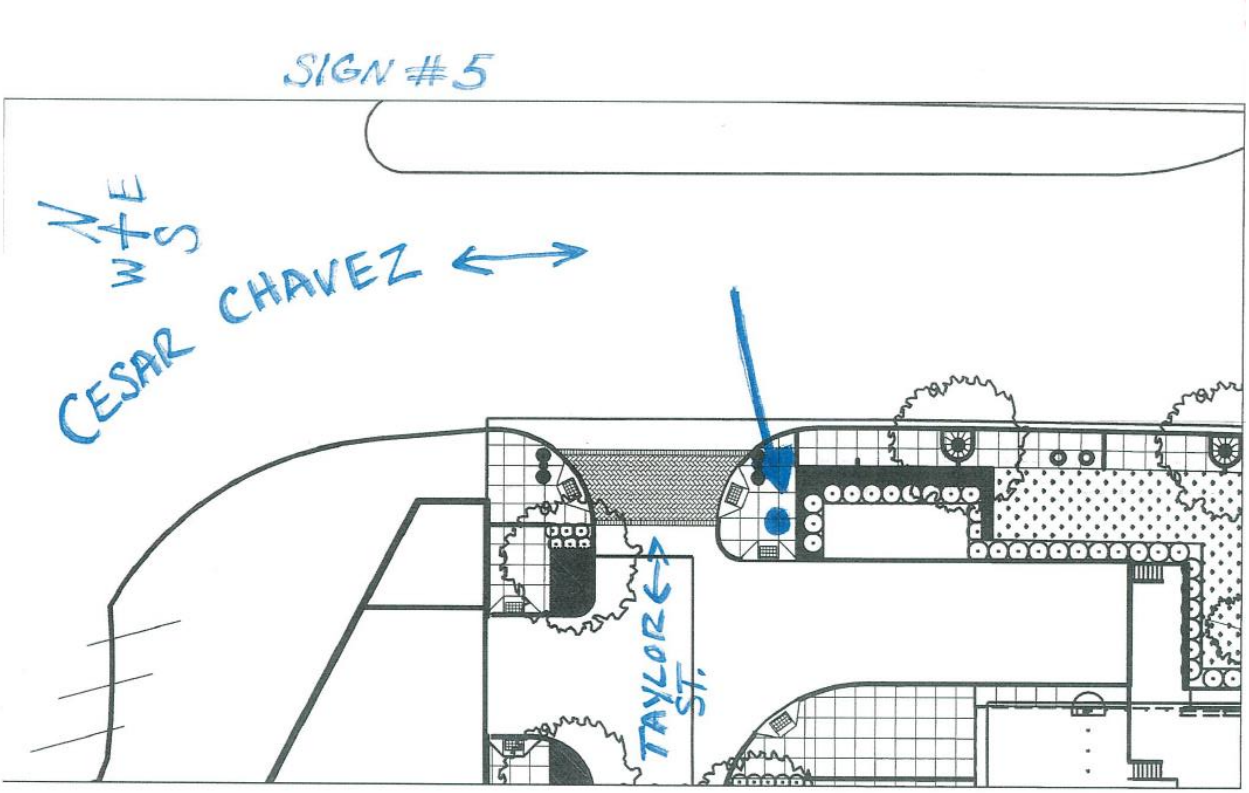

SIGN #2
TAYLOR STREET
HARWOOD STREET
N
E
S

SIGN #3


N
E
S
W
PEARL STREET
HARVEST
HARVEST LOFTS

SIGN #4


N
E
W
S
PEARL ST
MARILLA ST.


SIGN #5
N
E
W
S
CESAR CHAVEZ
TAYLOR ST.

SUSTAINABLE DEVELOPMENT & CONSTRUCTION
ENGINEERING DIVISION

MEMORANDUM

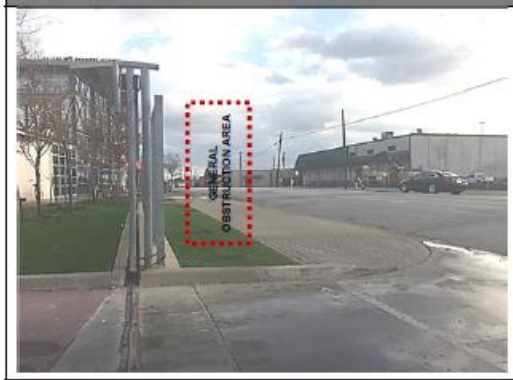
To: Neva Dean, Assistant Director, Current Planning

From: David Nevarez, P.E., PTOE

Date: December 5, 2017

Re: SPSD 178-001

Sustainable Development and Construction – Engineering Division reviewed a request to amend the Special Provision Sign District to allow an increased size for directional signs at the Dallas Farmers Market. In general, staff concurs that wayfinding has become a key design element as the Farmers Market continues to develop into a regional mixed-use destination. Effective directional signage will allow accessibility, traffic circulation efficiency, and overall safety. The following review of the conceptual renderings is based on driveway visibility as well as walkability at the proposed monument locations. All photos were taken at motorists' decision points.

PROPOSED MONUMENT #1	
	**Staff's Recommendation:** Denial; the proposed sign obstructs driveway visibility. The proposed signage design is not suited for this location. An feasible alternative would require the relocation of the existing fence to allow the proposed directional sign at a prominent location without obstructing driveway visibility.
PROPOSED MONUMENT #2	
	**Staff's Recommendation:** Approval subject to a plan design showing that the exact location of the proposed sign does not obstruct pedestrian access immediately adjacent to the building.

SUSTAINABLE DEVELOPMENT & CONSTRUCTION
ENGINEERING DIVISION

PROPOSED MONUMENT #3	
	**Staff's Recommendation:** Approval subject to a plan design showing that the exact location of the proposed sign will not obstruct pedestrian access.
PROPOSED MONUMENT #4	
	**Staff's Recommendation:** Approval subject to a plan design showing that the exact location of the proposed sign does not obstruct pedestrian access including existing barrier free ramp at parking lot driveway.
PROPOSED MONUMENT #5	
	**Staff's Recommendation:** Approval subject to a plan design showing that the exact location of the proposed sign does not obstruct pedestrian access including existing barrier free ramp.

END OF MEMO

CPC RECOMMENDED CONDITIONS
FARMERS MARKET SIGN DISTRICT

SEC. 51A-7.1602. PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

SEC. 51A-7.1603. DEFINITIONS.

(a) In this division:

(1) ARTWORK means any pictorial or image presentation or design.

(2) BANNER means a sign attached to or applied on a strip of cloth.

(3) CANOPY SIGN means a sign attached to or applied on a canopy or awning.

(4) DISTRICT IDENTIFICATION SIGN means an attached or detached sign identifying the Farmers Market.

(5) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building and parallel to the building facade.

(6) KIOSK means a detached multi-sided structure for the display of premise and non-premise signs.

(7) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels or words.

(8) MONUMENT SIGN means a detached premise sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence or masonry wall.

(9) PROJECTING ATTACHED SIGN means an attached sign projecting 18 or more inches from a building.

(10) ROOF SIGN means a sign that is attached to or supported by the roof of a building constructed after December 11, 2013.

(11) SUPERGRAPHIC SIGN means a large attached premise or non-premise sign on a mesh or fabric surface, or a projection of light image onto a wall face without the use of lasers.

(12) THIS DISTRICT means the Farmers Market Sign District.

(13) VIDEOBOARD SIGN means a flat screen that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology and that is mounted to the exterior of a building.

(14) WINDOW SIGN means a sign painted or affixed onto a window.

(b) Except as otherwise provided in this section, the definitions in Sections 5 IA-2.102 and 5 IA-7.102 apply to this division. If there is a conflict, this section controls.

SEC. 51A-7.1604. SIGN PERMIT REQUIREMENTS.

(a) No person may alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section 5 IA-7.207.

(b) Except as otherwise provided in this division, the procedure for obtaining a sign permit is outlined in Section 51A-7.505.

(c) Section 5 IA-7.602 does not apply to signs in this district. (Ord. Nos. 22097; 29233)

SEC. 51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

(a) Signs may be located within the right-of-way subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulation.

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(c) When more than 50 percent of the total effective area of all signs combined on a premise is devoted to artwork, the maximum effective area of all signs combined on a premise is 15 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(d) All signs must be premise signs or convey a noncommercial message.

(e) Special purpose signs may be erected on a premise no more than once each calendar year. The maximum number of consecutive days that a special purpose sign may be maintained is 15.

(f) The use of neon or single incandescent bulbs is permitted.

(g) No portions of a sign other than the words themselves may be illuminated by back-lighting.

(h) No portion of a sign may have a luminance greater than 200 footlamberts.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood.

SEC. 51A-7.1606. SPECIAL PROVISIONS FOR ATTACHED SIGNS.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached-signs-in general.

(1) No portion of an attached sign may be located:

(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

(c) Banners.

(1) Banners are permitted in this district to promote cultural events or activities.

(2) If the cultural event or activity has a sponsor, no more than 10 percent of the effective area of the banner may be used for sponsor identification.

(3) No portion of a banner may be used to advertise a specific product or service other than the cultural event or activity.

(d) Canopy signs. Canopy signs must be flat-attached or painted directly onto the surface of the canopy.

(e) Marquee signs.

(1) No premise may have more than one marquee sign.

(2) The length of a marquee sign must not exceed two-thirds of the length of the facade to which it is attached.

(3) Marquee signs may incorporate moving patterns or bands of light, except that the use of illumination to produce apparent motion of a visual image, such as expanding or contracting shapes, rotation, or similar effects of animation, is prohibited.

(f) Window sign. No window sign may cover more than 25 percent of the window surface area.

(g) Camden Sign Subdistrict.

(1) No more than four attached signs are permitted in this subdistrict.

(2) No attached sign may exceed 50 square feet in effective area.

(3) Each attached sign may contain a maximum of eight words, except that words consisting of characters less than four inches in height may be used without limit.

(4) No more than two signs may be attached to any one facade.

(h) Attached movement control signs in the Camden Sign Subdistrict.

(1) No more than four attached movement control signs are permitted in this subdistrict.

(2) No attached movement control sign may exceed four square feet in effective area.

(3) No attached movement control sign may identify the name or logo of more than one occupant of the premise.

SEC. 51A-7.1607 SPECIAL PROVISIONS FOR DETACHED SIGNS.

(a) In general. The regulations relating to the erection of detached signs in this district are hereby expressly modified as follows:

(1) Except as otherwise provided in this section, no premise having an attached sign of any type, except for banners, may have a detached sign.

(2) A premise that has no attached signs other than banners, and that has frontage along more than one street, may have one detached sign along each street frontage.

(3) No detached sign support may be located in the public right-of-way.

(b) Detached signs in the Camden Sign Subdistrict

(1) No more than four detached signs are permitted in this subdistrict.

(2) Each detached sign must be:

(A) an integral part of the fence or wall; and

(B) constructed of masonry, stone, or similar material with metal letters and symbols.

(3) No minimum setback is required for each detached sign, except that each detached sign must comply with all visibility obstruction regulations.

(4) No detached sign may exceed 30 square feet in effective area.

(5) No detached sign may be closer than 200 feet from another detached premise sign on the same premise.

(6) A detached sign may be located on a premise that has an attached sign.

(c) Detached movement control signs in the Camden Sign Subdistrict.

(1) No more than two detached movement control signs may be erected in this subdistrict.

(2) No detached movement control sign may exceed seven square feet in effective area.

(3) No detached movement control sign may exceed four feet in height.

(4) A detached movement control sign must have a minimum setback of four feet.

