

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow Up to Questions regarding City of Dallas Employees' Retirement Fund and Dallas Police and Fire Pension System**

On June 5, Jeannie Chen of Deloitte briefed the City Council on the results of pension actuarial reviews for the Dallas Police and Fire Pension System (DPFP) and the City of Dallas Employees' Retirement Fund (ERF). Council Members requested we provide the previous audit performed on the pension plans, available on the City's Council Briefing archive website here: [Actuarial Audits of the City of Dallas Pension Plans \(2014\)](#).

DPFP's General Counsel, Josh Mond, addressed other questions posed by Council in a letter to the City, which we have attached.

If you have any questions or concerns, please contact me at (214) 670-3390.



M. Elizabeth Reich
Chief Financial Officer

[Attachment]

c:	T.C. Broadnax, City Manager Chris Caso, Interim City Attorney Mark Swann, City Auditor Billerae Johnson, City Secretary Preston Robinson, Administrative Judge Kimberly Bizer Tolbert, Chief of Staff to the City Manager Majed A. Al-Ghafry, Assistant City Manager	Jon Fortune, Assistant City Manager Joey Zapata, Assistant City Manager Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer Michael Mendoza, Chief of Economic Development and Neighborhood Services Laila Alequresh, Chief Innovation Officer Directors and Assistant Directors
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D A L L A S
POLICE & FIRE
PENSION SYSTEM



MEMORANDUM

To: Elizabeth Reich, Chief Financial Officer – City of Dallas

CC: Kelly Gottschalk, Executive Director

From: Joshua Mond, General Counsel 

Date: June 6, 2019

Pursuant to your request, below is a description of cases involving DPFP which are either pending or have settled where DPFP alleges claims against third party professionals. With respect to the question by CM Kingston regarding release of reports, DPFP considers such reports privileged. As such, I would not anticipate any consideration by the DPFP Board of the release of any reports until the Board has concluded that DPFP has exhausted all claims against third parties.

CDK REALTY ADVISORS v. DPFP

DPFP's former real estate manager, CDK, filed suit against DPFP in 2016 for unpaid fees. DPFP counterclaimed against CDK alleging breach of fiduciary duty and negligence. The case was settled in 2016 and the settlement agreement was made public.

DPFP v. THE TOWNSEND GROUP AND GARY LAWSON

In August 2017, DPFP filed suit against its former real estate consultant The Townsend Group and two of their employees alleging breach of contract, breach of fiduciary duty and negligence. Also named in the suit is Gary Lawson, DPFP's outside counsel for 25 years, against whom DPFP alleges breach of fiduciary duty and negligence. The case is currently in the discovery phase. The case is in the 298th District Court, Dallas County.

DPFP v. BUCK CONSULTANTS

In October 2018, DPFP filed suit against its former actuary Buck Consultants as well as against current and former employees of Buck, alleging breach of contract, negligent misrepresentation, negligence and professional malpractice. The case is in the early stages and discovery is commencing. The case is in the 298th District Court, Dallas County.

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Property Tax Exemptions: Age 65 or Older or Disabled**

On Wednesday, June 5 and in accordance with Financial Management Performance Criteria (FMPC) #23, staff provided the City Council with analysis and a recommendation to change the current Age 65 or Older or Disabled exemption from \$90,000 to \$94,100. The City Council requested additional exemption options prior to voting on this item on Wednesday, June 12. The addendum item for June 12 has been written and posted for your action based on option B, an increase from \$90,000 to \$94,100. The City Council may amend the addendum item from the floor if a different option is desired.

Current – This reflects the current exemption approved on June 28, 2017 by the City Council.

Option A – This reflects an increase for the most recent annual CPI which is required by FMPC #23.

Option B – This reflects staff's interpretation of City Council's intent of FMPC #23 which is an increase based on CPI for each of the last two years since the current exemption was approved.

Option C – This reflects using the DFW-Arlington CPI rather than a national CPI. A regional CPI tends to be more volatile and less reliable than the national index which is considered a best practice to use.

Option D – This reflects City Council's request to see an option at \$100,000 which is above what FMPC #23 states.

Option E – This reflects an adjustment for inflation for the \$64,000 exemption originally approved by City Council in 1986. An item valued at \$64,000 in 1986 would cost \$149,225 in 2019. This reflects a cumulative rate of inflation of 133.2 percent.

The following table provides a comparison of five options to the current exemption.

DATE
SUBJECT

June 7, 2019

Property Tax Exemptions: Age 65 or Older or Disabled

Age 65 or older or Disabled Exemption Analysis						
	Current \$90,000	Option A \$91,800	Option B \$94,100	Option C \$95,200	Option D \$100,000	Option E \$149,300
<u>U.S. City Average (National)</u>						
CPI for April 2017 to April 2018	N/A	N/A	+2.5%	N/A	N/A	N/A
CPI for April 2018 to April 2019	N/A	+2.0%	+2%	N/A	N/A	N/A
<u>Dallas-Fort Worth-Arlington, TX</u>						
CPI for March 2017 to March 2018	N/A	N/A	N/A	+2.9%	N/A	N/A
CPI for March 2018 to March 2019	N/A	N/A	N/A	+2.7%	N/A	N/A
Change in Exemption	No Change	+\$1,800	+\$4,100	+\$5,200	+\$10,000	+59,300
Value of Exemption	\$5 billion	\$79 million	\$177 million	\$230 million	\$442 million	\$3 billion
Total Revenue Foregone	\$38 million	\$0.6 million	\$1.3 million	\$1.7 million	\$3.4 million	\$19.8 million
General Revenue Foregone	\$27.7 million	\$0.4 million	\$1.0 million	\$1.2 million	\$2.5 million	\$14.5 million
Debt Revenue Foregone	\$10.3 million	\$0.2 million	\$0.3 million	\$0.5 million	\$0.9 million	\$5.3 million
City Tax Bill*	\$1,009.71	\$995.73	\$977.87	\$969.32	\$932.04	\$549.13
Change in City Tax Bill*	No Change	(\$13.98)	(\$31.84)	(\$40.39)	(\$77.67)	(\$460.58)
* Assumes average value of \$275,000 and 20% homestead exemption plus age 65 or older or disabled exemption						

Please let me know if you have any questions.



M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
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Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



DATE June 7, 2019

TO The Honorable Members of the Economic Development & Housing Committee:
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **Response to Questions from June 3rd Committee Meeting**

The purpose of this memo is to follow up on questions asked during the June 3 Economic Development and Housing Committee meeting. The responses below are provided to ensure that all Committee members have the same information prior to the June 12, 2019 City Council agenda action date for these items.

Proposed Neighborhood Empowerment Zone #10

On Monday, June 3, 2019, the Committee was briefed on the proposed Neighborhood Empowerment Zone No. 10 (City of Dallas NEZ No. 10) in the Pleasant Grove area.

During the discussion, Councilmember Kleinman requested a summary update of the City's existing neighborhood empowerment zones (NEZs). In response, staff has prepared a summary table and individual maps of the existing NEZs (attached to this memo as **Exhibit A**).

Additionally, Councilmember Callahan requested a slight adjustment of the boundary being proposed by staff. After reviewing the request, staff has made the adjustment to the proposed boundary by including 48 additional parcels. Attached to this memo as **Exhibit B** is a map of the proposed City of Dallas NEZ No. 10. The properties added to NEZ No. 10 after the Committee meeting are shown in the circled areas.

Workforce Readiness Initiative Update

During the informational briefing the following questions were asked:

What is the status of the 4th grant for the workforce readiness program?

The proposed recipient of the 4th grant is Citywide CDC. The Office of Economic Development plans is presenting this item on the June 26th City Council Agenda.

What is the source of the \$100,000 for the Cedar Valley HVAC Program?

The source of funding for the Cedar Valley HVAC program comes from the FY2018-19 general fund allocation for the Office of Economic Development. The \$1.5 million set-aside for the Workforce Readiness Program was not used. The Cedar Valley

Program will provide training to 115 Dallas residents at a cost of \$870 per Dallas resident enrollee (\$100,000/115 Dallas residents).

Who oversees workforce development for the City of Dallas?