(5) No detached movement control sign may identify the name or logo of more than one occupant of the premise.

(6) A detached movement control sign may be located within a visibility triangle, as defined in Section 51A-4.602(d), if the director finds that the sign will not pose a traffic hazard.

SEC. 51A-7.1608. SPECIAL PROVISIONS FOR THE MARKET CENTER SIGN SUBDISTRICT.

(a) In general.

(1) Except as otherwise provided in this section, the regulations in Sections 51A-7.1601 through 51A7.16067 ~~7~~ apply to the Market Center Sign Subdistrict. If there is a conflict between this section and Sections 51A-7.1601 through 51A7.16067 ~~7~~ this section controls.

(2) Permit applications are reviewed using the director procedure in Section 5 IA-7.505.

(3) Signs may be located within the right-of-way subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulation.

(b) Special provisions for attached signs.

(1) Except district identification, roof, supergraphic, and videoboard signs, all attached signs must be premise signs.

(2) Attached signs may cover up to 50 percent of a building's total facade area.

(3) Attached signs may not cover doors or windows.

(c) Special provisions for detached signs.

(1) Except district identification, ~~and~~ kiosk, and detached movement control signs, all detached signs must be monument premise signs.

(2) Detached signs may be located on a premise with attached signs.

(d) District identification signs.

(1) A maximum of five district identification signs are permitted.

(2) Except as otherwise provided in this paragraph, district identification signs may only be located over and span across the rights-of-way at the following locations:

(A) Marilla Street and Pearl Street;

(B) Taylor Street and Cesar Chavez Boulevard;

(C) Taylor Street and Harwood Street; and

(D) Cesar Chavez Boulevard and Farmers Way.

(3) Minimum clearance for a district identification sign located over and spanning across a right-of-way must be determined by the director of the department of transportation before a district identification sign permit may be issued.

(4) A district identification sign that is located over and spanning across a right-of-way may not resemble or obstruct any traffic control devices.

(5) One district identification sign may be located on top of a building at the southeast corner of Farmers Way and Pearl Street. Maximum height of the district identification sign on top of a building at the southeast corner of Farmers Way and Pearl Street is 30 feet.

(6) Maximum effective area of a district identification sign is 1,000 square feet.

(7) A district identification sign may not be located in or visually obstruct a visibility triangle as defined in the visual obstructions regulations in Section 51A-4.602(d).

(e) Kiosks.

(1) A maximum of 10 kiosks are permitted.

(2) Except city kiosks, kiosks may not be located in the rights-of-way.

(3) Kiosks must be spaced at least 50 feet from another kiosk.

(4) Kiosks may not be illuminated by a detached independent external light source.

(5) Kiosks may not exceed 10 feet in height and 100 square feet in effective area.

(f) Monument signs.

(1) A maximum of five monument signs are permitted. A detached movement control sign is not a monument sign.

(2) Maximum effective area of a monument sign is 50 square feet.

(3) Maximum height of a monument sign is 15 feet.

(4) No monument sign may be closer than 200 feet from another monument sign on the same premise.

(g) Roof-signs.

(1) A maximum of two roof signs are permitted.

(2) A roof sign may not be located on the same building as another roof sign.

(3) A roof sign may not exceed 1,200 square feet in effective area.

(4) At least 15 percent of the effective area of a roof sign must identify the Farmers Market.

(5) A roof sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director.

(h) Supergraphic signs.

(1) In general.

(A) Two supergraphic signs are permitted in addition to the number of supergraphic signs permitted in Section 5 IA-7.930.

(B) Supergraphic signs may be located on the facade of any building.

(2) Visual-display-and coverage.

(A) Except as provided in this subparagraph, a supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).

(i) Multiple displays giving an appearance of multiple signs are prohibited.

(ii) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(B) Supergraphic signs are intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:

(i) encourage the use of illustrative images or other non-repetitive design elements;

(ii) encourage visually interesting, vibrant, and colorful designs;

(iii) discourage use of solid colors or repetitive design elements; and

(iv) discourage an image of a single product or product logo without other graphic elements.

(C) Supergraphic signs may be internally or externally illuminated. If internally illuminated, a supergraphic sign may consist of translucent materials, but not transparent materials.

(3) Extensions.

(A) Except as otherwise provided in Subparagraph (B), a supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

(B) A supergraphic sign may wrap around the edge of a building if:

(i) both building facades to which the supergraphic sign is attached are otherwise eligible facades; and

(ii) the supergraphic sign is one continuous image.

(4) Message duration. A supergraphic sign location may not display the same message for more than four consecutive months in any 12-month period.

(5) Hardware fasteners. All hardware fasteners for a supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.

(6) HBA-signs prohibited. No supergraphic sign may be a Highway Beautification Act (HBA) sign as defined in Section 5 IA-7.102.

(i) Videoboard signs.

(1) In general.

(A) A maximum of two videoboard signs are permitted.

(B) Videoboard signs must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio.

(C) Videoboard signs may project a maximum of 12 feet into the right-of-way:

(i) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and

(ii) provided that no videoboard sign may be project closer than two feet to a vertical plane extending through the back of a street curb.

(D) Videoboard signs must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk.

(E) Videoboard signs must have videoboard displays on both sides of the sign.

(F) Videoboard signs may have a maximum 150 square feet in effective area.

(2) Display.

(A) All videoboard signs must:

(i) contain a default mechanism that freezes the image in one position in case of a malfunction;

(ii) automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(aa) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then,

(bb) the dimming level, multiplied by .0039 equals the brightness level; then,

(cc) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768 = ambient light in luxes
÷ 256
128 = dimming level
x 0039
.4992 = brightness level
x 9000 = (maximum brightness of the example sign)
4492.8 = allowed brightness in nits

(dd) be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and

(ee) not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

(B) Videoboard signs must:

(i) have a full color display able to display a minimum of 281 trillion color shades; and

(ii) be able to display a high quality image with a minimum resolution equivalent to the following table:

Videoboard Sign Resolution Chart

100 s/f to 125 s/f	16 mm
Greater than 126 s/f	19 mm

(3) Light intensity. Before the issuance of a videoboard sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity:

(A) has been factory programmed to comply with the maximum brightness and dimming standards in Provision (j)(2)(A)(ii) (cc); and

(B) is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(4) Change of message. Except as provided in this paragraph, changes of message must comply with the following:

(A) Each message must be displayed for a minimum of eight seconds.

(B) Changes of message must be accomplished within two seconds.

(C) Changes of message must occur simultaneously on the entire sign face.

(D) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(5) Streaming information. If a special events permit has been issued for subdistrict activities, streaming video and audio is permitted, except that ticker tape

streaming is permitted at all times when the videoboard sign is operating. Ticker tape streaming must be located within the bottom 10 percent of the effective area.

(6) Malfunction. Videoboard sign operators must respond to a malfunction or safety issue within one hour after notification.

(j) Detached movement control signs in the Market Center Sign Subdistrict.

(1) In addition to all other signage allowed in the Market Center Subdistrict a maximum five (5) detached movement control signs may be erected in this subdistrict.

(2) No minimum distance requirement between a detached movement control sign and any other sign in this district

(3) No detached movement control sign may exceed 24 feet square in effective area per each side.

(4) Each side of a detached movement control sign may have a maximum of six panels and a minimum of three panels.

(5) No detached movement control sign may exceed 8 feet in height or exceed 3.5 feet in face width.

(6) No maximum size of letters on a detached movement control sign.

(7) A panel is limited to a maximum of five words.

(8) A detached movement control sign may identify businesses and uses within this subdistrict.

(9) A detached movement control sign may include district identification.

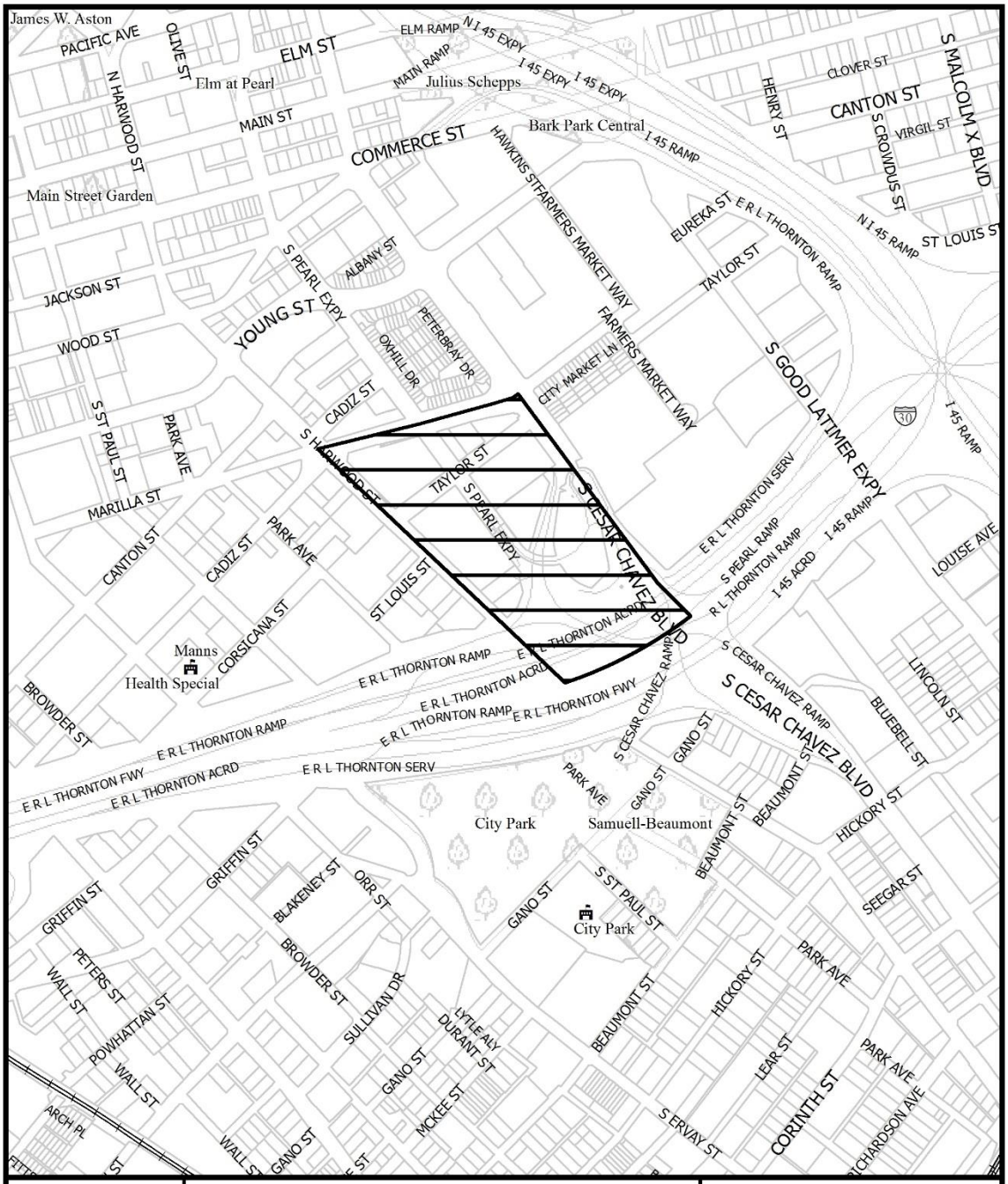
(10) Minimum clearance for pedestrian access on the sidewalk must be determined by the director before a detached movement control sign permit may be issued.