The Office of Economic Development (OED) focus is largely on the demand side (sector-based, company-oriented) of workforce addressing the needs of the businesses via expansion, attraction, and/or retention. The demand side of workforce development mainly addresses the issues of worker availability related to a business or an industry. OED aids these businesses with workforce needs by facilitating engagement with local workforce partners such as Workforce Solutions of Greater Dallas, Dallas County Community College, and others. OED also provides businesses with local workforce assessments from both internal and external data sources. As presented during the committee briefing, the OED, the Office of Homeless Solutions, and the Office of Community Care, are acting on recommendations adopted in the Dallas Resilient Strategy. We are currently conducting an assessment of all city-funded workforce programming. This effort is informing our upcoming economic development strategy. Our objective is to better define roles, consolidate efforts and improve both management and performance.

What does it cost the city to implement each Workforce Readiness program and what is the cost to train each worker? The City has three (3) active contracts, each for \$375,000, the fourth contract, which is scheduled to be awarded to City Wide CDC has not been approved by City Council. OED plans to seek Council approval of the City Wide CDC contract on the June 26 Council Agenda.

	CitySquare	Serve West Dallas	Oak Cliff Empowered	City Wide CDC
Minimum Number Served	90	60	70	40
Retention goal	68	45	53	40
Actual Hired (to date)	99	52	TBD	TBD
Projected cost per hired participant (City funding)	\$5,514	\$8,333	\$7,075	\$9,362
Actual cost per hired participant (City funding)	\$3,788	\$7,211	TBD	TBD

The average projected cost per hired participant for the \$1.5MM allocated for the workforce readiness program is \$6,147.54 (\$1,500,000/244 hired and retained participants).

South Dallas Fair Park Opportunity Fund Grants

How much money is in the South Dallas Fair Park Opportunity (Trust) Fund?

As of June 2019, there is approximately \$3.1MM in the fund. The balance has accrued from three council-approved sources.

1. **GENERAL FUNDS:** \$3.2 Million in general funds, to be paid out in four installments beginning in FY16/17. The first three such payments have been made. The final \$800,000 payment will be made in FY19/20, subject to availability of appropriations.
2. **FAIR PARK ACTIVITIES:** For each ticket sold for an event at the amphitheater located in Fair Park, 20 cents is contributed to the Opportunity Fund. Additionally, half of all profits from flea markets and antique shows at Fair Park are contributed to the Opportunity Fund annually. The Park and Recreation Department is responsible for calculation of the Fair Park Activities payments, and for the annual transfer of the payment to the Office of Economic Development.
3. **OFFICE OF ECONOMIC DEVELOPMENT:** If the Fair Park Activities generate less than \$500,000 in any year, the Office of Economic Development allocates a portion of its Public Private Partnership funding to make up the balance, so that the minimum amount of Fair Park Activities plus PPP funds paid to the Opportunity Fund in any year is \$500,000.

How will the two (2) recipients of the SDFP Opportunity Fund Grants use the funds (\$50,000 for each recipient)?

CitySquare requested assistance for its Community Clinic, which currently serves approximately 2,500 uninsured patients annually. The request addresses the Opportunity Fund goal to "Improve Health Outcomes." The grant would support expansion of services by hiring a community health nurse to promote prevention over treatment and to educate neighbor and clinic patients through community-based intervention programs which identify and correct multiple health issues.

The anticipated program outcomes are as follows:

- 1,300 social needs screenings resulting in 900 community referrals for additional services
- Expansion of Healthy Heart Healthy Hair program, an initiative that trains local barbers to check neighbors' blood pressure during their haircuts to aid in screening and prevention of high blood pressure, with 60 referrals to Community Clinic
- 200 additional flu shots

The total project budget for the Community Clinic is \$517,170. The \$50,000 grant would pay for staffing, transportation, flu shot program expansion, and laptops for the community health worker and medical assistant. A third-party matching grant of \$100,000 from Baylor Scott and White will pay for physicians' salaries. The remaining program expenses are paid from CitySquare general operating funds and BSW.

St. Philips School and Community Center requested assistance to support its Our Community Pantry program, which operates as a Client Choice pantry, meaning that clients select their own food, and distributes 700,000 pounds of food annually. The request also addresses the Opportunity Fund goal to "Improve Health Outcomes." In 2014, St. Philips opened Our Community Pantry in partnership with North Texas Food Bank (NTFB), In the City for Good, and the City of Dallas (through a 2013-2014 SDFPOF grant for \$13,585), as the first pantry operated by NTFB. The new facility replaced a small shared space, where clients lined up outside the building to receive pre-bagged canned goods and limited fresh food twice a month with an experience much like shopping at the grocery store.