CPC recommendation:

~~(11) A detached movement control sign may be located within a visibility triangle, as defined in section 51A-4.602(d), if the director finds that the sign will not pose a traffic hazard.~~

Applicant's request:

(11) A detached movement control sign may be located within a visibility triangle, as defined in section 51A-4.602(d), if the director finds that the sign will not pose a traffic hazard.



1:7,200

VICINITY MAP

Case no: SPSD178-001

Date: 1/2/2018

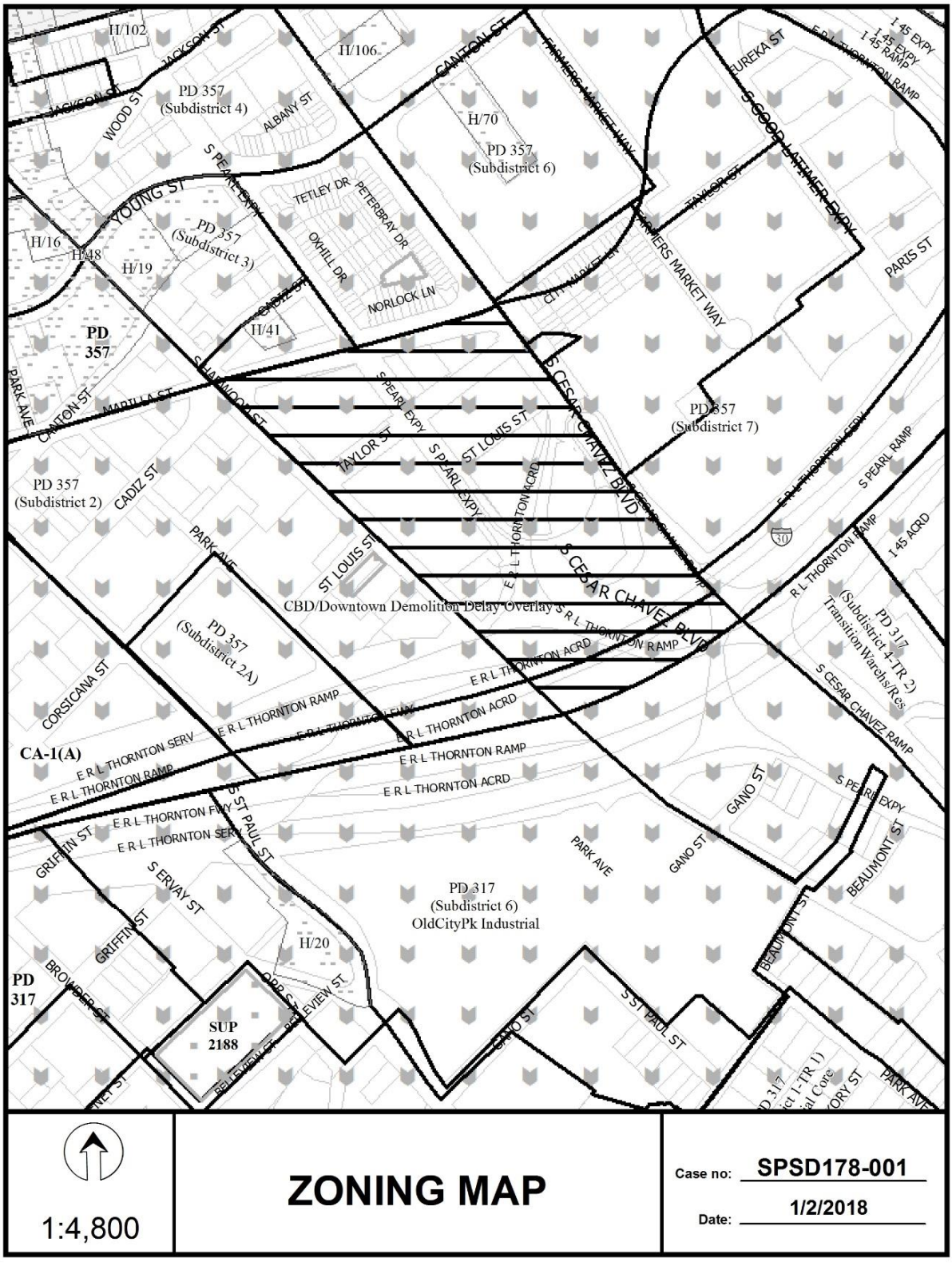


1:4,800

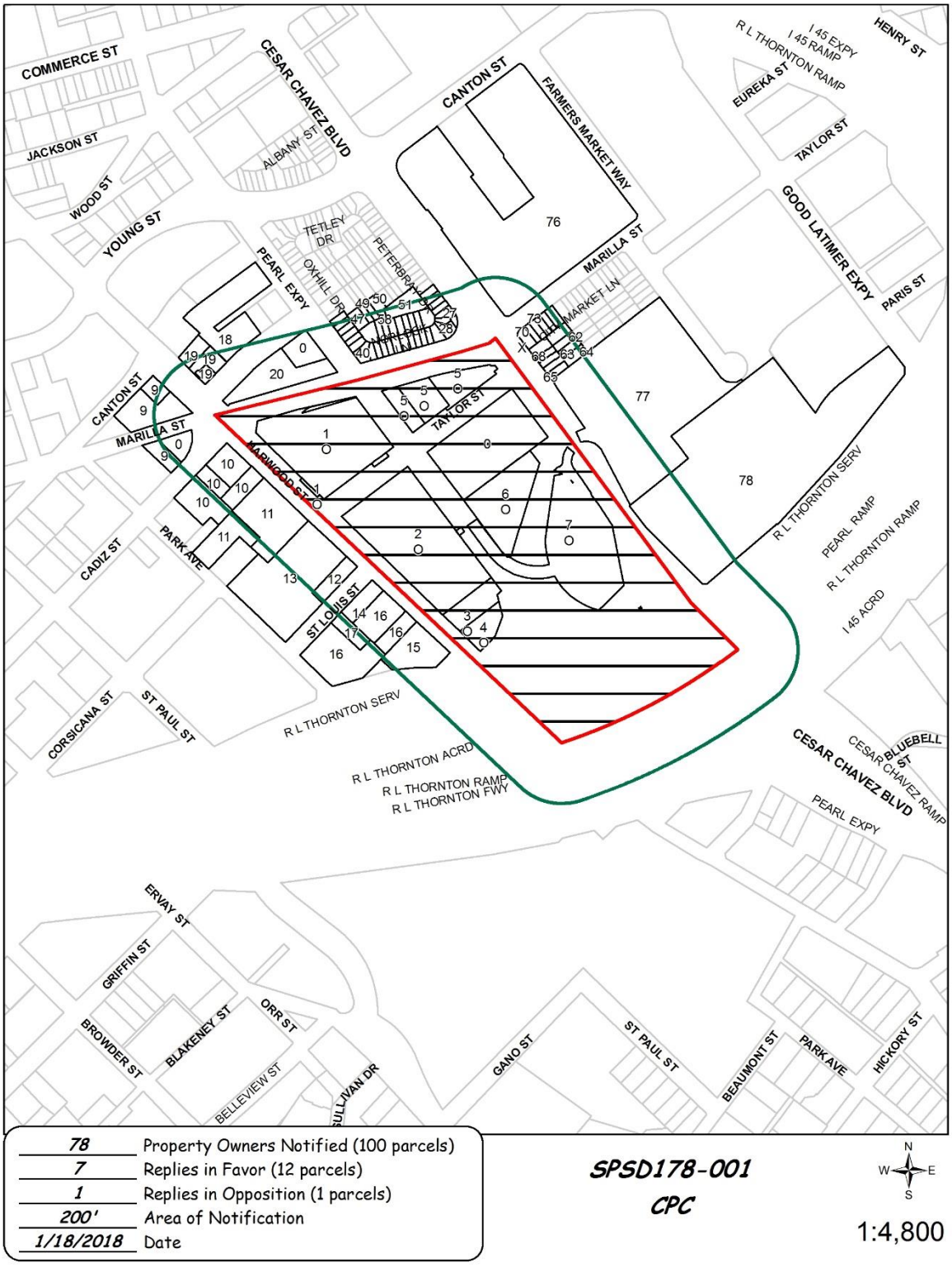
AERIAL MAP

Case no: SPSD178-001

Date: 1/2/2018


H/102
JACKSON ST
WOOD ST
PD 357
(Subdistrict 4)
ALBANY ST
H/106
CANTON ST
H/70
PD 357
(Subdistrict 6)
FARMERS MARKET WAY
EUREKA ST
S GOOD LATIMER EXPY
1 45 EXPY
1 45 RAMP
E R L THORNTON RAMP
S PEARL EXPY
YOUNG ST
TETLEY DR
PETERBRAY DR
OXHILL DR
NORLOCK LN
H/16
H/48
H/19
PD 357
(Subdistrict 3)
CADIZ ST
H/41
TAYLOR ST
CITY MARKET LN
PARIS ST
PD
357
PARK AVE
CANTON ST
MARTIN ST
S HARWOOD ST
S CESAR CHAVEZ BLVD
PD 357
(Subdistrict 7)
ST LOUIS ST
E R L THORNTON ACRD
E R L THORNTON SERV
S PEARL RAMP
1 45 ACRD
PD 357
(Subdistrict 2)
CADZ ST
PARK AVE
CBD/Downtown Demolition Delay Overlay
R L THORNTON RAMP
PD 317
(Subdistrict 4-TR 2)
Transition Warehs/Res
PD 357
(Subdistrict 2A)
CORSICANA ST
E R L THORNTON RAMP
S CESAR CHAVEZ RAMP
CA-1(A)
E R L THORNTON SERV
E R L THORNTON FWY
GANO ST
S PEARL EXPY
GRIFFIN ST
S ST PAUL ST
S ERVAY ST
PD 317
(Subdistrict 6)
OldCityPk Industrial
BEAUMONT ST
H/20
BROWDER ST
ORR ST
BELLEVIEW ST
PD
317
SUP
2188
1:4,800
ZONING MAP
Case no: SPSD178-001
Date: 1/2/2018

CPC Responses



78	Property Owners Notified (100 parcels)
7	Replies in Favor (12 parcels)
1	Replies in Opposition (1 parcels)
200'	Area of Notification
1/18/2018	Date

SPSD178-001
CPC

N W E S

1:4,800

01/17/2018

Reply List of Property Owners

SPSD178-001

78 Property Owners Notified ***7 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	920	S HARWOOD ST	DF MARKET 2 LLC
O	2	1011	S PEARL ST	FM HARVEST LTD
O	3	1111	S PEARL EXPY	FM HARVEST LTD
O	4	1210	S HARWOOD ST	FM PARK LLC
O	5	2111	TAYLOR ST	TAYLOR STREET 2111 LP
O	6	1010	S PEARL ST	NORTH TEXAS FOOD BANK
O	7	1010	S PEARL EXPY	FM FUTSAL LTD
	8	11111	S CESAR CHAVEZ BLVD	DALLAS TIF#961 FARMERS MARKET
	9	601	S HARWOOD ST	AMIGOS POTTERY INC
	10	905	S HARWOOD ST	FM CADIZ OWNER LP
	11	915	S HARWOOD ST	FM CADIZ OWNER LP
	12	1017	S HARWOOD ST	DALLAS DSL PPTY MANAGEMENT
	13	1015	S HARWOOD ST	DALLAS DSL PPTY MANAGEMENT LP
	14	1103	S HARWOOD ST	RODGERS STEVEN J TR
	15	1207	S HARWOOD ST	HARRINGTON SAMUEL
	16	1900	ST LOUIS ST	HARRINGTON SAM
	17	1916	ST LOUIS ST	HARRINGTON SAMUEL M
	18	2008	CANTON ST	RUIBAL FARMS LP
	19	608	S HARWOOD ST	PUDDINGSTONE PARK LLC
	20	2018	CADIZ ST	CADIZ STREET PPTIES LTD
	21	2199	MARILLA ST	FARMERS MARKET SQUARE
	22	723	S CESAR CHAVEZ BLVD	SIBLEY BRADLEY L
	23	737	S CESAR CHAVEZ BLVD	GUMBEL MATTHEW B
	24	751	S CESAR CHAVEZ BLVD	BENJAMIN JAMAAL LOUIS &
	25	765	S CESAR CHAVEZ BLVD	GALLEGOS LUIS A
	26	779	S CESAR CHAVEZ BLVD	BRIGHTWELL KELLY O & CRYSTAL L