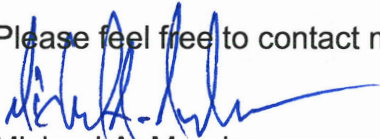
Our Community Pantry is currently operating in partnership with the NTFB; however, that contract support for operations is expiring. The grant will support transitioning Our Community Pantry to the St. Philip's School and Community Center program as the contract with NTFB expires.

The anticipated program outcomes are as follows:

- 90% of clients become food secure in two years
- Increase volunteer base by 20% by 2020
- Increase hours of operations
- Distribute up to 800,000 pounds of food annually
- Serve 700 unduplicated families

The total program budget is \$250,000. The \$50,000 grant would pay: salaries, maintenance and security, personnel, food and supplies, technology, and internet service. A third-party matching grant of \$150,000 has been secured from Hirsch Family Foundation and is paid in \$50,000 installments. The grant was paid in November 2018 and will be paid in 2019 and 2020.

Please feel free to contact me if you have any questions or concerns.

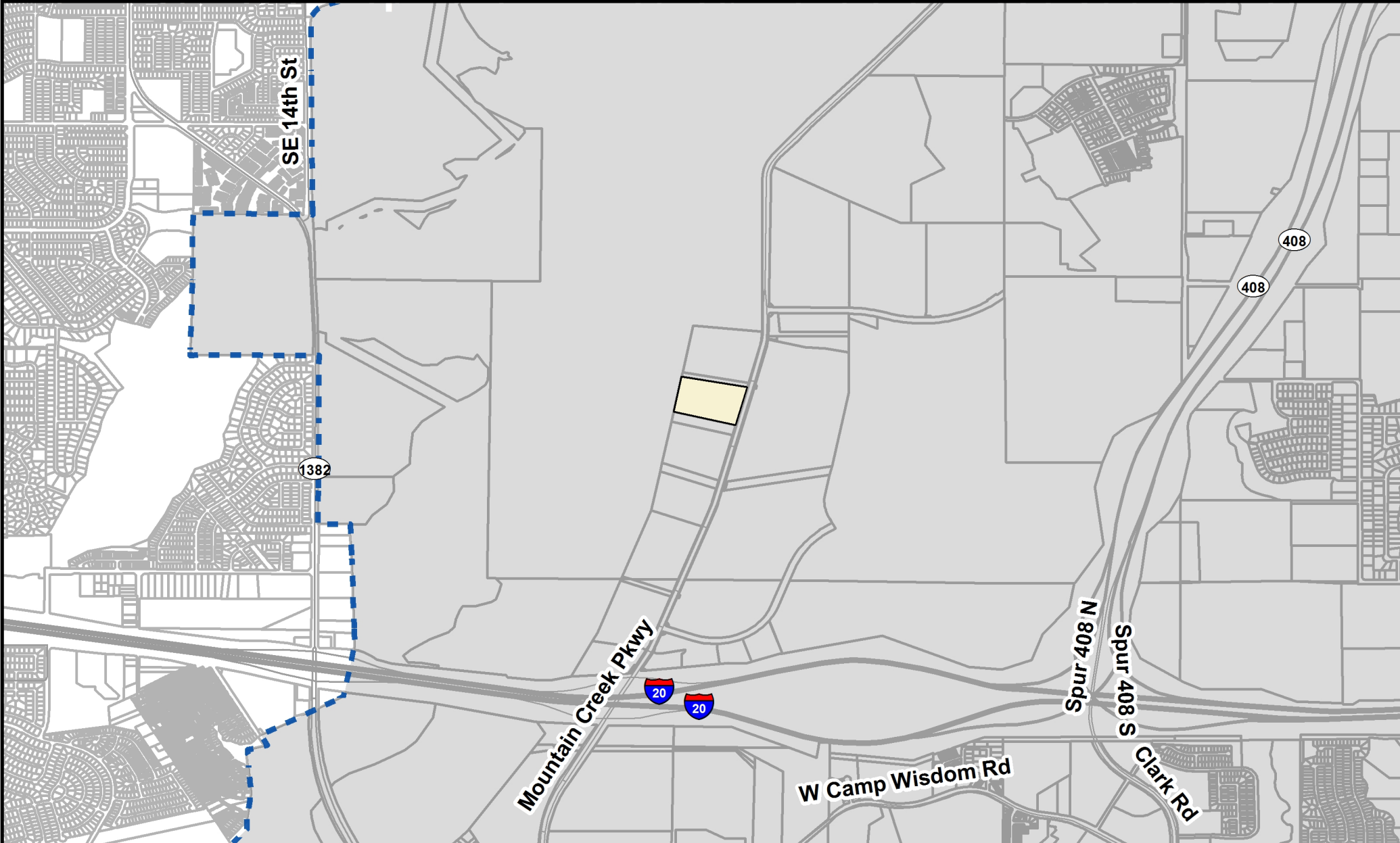


Michael A. Mendoza

Chief of Economic Development and Neighborhood Services




c: T.C. Broadnax, City Manager	Jon Fortune, Assistant City Manager
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Kimberly Bizer Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors
Majed A. Al-Ghafry, Assistant City Manager	

City of Dallas Neighborhood Empowerment Zones (Status from Office of Economic Development as of June 4, 2019)												
NEZ	City Council District	Size of NEZ (acres)	Project Name/Entity Name	Project Type	Resolution Number	Resolution Date	Real Property Abatement	Business Personal Property Abatement	Minimum Investment Required	Minimum Jobs Required	Minimum Occupancy Required	Status
1	3	15	PIHV Mountain Creek, LLC (CarbonLITE Recycling)	manufacturing	15-0290; 17-0267	2/11/2015; 2/8/2017	n/a	75%, 8 years	\$5,000,000	100 (create)	n/a	NEZ No. 1 was originally created in 2015 in conjunction with a 75%/8-year real property tax abatement to facilitate speculative development of the building by PIHV Mountain Creek; the real property abatement was rescinded in 2017 with City Council's approval of new business personal property tax abatement in NEZ #1 to support tenant's (CarbonLITE) establishment of new manufacturing operation in the building; agreement not yet executed; staff is reviewing company's compliance with requirements to earn abatement
2	8	128	DalParc I-20 Logistics, LLC	distribution/warehousing	15-0858; 15-0859	5/13/2015	90%, 10 years	n/a	\$22,500,000	n/a	75%	Abatement was approved by City Council to facilitate speculative development project; construction is complete (actual investment was \$24.75 million); tenant is currently Amazon (500 jobs); \$0 abated in 2017; \$278,822 abated in 2018
3	3	11	TC Mt. Creek Development, LP	distribution/warehousing	15-1071; 15-1072	6/10/2015	75%, 8 years	n/a	\$7,000,000	n/a	70%	Abatement was approved by City Council to facilitate speculative development project; construction is complete (actual investment was \$8.46 million); tenant is currently the Cummins Regional Distribution Center (58 jobs); \$54,532 abated in 2017; \$50,337 abated in 2018
4	3	71	Frito-Lay Inc. and Rolling Frito-Lay Sales, LP	distribution/warehousing	16-0104; 16-0105	1/13/2016	n/a	75%, 8 years	\$60,000,000	150 (retain); 80 (create)	n/a	Agreement not executed; after City Council's approval of the abatement, the company decided to change the project; the abatement has not been earned
5	3	7	SVC Manufacturing (Gatorade)	manufacturing	16-1222; 16-1223	8/10/2016	n/a	50%, 8 years	\$25,000,000	200 (retain); 18 (create)	n/a	Project is completed; however, agreement was terminated 9/13/18 because company did not comply with all requirements of agreement to earn the abatement
6	3	14	WWF Operating Company (Danone)	manufacturing	18-0999; 18-1000	6/27/2018	n/a	50%, 5 years	\$7,500,000	45 (create)	n/a	Agreement executed; project is underway
7	6	17	Nokia of America Corporation	corporate office/HQ	18-1002	6/27/2018	n/a	50%, 5 years	\$83,000,000	2,300 (retain); 1,000 (create)	n/a	Agreement not yet executed; project is underway
8	3	315	Dallas Global Industrial Center (Northpoint/Home Depot)	distribution/warehousing	18-1863	12/12/2018	90%, 10 years	50%, 5 years	\$110,000,000	500 (create)	51% (both buildings)	Agreement not yet executed; project is underway
9	6	390	no projects yet	n/a	19-0723	5/8/2019	n/a	n/a	n/a	n/a	n/a	NEZ No. 9 was recently designated by City Council for the area generally bounded by SH 183, I-35, and Regal Row to facilitate possible future economic development projects in the area around the future Salvation Army campus