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	793	S CESAR CHAVEZ BLVD	HYSONG MONICA M & ALVIN L
	28	2191	MARILLA ST	GROSHEIDER KIM TRAN & BRIAN LEE
	29	2185	MARILLA ST	SHAMBAUGH SCOTT D & LYNN M
	30	2179	MARILLA ST	WEHBE BERNARD FADEL
	31	2173	MARILLA ST	GREENSTREET TROY A
	32	2167	MARILLA ST	MITCHELL JAMES MICHAEL
	33	2161	MARILLA ST	OWENS ALVARENE N
	34	2155	MARILLA ST	HUMPHREYS RANDY G II & LEILA Y
	35	2141	MARILLA ST	RUTLEDGE PHILIP & JENNIFER
	36	2135	MARILLA ST	NICKELLS MARK A &
	37	2129	MARILLA ST	BURDETTE CHARLES MITCHEL
	38	2123	MARILLA ST	PLANEY WILLIAM FRANCIS &
	39	2117	MARILLA ST	LOOSE DAVID & KELLEY
	40	2111	MARILLA ST	ROBINSON GEORGE J & ELIZABETH P
	41	680	S PEARL EXPY	QUTUB WADEEA SADAKA
	42	670	S PEARL EXPY	TANG PATRICK &
	43	660	S PEARL EXPY	JONES RUSSELL & MEILING N CHONG
	44	650	S PEARL EXPY	MILLER KRISTINA &
	45	640	S PEARL EXPY	TATACHAR JAYANT KARTIK & AMULYA VANGURI
	46	630	S PEARL EXPY	RAGAN TANYA A
	47	2114	AYLESPORT DR	MYERS SCOTT A & THUY H NGO
	48	2126	AYLESPORT DR	HENRICHS ROBERT & ROSIO
	49	2138	AYLESPORT DR	BRINDISI CHRISTOPHER &
	50	2150	AYLESPORT DR	PEKOWSKI RANDALL J &
	51	2198	AYLESPORT DR	FARMERS MARKET SQUARE HOMEOWNERS
	52	2191	NORLOCK LN	CLANCY FAMILY TRUST
	53	2181	NORLOCK LN	ANTON ANDRE E & DESERIE A
	54	2171	NORLOCK LN	PIEINKOWSKI CHRISTIAN B &

01/17/2018

Reply	*Label #*	*Address*		*Owner*
	55	2161	NORLOCK LN	NELSON ROBERT
	56	2151	NORLOCK LN	HASKEL PETER B &
	57	2141	NORLOCK LN	MOTTERN BRIAN S & FRAN V
	58	2131	NORLOCK LN	KEELER ROBERT A & ELIZABETH A
	59	2121	NORLOCK LN	BENEKE VICTORIA
	60	2111	NORLOCK LN	RYAN ROBERT C & LAURA D
	61	2212	CITY MARKET LN	BLOOM KATHERINE M
	62	905	MARILLA CT	PARAISON PHAEDRA M &
	63	907	MARILLA CT	OKUNUBI FOLASADE
	64	909	MARILLA CT	WU PIN CHEN &
	65	912	S CESAR CHAVEZ BLVD	SNYDER WILLIAM H JR
	66	910	S CESAR CHAVEZ BLVD	AAMOLD CHRISTOPHER & AMY
	67	908	S CESAR CHAVEZ BLVD	BACHMANN RAYMOND J & APRIL L
	68	906	S CESAR CHAVEZ BLVD	CARTER JAMES A JR & LACY H
	69	904	S CESAR CHAVEZ BLVD	WOOD ELAINE F
X	70	2202	MARILLA ST	CHERRY WILLIAM G & FRANCES L
	71	2204	MARILLA ST	BOYER MACEE L
	72	2206	MARILLA ST	COLLOM CHAD
	73	2208	MARILLA ST	KENDREW ALEX
	74	2210	MARILLA ST	DOHM GLENDA
	75	2212	MARILLA ST	DENNY JAMES MATTHEW
	76	2210	CANTON ST	2009 CPT COMMUNITY OWNER LLC
	77	1110	S CESAR CHAVEZ BLVD	LINTON STORAGE LTD
	78	835	S GOOD LATIMER EXPY	BROADSTONE FARMERS MARKET

AGENDA ITEM # 78

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Department of Public Works Water Utilities Department
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	22G

SUBJECT

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Harcourt Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with RKM Utility Services, Inc. lowest responsible bidder of seven - Not to exceed $1,965,704 - Financing: 2006 Bond Funds ($1,441,649), Water Utilities Capital Construction Funds ($12,450), and Water Utilities Capital Improvement Funds ($511,605)

BACKGROUND

Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street was included in the 2006 Bond Program as a Thoroughfare Project. On December 9, 2009, City Council authorized a professional services contract with AECOM Technical Services, Inc. (formerly Earth Tech, Inc.) for the engineering design of thoroughfare improvements on Goodnight Lane from Royal Lane to north of Harcourt Street by Resolution No. 09-2967. This action will allow the public hearing to be held and will authorize the levying of assessments and contract for construction. The improvements will consist of a 44-foot wide concrete pavement with curbs, sidewalks, drive approaches, bike trail, drainage, and water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

This is the third and final step in the process.

BACKGROUND (continued)

The following chart illustrates RKM Utility Services, Inc. contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	0	1	0	1
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2009
Completed Design	May 2013
Begin Construction	May 2018
Complete Construction	May 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 9, 2009, City Council authorized a professional services contract with AECOM Technical Services, Inc. for the engineering design services of thoroughfare improvements on Goodnight Lane from Royal Lane to north of Harcourt Street by Resolution No. 09-2967.

On January 10, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Harcourt Street; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on February 28, 2018 by Resolution No. 18-0066.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

2006 Bond Funds - $1,441,649.00
Water Utilities Capital Construction Funds - $12,450.00
Water Utilities Capital Improvement Funds - $511,605.00

Design	$ 358,815.00
Construction (this action)	
Paving & Drainage - PBW	$1,441,649.00
Water & Wastewater - WTR	$ 524,055.00

FISCAL INFORMATION (continued)

Total Project Cost $2,324,519.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,965,704.00	Construction	25.00%	25.13%	$493,996.82

- This contract exceeds the M/WBE goal of 25.00%.

BID INFORMATION

The following seven bids with quotes were received and opened on December 4, 2017.

*Denotes successful bidder

Bidders	Bid Amount
* RKM Utility Services, Inc. 2105 Waterview Parkway Richardson, TX 75080	$1,965,704.00
Texas Standard Construction	$2,190,767.33
Tiseo Paving Co.	$2,231,282.00
Ragle Inc.	$2,344,624.35
MACVAL Associates LLC	$2,599,214.30
Camino Construction, LP	$2,799,919.00
HQS Construction, LLC	$2,872,438.75

Original estimate:	PBW	$2,889,330.00
	WTR	$ 324,999.00
Total Project		$3,214,329.00

OWNER

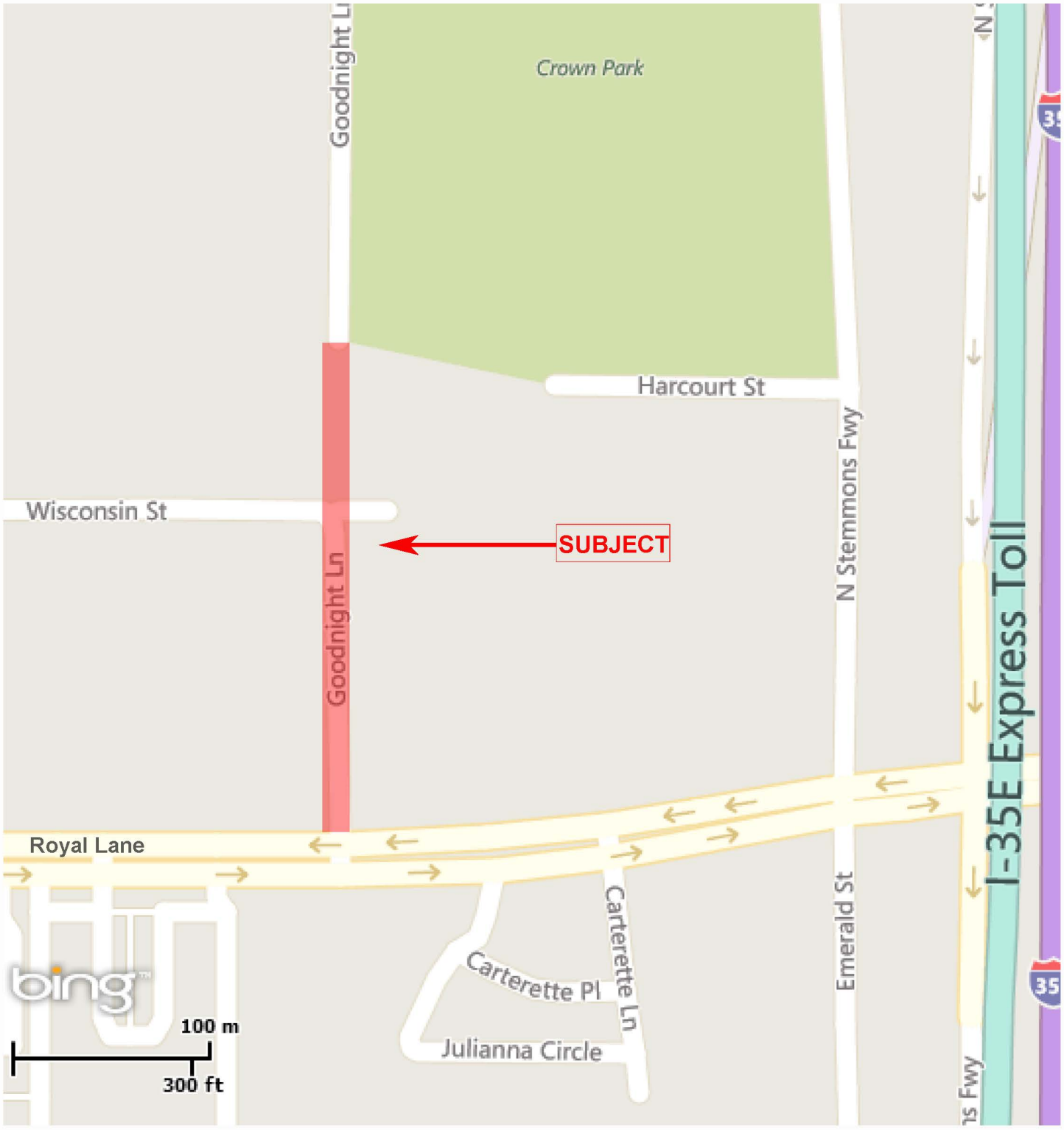
RKM Utility Services, Inc.