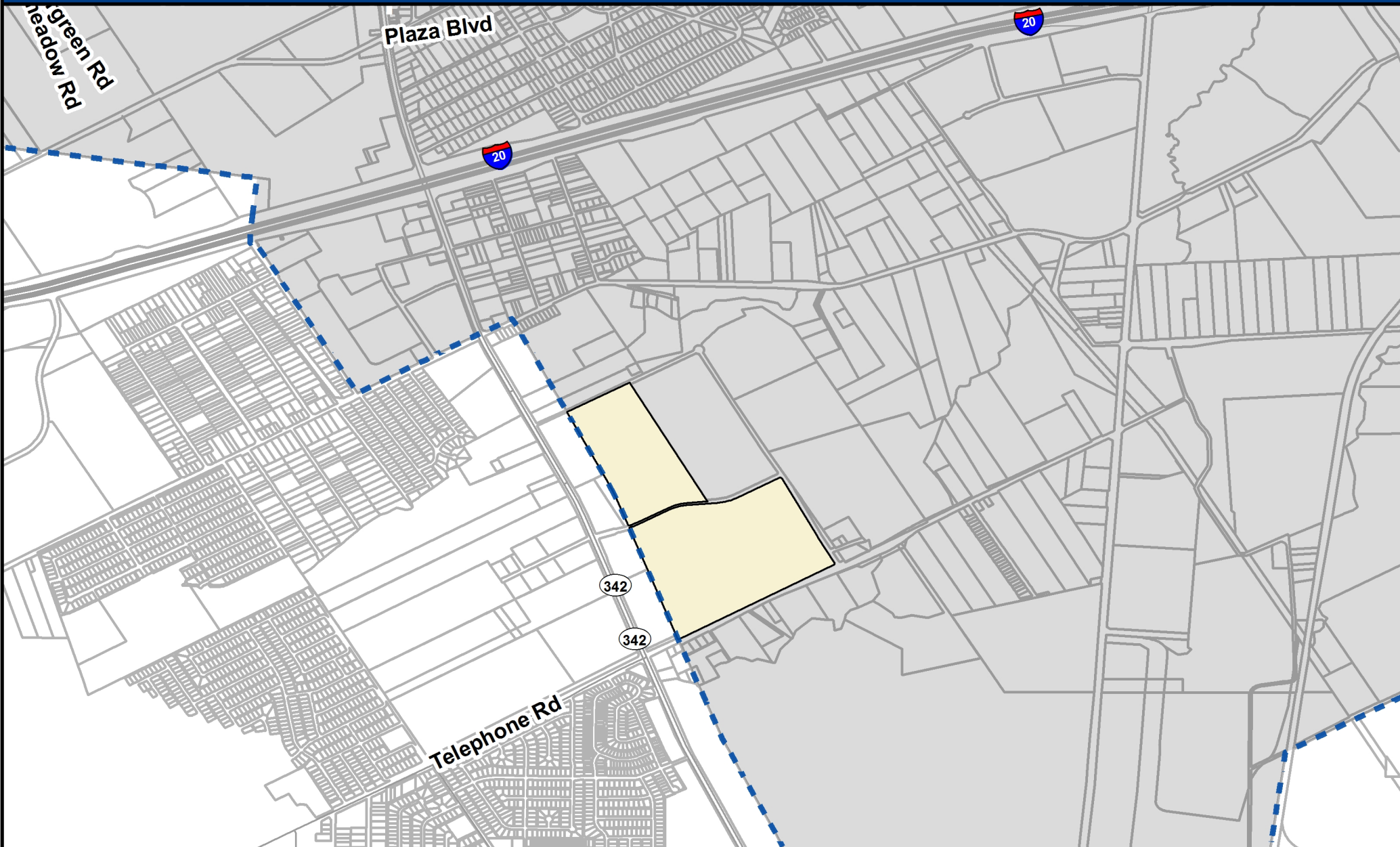
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<http://www.dallasecdev.org>