Bryan Piper, Vice-President

MAP

Attached

GOODNIGHT LANE FROM ROYAL LANE TO HARCOURT STREET



MAPSCO 22G

February 28, 2018

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following street between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street; and

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and

WHEREAS, the said hearing was duly held at said time and place; and

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

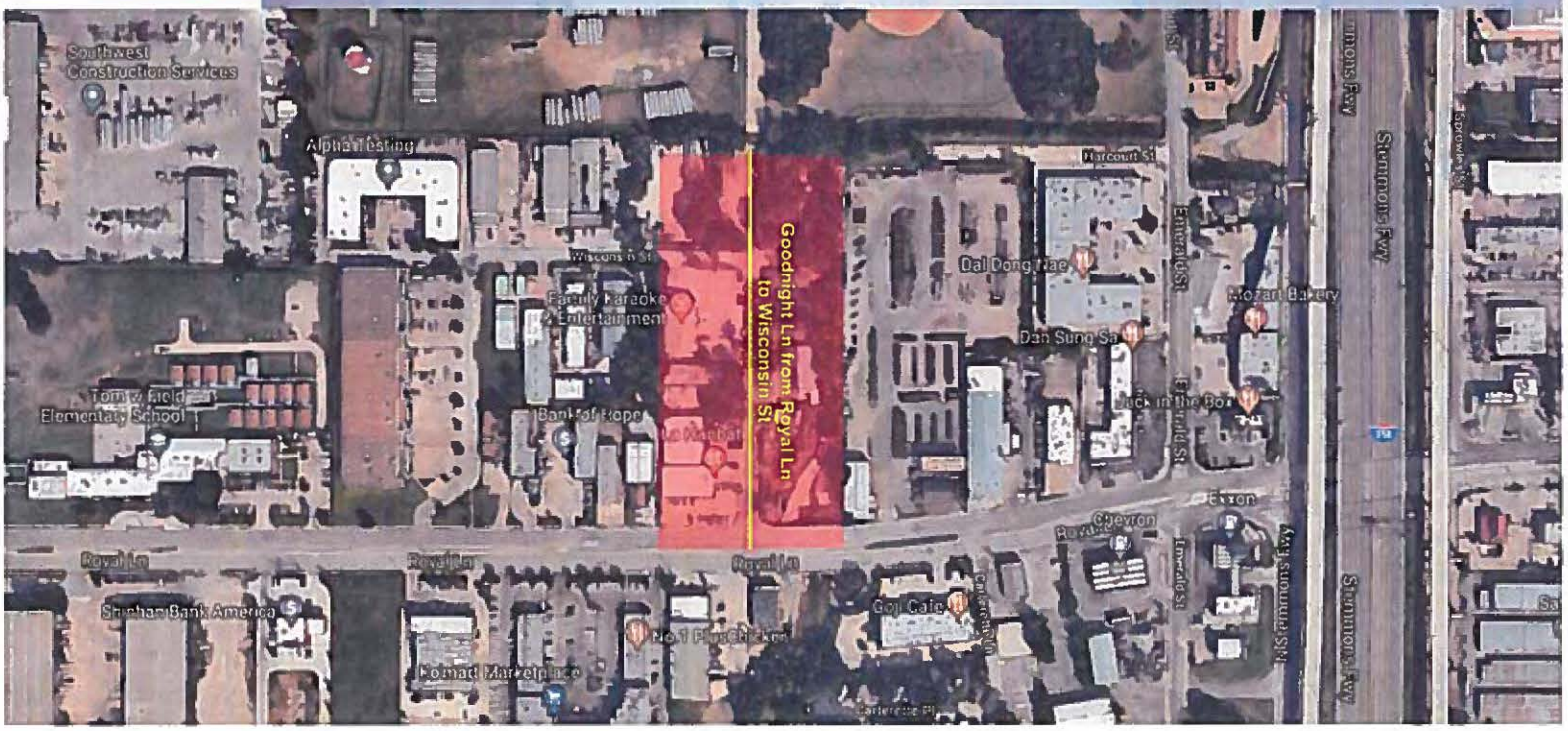
SECTION 1. That the said hearing held on the 28th day of February A.D. 2018 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the street hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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

Con-Real

VALUATION
AND
REAL ESTATE
ADVISORY SERVICES



enhancementstudy

17-21
Project
Goodnight Lane from
Royal Lane to Harcourt Street

PREPARED FOR

Efrain Trejo
Project Coordinator
City of Dallas
Public Works Department
Oak Cliff Municipal Center
320 E. Jefferson Blvd., Room 307
Dallas, Texas 75203

Troy C. Alley, Jr., Analyst
Kristen Alley, Analyst
Con-Real, LP
1900 Ballpark Way
Arlington, Texas 76006

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	November 1, 2017
Effective Date of Study:	December 1, 2017
Date of Transmittal:	December 1, 2017
Subject Property:	Industrial Parcels
Location:	**Street:** Goodnight Lane from Royal Lane to Harcourt Street
Zoning Classifications:	Industrial Industrial/Research District
Current Use:	Improved & Vacant Land
Highest & Best Use:	Industrial Use
Flood Zone:	Based only on a cursory inspection, the properties appear to **not** be in a flood plain.
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of December 1, 2017.
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.

PROPERTY ANALYSIS

The analysis includes Goodnight Lane from Royal Lane to Harcourt Street located in Dallas Texas and consists of 4 parcels. The properties located on Goodnight Lane are similar in sizes ranging from .317 acres to .526 acres they are both vacant and improved built between 1960s to 1980s. They are located along Goodnight Lane the unimproved roadway which consists of two lanes. The immediate area is a mix of industrial warehouses and small commercial development, including retail buildings on Royal Lane.

PROPERTY HIGHLIGHTS

Description for Goodnight Lane from Royal Lane to Harcourt Street Project:

Street: Goodnight Lane from Royal Lane to Harcourt Street, Dallas, Dallas County, Texas (Mapsco – **Dallas 22 G**).

Property Owners: Varied (see tables pages 26-29)

Street Group Including Streets: Goodnight Lane from Royal Lane to Harcourt Street

Area Description: The area of Dallas; a mix of industrial and small commercial developments; Royal Lane, Joe Field Road, Interstate 35E, and Interstate 635, are the major roadways

Area Boundaries: Interstate E 635 (North), Joe Field Road (South), Tantor Road (West), and Interstate 35E (East)

Neighborhood Description: The industrial and commercial neighborhood with industrial warehouse, retail and commercial businesses, and parks; level to rolling terrain

Property Values: $100,000 - $1,000,000 (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% industrial; 4% retail and commercial, 1% parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Industrial/Research District

Highest and Best Use: Industrial Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S1, S2, S3, S4

PROPERTY CHALLENGES & SOLUTIONS

*Street: Goodnight Lane - Goodnight Lane from Royal Lane to Harcourt Street, Dallas, Dallas County, Tex*as

(Street) Goodnight Lane- the street is currently unimproved which causes the property owners to be limited on their access to Royal Lane.

- The properties will be able to benefit from the improved curbs and gutters.

- The proposed improvements are expected to ease the amount of traffic flow in the area and limit the amount of wear or tear on the surrounding streets, including Emerald Street and Newkirk Street.

Driveways- the property owners are without paved driveways. This effects the accessibility of the property and overall neighborhood.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for pedestrians and possible bike riders within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians and bike riders. The sidewalks also increase the neighborhood's overall attractiveness.

Curbs/Gutters- Goodnight Lane will need curbs/gutters once the street is improved from Royal Lane to Harcourt Street. The lack of gutters effects the water flow throughout the neighborhood and can become a hazard.

- The projected improved gutters will alleviate water buildup on the street allowing pedestrians to pass without walking through puddles and reducing the risk of hydroplaning by road vehicles.

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the subject properties and the surrounding areas in order to determine the impact the improved driveways, curbs and gutters, and sidewalks will have on the neighborhood

- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties

- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements

- Interviewed reputable sources to receive opinions on the benefits of the improvements of roadways

- Provided a recommendation for the proposed improvements

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by $149.04 per lineal foot for the concrete paving, $11.10 per lineal foot for the concrete sidewalks and $61.67 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value of the sidewalk improvements to the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between unimproved vs improved properties for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, sidewalks, and driveways.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing curb/gutter/driveways/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/driveways/sidewalks improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant industrial tracts that were similar in size and location to the subject properties so that a comparative analysis could be performed. This search provided very few sales of properties that did not have curbs/gutters/driveways/sidewalks due to the fact that most of the streets in the area have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of vacant tracts with and without curbs/gutters/driveways/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/driveways/sidewalks and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

1) **Industrial Sales – Unimproved Street vs. Improved Streets**

   Representing the Street: Goodnight Lane from Royal Lane to Harcourt Street (4 parcels)

   The analysts have generated an sales comparasion approach utilizing vacant land tracts only. In our analysis, we haven't noticed a difference in comparison between performing an approach using improved properties versus unimproved properties. In addition, there isn't enough relevant data to support an improved comparison analysis.

INDUSTRIAL PROPERTY "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	22-H Dallas
Location:	11410 Sprowles Street, Dallas, Texas
Grantor:	Hamid Reza Dhghani
Grantee:	NA
Date of Sale:	October 30, 2017
Recording Data:	NA
County:	Dallas
Size:	10,816 SF
Shape:	Square
Zoning:	Industrial/Research District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$99,000
Per SF:	$9.15
Terms:	Cash to Seller
Cash Equivalent Consideration:	$99,000
Per SF:	$9.15
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane street **without** improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

INDUSTRIAL SALE NO. 1



Mapsco:	33-N Dallas
Location:	1123 Round Table Drive, Dallas, Texas
Grantor:	Cullum 931 LTD
Grantee:	1539 Round Table Associates LLC
Date of Sale:	May 4, 2016
Recording Data:	201600119760
County:	Dallas
Size:	30,274 SF
Shape:	Irregular
Zoning:	Industrial/Research District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$205,000
Per SF:	$6.77
Terms:	Cash to Seller
Cash Equivalent Consideration:	$205,000
Per SF:	$6.77
Source:	CoStar/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available

INDUSTRIAL SALE NO. 2



Mapsco:	23-W Dallas
Location:	10511 Olympic Drive, Dallas, Texas
Grantor:	10511 Olympic Drive Icon
Grantee:	Drive Line Motors Inc
Date of Sale:	June 14, 2017
Recording Data:	201700167781
County:	Dallas
Size:	33,611 SF
Shape:	Irregular
Zoning:	Industrial/Research District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$139,000
Per SF:	$4.14
Terms:	Cash to Seller
Cash Equivalent Consideration:	$139,000
Per SF:	$4.14
Source:	CoStar/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

Industrial Tract Sales
Unimproved Streets vs. Improved Streets

			
Location	**Representation of Subject Property** 11410 Sprowles Street, Dallas, Texas	**Sale 1** 1123 Round Table Drive Dallas, Texas	**Sale 2** 10511 Olympic Drive Dallas, Texas
Sales Price/ Per Square Foot	**$9.15**	**$6.77**	**$4.14**
Eff. Sale Price	**$9.15**	**$6.77**	**$4.14**
Size/SF	**10,816**	**30,274** +20%	**33,611** +20%
Driveways	**No**	**Yes**	**Yes**
Sidewalks	**No**	**Yes**	**Yes**
Curbs/Gutters	**No**	**Yes**	**Yes**
Shape	**Square**	**Inferior** +5%	**Inferior** +5%
Location	**Average**	**Inferior** +5%	**Inferior** +10%
Accesibility	**Average**	**Inferior** +5%	**Inferior** +10%
Percentage Adjustment		(+35%)	(+45%)
Net Adjustment		$2.37	$1.86
Adjusted Sale Price	**$9.15**	**$9.14**	**$6.00**