Legend

-  City of Dallas
-  Neighborhood Empowerment Zone Number 1
-  Parcels 2018



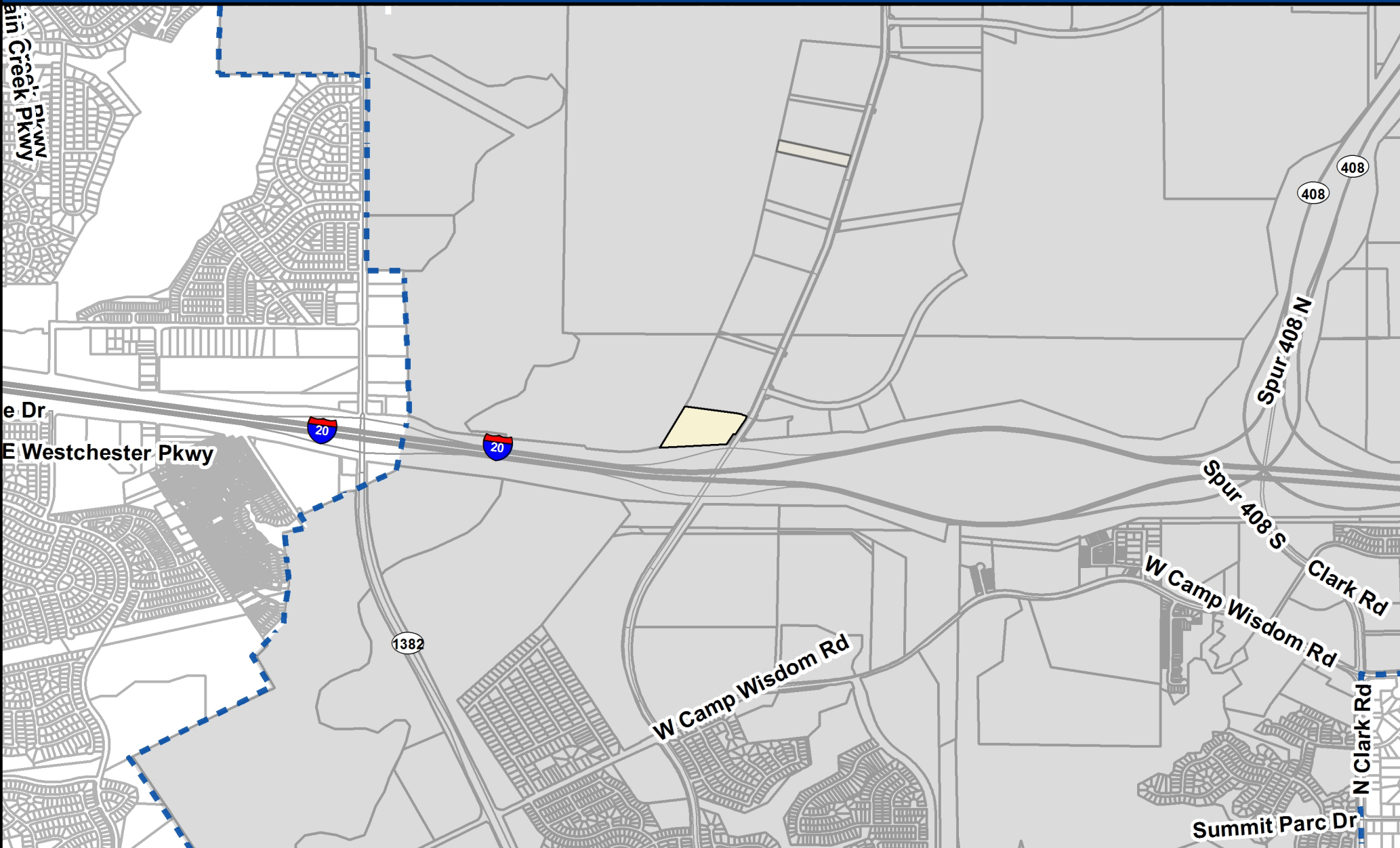
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Legend