The Representation of the (Subject's Property) is a selected property similar to the subject properties in order to be used in this analysis. The Representation of the Subject Property is located at 11410 Sprowles Street which is a 10,816 square foot tract that **does not** have curbs/gutters, driveway, or sidewalks and sold for $9.15 per square foot. The two other sales **do** have curbs/gutters, driveway, or sidewalks on their sites and sold at prices ranging from $4.14 to $6.77 per square foot. All of the sales are located within Dallas County and each have locational characteristics in regards to surrounding developments and industrial facilities that will be examined. The size of the Representation of the Subject Property is significantly smaller than the comparables and an upward adjustment was made to Sale 1 and Sale 2. In addition, Sale 1 and 2 experienced an upward adjustment compared to the Representation of the Subject Property in regards to the characteristic of location and accessibility. Both properties are located not fronting

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the sidewalks and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGHT INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FEET WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
HAE SUK HARDY 7416 SUMMITVIEW DR IRVING, TEXAS 75063	TR 16 Acs 0.4021 2257 Royal Ln	6551	**NO ASSESSMENT DAMAGES PAID**					
11407 GOODNIGHT LANE DALLAS, TEXAS 75229	TR 15	6551	**NO ASSESSMENT DAMAGES PAID**					
EUI SUN CORPORATION 11425 GOODNIGHT LN DALLAS, TEXAS 75229	TR 14 Acs 0.3277	6551	100 FT PVMT 48 FT WALK 25 FT DRIVE	$149.04 $11.10 No Cost	$14,904.00 $532.80 $0.00	**$15,436.80**	$4,283 (10% of lot value $42,830) $266.40 rounded (50% of Sidewalk $532.80)	**$4,283.00** **$266.40** **$0.00** **$4,549.40**

ASSESSMENT VALUATION PROCESS (TABLES)

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGHT INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FEET WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
KORTEXAN LLC 1404 CANEEL CT IRVING, TEXAS 75060	13 Less Row Acs 0.6392 **11433** **Goodnight Ln**	6551	**NO ASSESSMENT** **DAMAGES PAID**					
WISCONSIN STREET INTERSECTS								
CITY OF DALLAS PPTY MGMT #203 320 E JEFFERSON BLVD DALLAS, TEXAS 75203	7 97X225 **2265** **Wisconsin St**	6552	**NO ASSESSMENT** **CITY OF DALLAS**					
EAST SIDE OF STREET								
HALE LIVING TRUST 9511 MOSS FARM LN DALLAS, TEXAS 75243	TR 8 Acs 0.3393 **11454** **Goodnight Ln**	6552	155 FT PVMT 125 FT WALK 19.4 SY DR(20'Wide)	$149.04 $11.10 $61.67	$23,101.20 $1,387.50 $1,196.40	**$25,685.10**	$4,434 (10% of lot value $44,340) $693.75 rounded (50% of Sidewalk $1,387.50) $598. 20rounded (50% of Driveway $1,196.40)	**$4,434.00** **$693.75** **$598.20** **$5,725.95**

ASSESSMENT VALUATION PROCESS (TABLES)

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGHT INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FEET WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
WISCONSIN STREET INTERSECTS		**GOODNIGHT**						
AMERICAN PROPERTY ACQUISITION LLC 5319 LYONCREST CT DALLAS, TEXAS 75287	1 Acs 0.1862 **11438** **Goodnight Ln**	6550	**NO ASSESSMENT EASEMENT INTERVENING**					
AMERICAN PROPERTY ACQUISITION LLC 5319 LYONCREST CT DALLAS, TEXAS 75287	2 Acs 0.2034 75' FR Private Rd **11432** **Goodnight Ln**	6550	**NO ASSESSMENT EASEMENT INTERVENING**					
ALI BIJANNIA 11426 GOODNIGHT LN DALLAS, TEXAS 75229	3 & 4 Less Row Acs 0.3173	6550	125 FT PVMT 70 FT WALK 20 FT DRIVE 23.3 SY DR (25'Wide)	$149.04 $11.10 No Cost $61.67	$18,630.00 $777.00 $0.00 $1,436.91	**$20,843.91**	$4,147 (10% of lot value $41,470) $388.50 rounded (50% of Sidewalk $777.00) $718.45 rounded (50% of SY Driveway $1,436.91)	**$4,147.00** **$388.50** **$718.45** **$5,253.95**

ASSESSMENT VALUATION PROCESS (TABLES)

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGHT INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FEET WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
			METROCEL/GOODNIGHT					
JAMES E GRAYSON 6115 ANNAPOLIS LN DALLAS, TEXAS 75214	5 Acs 0.0551 **11424** **Goodnight Ln**	6550	**NO ASSESSMENT** **EASEMENT INTERVENING**					
TODD BROWN 820 S MACARTHUR BLVD STE 105 #221 COPPELL, TEXAS 75019	TR 5 Acs 0.5266 **2303** **Royal Ln**	6550	181 FT PVMT 135 FT WALK 28.7 SY DR (32'Wide)	$149.04 $11.10 $61.67	$26,976.24 $1,498.50 $1,769.93	**$30,244.67**	$7,491 (10% of lot value $74,910) $749.25 rounded (50% of Sidewalk $1,498.50) $884.96 rounded (50% of Driveway $1,769.93)	**$7,491.00** **$749.25** **$884.96** **$9,125.21**

RECOMMENDATION:

The Sales Comparison Method was conducted for properties along Goodnight Lane from Royal Lane to Harcourt Street. The method showed a comparison between vacant land properties with and without curbs and gutters, driveways, and sidewalks.

Goodnight Lane from Royal Lane to Harcourt Street which encumbers four parcels, were represented within the Sales Comparison Method by a similar land property "11410 Sprowles Street, Dallas, Texas" which shared similar features as the four parcels. Recent land properties with improved curbs/gutters, driveways, and sidewalks were able to be obtain within the Dallas County to be compared to the represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for the subject properties. The comparison method concluded that there isn't an increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Based on our market analysis in which information from various sources were obtained, we can conclude that a curbs/gutters, driveways, and sidewalks may be an attractive feature for a property based on the purchaser's preferences. However, the lack of these improvements may not affect the desirability of the property within the real estate market.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, curbs/gutters, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the tract; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

7. Kristen Alley provided significant professional assistance to the person signing this report.

8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have <u>NOT</u> followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Troy C. Alley, Jr.
Sr. Analyst

Kristen Alley
Analyst

ORDINANCE NO._____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREET IN THE CITY OF DALLAS, TEXAS, TO WIT:

Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREET, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street

by filling, raising, grading, and paving same; and

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said street the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvement of said street was duly adopted in compliance with the law on the 10th day of January, 2018; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said street of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 28th day of February, 2018; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 28th day of February, 2018 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 28th day of February, 2018, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the street herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FOOT WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET							
HAE SUK HARDY 7416 SUMMITVIEW DR IRVING, TEXAS 75063	TR 16 Acs 0.4021 **2257 Royal Ln**	6551			**NO ASSESSMENT** **DAMAGES PAID**		
11407 GOODNIGHT LANE 11407 GOODNIGHT LANE DALLAS, TEXAS 75229	TR 15	6551			**NO ASSESSMENT** **DAMAGES PAID**		
EUI SUN CORPORATION 11425 GOODNIGHT LN DALLAS, TEXAS 75229	TR 14 Acs 0.3277	6551	100 FT 48 FT 25 FT	PVMT WALK DRIVE	$149.04 $11.10 No Cost	$14,904.00 $532.80 $0.00	
			TOTAL			$15,436.80	
			ADJ PER ENHANCEMENT EVAL.			$10,887.40	
			NET DUE BY OWNER				**$4,549.40**
KORTEXAN LLC 1404 CANEEL CT IRVING, TEXAS 75060	13 Less Row Acs 0.6392 **11433 Goodnight Ln**	6551			**NO ASSESSMENT** **DAMAGES PAID**		
WISCONSIN STREET INTERSECTS							
CITY OF DALLAS PPTY MGMT #203 320 E JEFFERSON BLVD DALLAS, TEXAS 75203	7 97X225 **2265 Wisconsin St**	6552			**NO ASSESSMENT** **CITY OF DALLAS**		

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FOOT WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAST SIDE OF STREET						
HALE LIVING TRUST	TR 8	6552	155 FT PVMT	$149.04	$23,101.20	
9511 MOSS FARM LN	Acs 0.3393		125 FT WALK	$11.10	$1,387.50	
DALLAS, TEXAS 75243	**11454**		19.4 SY DR (20'Wide)	$61.67	$1,196.40	
	Goodnight Ln		**TOTAL**		$25,685.10	
			ADJ PER ENHANCEMENT EVAL.		$19,959.15	
			NET DUE BY OWNER			**$5,725.95**
WISCONSIN STREET INTERSECTS						
		GOODNIGHT				
AMERICAN PROPERTY ACQUISITION LLC 5319 LYONCREST CT DALLAS, TEXAS 75287	1 Acs 0.1862 **11438** **Goodnight Ln**	6550			**NO ASSESSMENT** **EASEMENT INTERVENING**	
AMERICAN PROPERTY ACQUISITION LLC 5319 LYONCREST CT DALLAS, TEXAS 75287	2 Acs 0.2034 75' FR Private Rd **11432** **Goodnight Ln**	6550			**NO ASSESSMENT** **EASEMENT INTERVENING**	
ALI BIJANNIA	3 & 4	6550	125 FT PVMT	$149.04	$18,630.00	
11426 GOODNIGHT LN	Less Row		70 FT WALK	$11.10	$777.00	
DALLAS, TEXAS 75229	Acs 0.3173		20 FT DRIVE	No Cost	$0.00	
			23.3 SY DR (25'Wide)	$61.67	$1,436.91	
			TOTAL		$20,843.91	
			ADJ PER ENHANCEMENT EVAL.		$15,589.96	
			NET DUE BY OWNER			**$5,253.95**

GOODNIGHT LANE FROM ROYAL LANE TO WISCONSIN STREET TO HARCOURT STREET SHALL BE PAVED FROM CURB TO CURB WITH 11-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 8-INCH LIME TREATED SUBGRADE STABILIZATION; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 8-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 AND 6-FEET WIDE WHERE SPECIFIED; WITH A 10-FOOT WIDE BIKE TRAIL ON THE EAST SIDE ONLY, SO THAT THE ROADWAY SHALL BE 44-FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			METROCEL/GOODNIGHT				
JAMES E GRAYSON 6115 ANNAPOLIS LN DALLAS, TEXAS 75214	5 Acs 0.0551 **11424** **Goodnight Ln**	6550	**NO ASSESSMENT** **EASEMENT INTERVENING**				
TODD BROWN 820 S MACARTHUR BLVD STE 105 #221 COPPELL, TEXAS 75019	TR 5 Acs 0.5266 **2303** **Royal Ln**	6550	181 135 28.7 **TOTAL** **ADJ PER ENHANCEMENT EVAL.**	FT PVMT FT WALK SY DR (32'Wide)	$149.04 $11.10 $61.67	$26,976.24 $1,498.50 $1,769.93 $30,244.67 $21,119.46	
			NET DUE BY OWNER				**$9,125.21**

Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street

Total Property Owners' Cost - Assessments	$92,210.48	
Adjustments Per Enhancement Evaluation	$67,555.97	
Net Due by Owners		$24,654.51
Total City of Dallas' Cost - Paving	$1,259,471.49	
Total City of Dallas' Cost - Drainage	$157,523.00	
Total Water Utilities Department Cost Water and Wastewater Main Improvements	$524,055.00	
Total City of Dallas' Cost		$1,941,049.49
Total Cost of Improvements		$1,965,704.00

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Department of Public Works

February 28, 2018

WHEREAS, on January 10, 2018, City Council authorized street paving, drainage, water and wastewater main improvements and the public hearing by Resolution No. 18-0066; and

WHEREAS, on December 4, 2017 seven bids were received for street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street:

Bidders	**Bid Amount**
RKM Utility Services, Inc.	$1,965,704.00
Texas Standard Construction	$2,190,767.33
Tiseo Paving Co.	$2,231,282.00
Ragle Inc.	$2,344,624.35
MACVAL Associates LLC	$2,599,214.30
Camino Construction, LP	$2,799,919.00
HQS Construction, LLC	$2,872,438.75

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with RKM Utility Services, Inc., approved as to form by the City Attorney, for the construction of street paving, drainage, water and wastewater main improvements for Goodnight Lane from Royal Lane to Wisconsin Street to Harcourt Street, in an amount not to exceed $1,965,704.00, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,965,704.00 to RKM Utility Services, Inc. in accordance with the terms and conditions of the contract, as follows:

Street and Transportation Improvements Fund	
Fund 4T22, Department PBW, Unit U787, Activity THRF	
Object 4510, Program PB06U787	
Encumbrance/Contract No. CX PBW-2018-00004890	
Vendor VS0000026242	$1,441,649.00

SECTION 2. (continued)

Water Construction Fund Fund 0102, Department DWU, Unit CW42, Object 3221, Program 718025X Encumbrance/Contract No. CX PBW-2018-00004890 Vendor VS0000026242	$ 8,900.00
Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Object 4550, Program 718025 Encumbrance/Contract No. CX PBW-2018-00004890 Vendor VS0000026242	$ 139,525.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42, Object 3222, Program 718026X Encumbrance/Contract No. CX PBW-2018-00004890 Vendor VS0000026242	$ 3,550.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Object 4560, Program 718026 Encumbrance/Contract No. CX PBW-2018-00004890 Vendor VS0000026242	$ 372,080.00
Total amount not to exceed	$1,965,704.00

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

AGENDA ITEM # 79

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	11
DEPARTMENT:	Department of Transportation
CMO:	Majed Al-Ghafry, 670-3302
MAPSCO:	15N

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

The Department of Transportation is requesting a Thoroughfare Plan Amendment to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 to create a multimodal roadway that facilitates traffic calming through the Dallas Midtown Park and supports the Midtown development.

Currently, this segment of Montfort Drive operates as follows: (1) Montfort Drive between Alpha Road and Peterson Lane operates as a five-lane divided roadway, three-lanes southbound and two-lanes northbound, within 80 feet of right-of-way; and (2) Montfort Drive between Peterson Lane and IH-635 operates as a six-lane divided roadway, three-lanes southbound and three-lanes northbound, within 80 feet of right-of-way.

The proposed roadway design aligns with the amended 'Valley View - Galleria Area Plan', adopted by Council on May 22, 2013 by Resolution No. 13-0892. Partial funding for the Dallas Midtown Park was recently approved in the 2017 Bond. The Midtown Area Plan and the 'Dallas Midtown Park Vision' document envision the area as a pedestrian friendly neighborhood with a network of streets that support higher density and safe pedestrian and bicycle connectivity to the Dallas Midtown Park. The proposed project design includes bicycle facilities and enhanced sidewalks that align with the Dallas Complete Streets Manual recommendations.

BACKGROUND (continued)

The initial transportation analysis recommended maintaining Montfort Drive as a six-lane divided (SPCL 6D) roadway to accommodate the highest possible density at full buildout. In a series of meetings with stakeholders, developers and City staff from various departments, Department of Transportation staff have been made aware of several concerns related to the current designation of Montfort Drive, including: (1) setback requirements; (2) the impact of building a high-speed arterial that bisects the Dallas Midtown Park; and (3) the hardship of obtaining additional right-of-way. Staff supports a reduction in the designation to build a multi-modal roadway within the existing right-of-way. In addition, staff is currently exploring alternative mobility options including a People Mover System and autonomous vehicles. A People Mover Study has been initiated to explore the potential for serving internal circulation in the 'Valley View - Galleria Area Plan' geography, and connections to the planned Cotton Belt Corridor and existing DART light rail lines will be explored.

Staff recommends approval of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 16, 2017, the City Plan Commission Thoroughfare Committee acted on this item and motioned to deny staff recommendation, based on the need for a more comprehensive evaluation of Montfort Drive and the Midtown Park.

On December 14, 2017, the City Plan Commission acted on this item and held this item until January 18, 2018.

On January 18, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on February 26, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Montfort Drive

IH-635 to Alpha Road

Council District: 11
MAPSCO: 15N



Thoroughfare Plan Amendment Map



FEBRUARY 28, 2018 CITY COUNCIL ADDENDUM
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated February 28, 2018. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

2/23/2018
Date

M. Elizabeth Reich
Elizabeth Reich
Chief Financial Officer

2-23-2018
Date

RECEIVED
2018 FEB 23 PM 3:39
CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 28, 2018
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

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

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES Item 1

CONSENT AGENDA Items 2 - 58

CONSENT ADDENDUM Item 1

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier than 9:15 a.m. Items 59 - 66
Addendum Item 2

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m. Items 67 - 79

Handgun Prohibition Notice for Meetings 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 pistol 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."

ADDENDUM
CITY COUNCIL MEETING
FEBRUARY 28, 2018
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A.M.

ADDITIONS:

CONSENT ADDENDUM

Office of Procurement Services

1. Authorize **(1)** the rejection of the proposals received for passenger ground transportation management services at Love Field; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

Office of Economic Development

2. Authorize a second amendment to the development agreement with Commerce Statler Development, LLC and Centurion Acquisition, LP (collectively, the "Developer") for the Statler/Library/Jackson Street Redevelopment project, previously authorized on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685, to **(1)** replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and that upon completion of the below-ground parking garage space and all other project requirements, the Developer will be eligible for the previously approved TIF award of $46,500,000; and **(2)** require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019 - Financing: No cost consideration to the City

ADDENDUM DATE February 28, 2018

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	DESCRIPTION
1			2	C	PBD, AVI	NC	Authorize (1) the rejection of the proposals received for passenger ground transportation management services at Love Field; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City
2			2, 14	I	ECO	NC	Authorize a second amendment to the development agreement with Commerce Statler Development, LLC and Centurion Acquisition, LP (collectively, the "Developer") for the Statler/Library/Jackson Street Redevelopment project, previously authorized on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685, to (1) replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and that upon completion of the below-ground parking garage space and all other project requirements, the Developer will be eligible for the previously approved TIF award of $46,500,000; and (2) require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019 - Financing: No cost consideration to the City

TOTAL $0.00

ADDENDUM ITEM # 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Procurement Services
Department of Aviation

CMO: Elizabeth Reich, 670-7804
Jody Puckett, 670-3390

MAPSCO: 34 E

SUBJECT

Authorize **(1)** the rejection of the proposals received for passenger ground transportation management services at Love Field; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum in order to allow for an expeditious rebidding process.

This action will authorize the rejection of the proposals received for solicitation BRZ1701 for a five-year service contract, with three two-year renewal options, for passenger ground transportation management services at Love Field. The Department of Aviation will review and modify the specifications before re-advertisement. The Office of Procurement Services further determined it would be more advantageous to the City to reject the proposals and re-advertise for a new solicitation.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on February 23, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject the proposals that were received for passenger ground transportation management services at Love Field.

Now, Therefore,

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

SECTION 1. That the proposals received for passenger ground transportation management services at Love Field are hereby rejected and authorization to advertise a solicitation is granted.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 2

STRATEGIC PRIORITY:	Economic and Neighborhood Vitality
AGENDA DATE:	February 28, 2018
COUNCIL DISTRICT(S):	2, 14
DEPARTMENT:	Office of Economic Development
CMO:	Raquel Favela, 670-3309
MAPSCO:	45 L Q

SUBJECT

Authorize a second amendment to the development agreement with Commerce Statler Development, LLC and Centurion Acquisition, LP (collectively, the "Developer") for the Statler/Library/Jackson Street Redevelopment project, previously authorized on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685, to **(1)** replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and that upon completion of the below-ground parking garage space and all other project requirements, the Developer will be eligible for the previously approved TIF award of $46,500,000; and **(2)** require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum at the request of the City Manager.

On April 23, 2014, City Council authorized a development agreement, between the City and Developer and committed a TIF subsidy in the amount of $46,500,000 for the redevelopment of the Statler building located at 1914 Commerce Street, Dallas, Texas, the Old Dallas Central Library building, located at 1954 Commerce Street, Dallas, Texas, and construction of a new parking garage on Jackson Street adjacent to the Old Library building.

BACKGROUND (continued)

The developer has requested and the TIF Board has recommended the following modifications to the project's requirements:

1. Replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and that upon completion of the below-ground parking garage space and all other project requirements, the Developer will be eligible for the previously approved TIF award of $46,500,000; and

2. Require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019.

Throughout the development and leasing process a few components of the project changed. The original project plan included the construction of an above ground parking garage on Jackson Street, adjacent to the Old Library building. The garage, as originally contemplated, encountered significant obstacles and delays related to the design of the 7-level, 785 space above ground parking garage. A third of the garage's property is in the Harwood Historic District. Historic Landmark Review and the Urban Design Peer Review Panel were not supportive of the scale and façade treatment of the garage given its location in the historic district and adjacency to the proposed Harwood Park. Given the challenges to obtaining approval of the above ground structure, the developer chose to redesign the garage to be underground. Other construction delays included completion of a land swap with the City to complete land assemblage for the garage and a thoroughfare plan amendment for Harwood Street to eliminate encroachment of the garage property into the City's right of way and increase the sidewalk on Harwood Street from 5.5 feet to 10 feet. The construction budget for the garage increased from $8.5M to $17M and commencement of construction was delayed from January 2017 to October 2017. For these reasons, the Developer has requested the requirement to complete an above ground Jackson Street Garage be removed as a requirement for vesting the project, and replaced by a larger underground parking facility constructed by Developer under the Statler building.

Although the proposed amendment replaces the requirement to construct the above ground Jackson Street Garage with the underground Statler garage, staff, as well as the developer, believes the underground Jackson Street Garage's construction is vital to the success of the area and Mehrdad Moayedi has agreed to provide a $5M personal guarantee to demonstrate the developer's commitment to the completion of the garage.

BACKGROUND (continued)

The guarantee will be released upon completion of construction and issuance of a Certificate of Occupancy for the structure by December 31, 2019.

On October 17, 2017, The Statler Hotel opened and the Statler Residences opened on May 1, 2017. Approximately 106 units are leased to date with 22 of those leases in compliance with the Mixed Income Housing requirement for the project. Overeasy (diner fronting Commerce Street), Bourbon and Banter (speakeasy in basement), the hotel catering kitchen and the Grand Ballroom all opened concurrently with the Statler Hotel. Scout (social/entertainment space), Fine China (Asian fusion restaurant) and Waterproof (rooftop bar and hotel pool, currently partially open) along with the remaining retail venues (approximately 10,000 square feet) are currently under construction with completion slated for the second quarter of 2018.

The Developer anticipates final completion of The Statler Hotel & Residences by the second quarter of 2018. The Old Dallas Library, new home of the Dallas Morning News, was completed and occupied in December 2017. The Developer's total investment is in excess of $250M, surpassing the required minimum investment of $120M. Staff is supportive of the proposed amendments.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for eligible project costs, street and utility improvements in an amount not to exceed $3,000,000 plus an Economic Development TIF Grant in an amount not to exceed $43,500,000 for a total not to exceed $46,500,000 for redevelopment of the buildings addressed as 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and properties addressed as 2002 Commerce Street, 210, 300 and 308 South Harwood Street and 2003 Jackson Street from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven by Resolution No. 14-0684.

On April 23, 2014, City Council authorized a resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Eleven (Downtown Connection TIF District) to reimburse Centurion Acquisitions, LP for project costs pursuant to the development agreement with Centurion Acquisitions, LP by Resolution No. 14-0685.

On August 10, 2016, City Council authorized out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law by Resolution No. 16-1174.

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

On December 14, 2016, City Council authorized an ordinance to (1) amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; (2) approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and (3) make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act by Ordinance No. 30274.

On March 22, 2017, City Council authorized the conveyance of approximately 5,500 square feet of City-owned land to CADG Property Holdings I, LLC located near the intersection of Harwood and Jackson Streets in exchange for approximately 162,610 square feet of land owned by CADG Property Holdings I, LLC located near the intersection of Camp Wisdom and Lancaster Roads by Resolution No. 17-0538.

On June 27, 2017, the Downtown Connection TIF District Board of Directors reviewed and recommended approval to the Office of Economic Development Director the following adjustments for the Statler/Library Redevelopment project previously authorized by City Council on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685 to (1) a twelve-month extension of the project's deadline to: (a) complete construction; (b) receive a Certificate of Occupancy; (c) receive acceptance of public infrastructure improvements; and (d) execute an Operation and Maintenance Agreement from October 1, 2017 to October 1, 2018, as permitted by and in accordance with the project' s development agreement; and (2) adjustment of square footage for the following project improvements to (a) reallocate the minimum 10,000 square feet for theater space to hotel amenity space, increasing the minimum square feet of hotel space (including hotel amenity space) from 110,000 to 120,000 square feet; (b) reallocate the minimum 9,000 square feet of new retail construction associated with the Jackson Street Garage to the project's minimum retail space, increasing the minimum square feet of retail/restaurant space from 40,000 to 49,000 square feet, as permitted by and in accordance with the project's development agreement.

On January 11, 2018, the Downtown Connection TIF District Board of Directors reviewed and recommended approval of the following amendments to the development agreement for the Statler/Library Redevelopment project previously authorized by City Council on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685 to:

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

1. Replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and upon completion of the below-ground parking garage space and all other project requirements, the Developer will be eligible for the previously approved TIF award of $46,500,000; and

2. Require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019, as permitted by and in accordance with the project's development agreement.

Information about this item was provided to the Economic Development and Housing Committee on February 5, 2018.

FISCAL INFORMATION

No cost consideration to the City.

PROJECT COUNCIL DISTRICT

14

OWNER/DEVELOPER

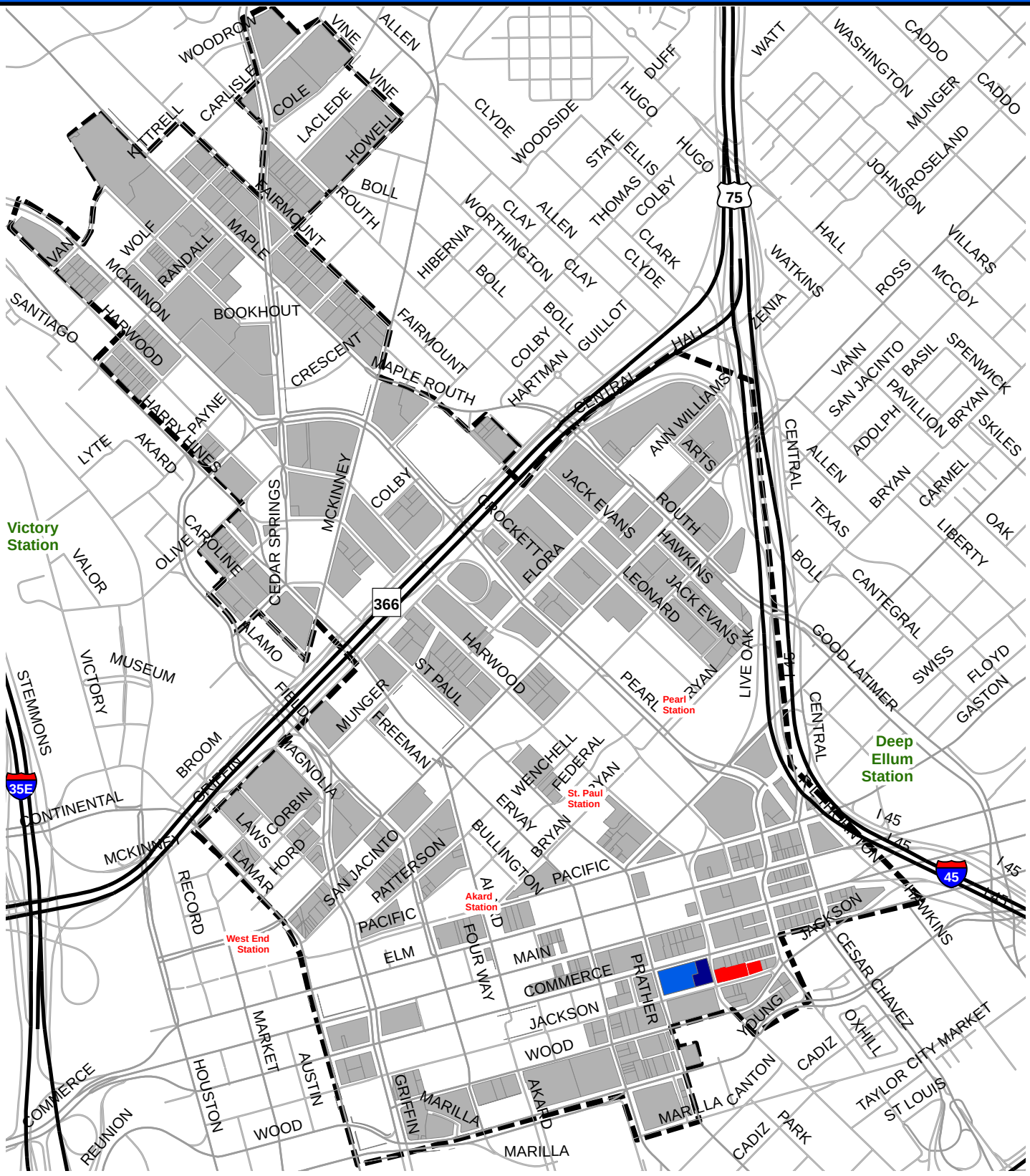
Centurion Acquisitions, LP

Mehrdad Moayedi, President and Chief Executive Officer

MAP

Attached

Statler/Library TIF Project



City of Dallas
Office of Economic Development

City of Dallas

Area Redevelopment Division
http://www.Dallas-EcoDev.org

Created 2/2013

Legend

- Statler Hotel & Residences
- Old Public Library Building
- Downtown Connection TIF Boundary
- Downtown Connection TIF Parcels
- Properties Outside of TIF
- Jackson Street Garage Location

N
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WHEREAS, the City recognizes the importance of its continued role in local economic development; and

WHEREAS, on June 8, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Eleven, (the "Downtown Connection TIF District") in accordance with the Tax Increment Financing Act, as amended, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act") to promote development and redevelopment in the Uptown and Downtown areas through the use of tax increment financing by Ordinance No. 26020; and

WHEREAS, on August 29, 2005, City Council authorized the adoption of the Downtown Connection Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan (the "Project and Financing Plan") by Ordinance No. 26096; and

WHEREAS, on April 23, 2014, City Council authorized a development agreement with Centurion Acquisitions, LP for eligible project costs, street and utility improvements in an amount not to exceed $3,000,000 plus an Economic Development TIF Grant in an amount not to exceed $43,500,000 for a total not to exceed $46,500,000 for redevelopment of the buildings addressed as 1914 Commerce Street (Statler building) and 1954 Commerce Street (Old Dallas Central Library building) and properties addressed as 2002 Commerce Street, 210, 300 and 308 South Harwood Street and 2003 Jackson Street from revenues accruing to Tax Increment Financing Reinvestment Zone Eleven by Resolution Nos. 14-0684 and 14-0685, as amended; and

WHEREAS, in furtherance of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Downtown Connection TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City approved economic incentives to Developer, for the Project in the Downtown Connection TIF District; and

WHEREAS, the expenditure of TIF funds supporting this Project is consistent with promoting development and redevelopment of the Downtown Connection TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Downtown Connection TIF District; and

February 28, 2018

WHEREAS, on August 10, 2016, City Council authorized out of state financing for the Statler/Library redevelopment project to allow a Public Finance Authority to issue bonds pursuant to Wisconsin law by Resolution No. 16-1174; and

WHEREAS, on December 14, 2016, City Council authorized an ordinance to (1) amend Tax Increment Financing Reinvestment Zone Number Eleven's (Downtown Connection TIF District) Project and Reinvestment Zone Financing Plans to add the Statler/Library redevelopment project to the District's Project Plan; (2) approve the directed sale, for fair market value consideration and yet to be negotiated sale terms subject to City Council approval of a 0.129 acre (5,600 square feet) City owned tract of land addressed as 210 South Harwood Street, located in the Downtown Connection TIF District to Centurion Acquisitions, LP to complete the Statler/Library redevelopment project in accordance with the District's Project Plan; and (3) make corresponding modifications to the Downtown Connection TIF District's Project and Reinvestment Zone Financing Plans, consistent with the requirements and limitations of the Act by Ordinance No. 30274; and

WHEREAS, on March 22, 2017, City Council authorized the conveyance of approximately 5,500 square feet of City-owned land to CADG Property Holdings I, LLC located near the intersection of Harwood and Jackson Streets in exchange for approximately 162,610 square feet of land owned by CADG Property Holdings I, LLC located near the intersection of Camp Wisdom and Lancaster Roads by Resolution No. 17-0538; and

WHEREAS, on February 5, 2018, the Economic Development and Housing Committee was provided information on the proposed development agreement amendment; and

WHEREAS, the expenditure of TIF funds supporting this development is consistent with promoting development and redevelopment of the Downtown Connection TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Downtown Connection TIF District.

Now, Therefore,

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a second amendment to the development agreement with Commerce Statler Development, LLC and Centurion Acquisition, LP (collectively, the "Developer") for the Statler/Library Redevelopment project previously authorized by City Council on April 23, 2014, by Resolution Nos. 14-0684 and 14-0685 to:

1. Replace the requirement of a minimum of 90,000 square feet of new above-ground parking garage construction with the requirement of a minimum of 150,000 square feet of new below-ground parking garage space constructed as part of redevelopment of the Statler building and upon completion of the below-ground parking garage space and all other project requirements the Developer will be eligible for the previously approved TIF award of $46,500,000; and

2. Require the construction of an underground Jackson Street Garage and for Mehrdad Moayedi to execute a personal guaranty in the amount of $5,000,000 to be released upon completion and receipt of a Certification of Occupancy for the new underground Jackson Street Garage by December 31, 2019.

SECTION 2. That with the exception of the amendments described above, all other requirements of the development agreement for the Statler/Library Project, as previously amended, will remain in full force and effect.

SECTION 3. That this contract is designated as Contract No. ECO-2018-00005531.

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