- City of Dallas
- Neighborhood Empowerment Zone Number 2
- Parcels 2018

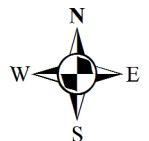




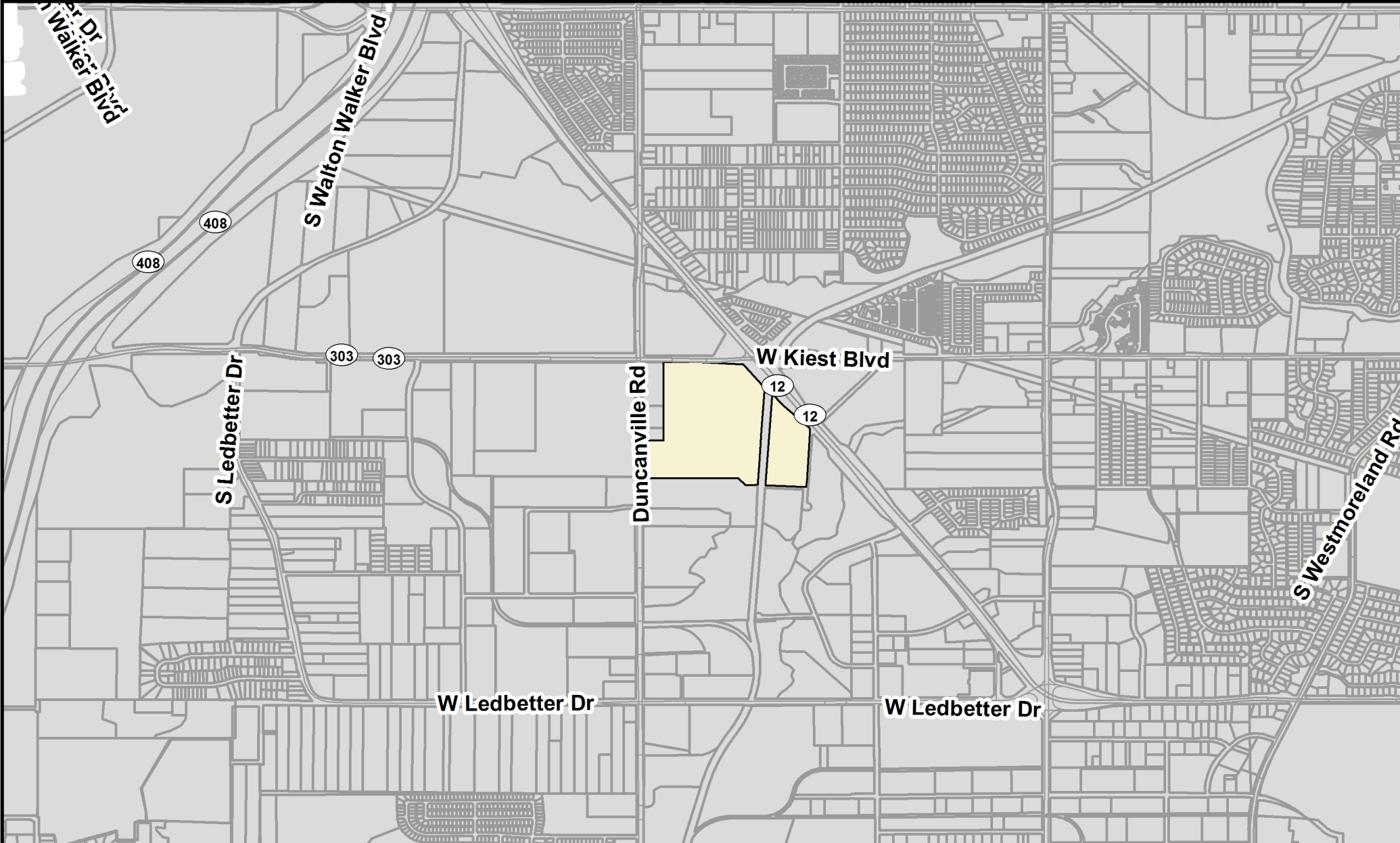
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Legend

- City of Dallas
- Neighborhood Empowerment Zone Number 3
- Parcels 2018






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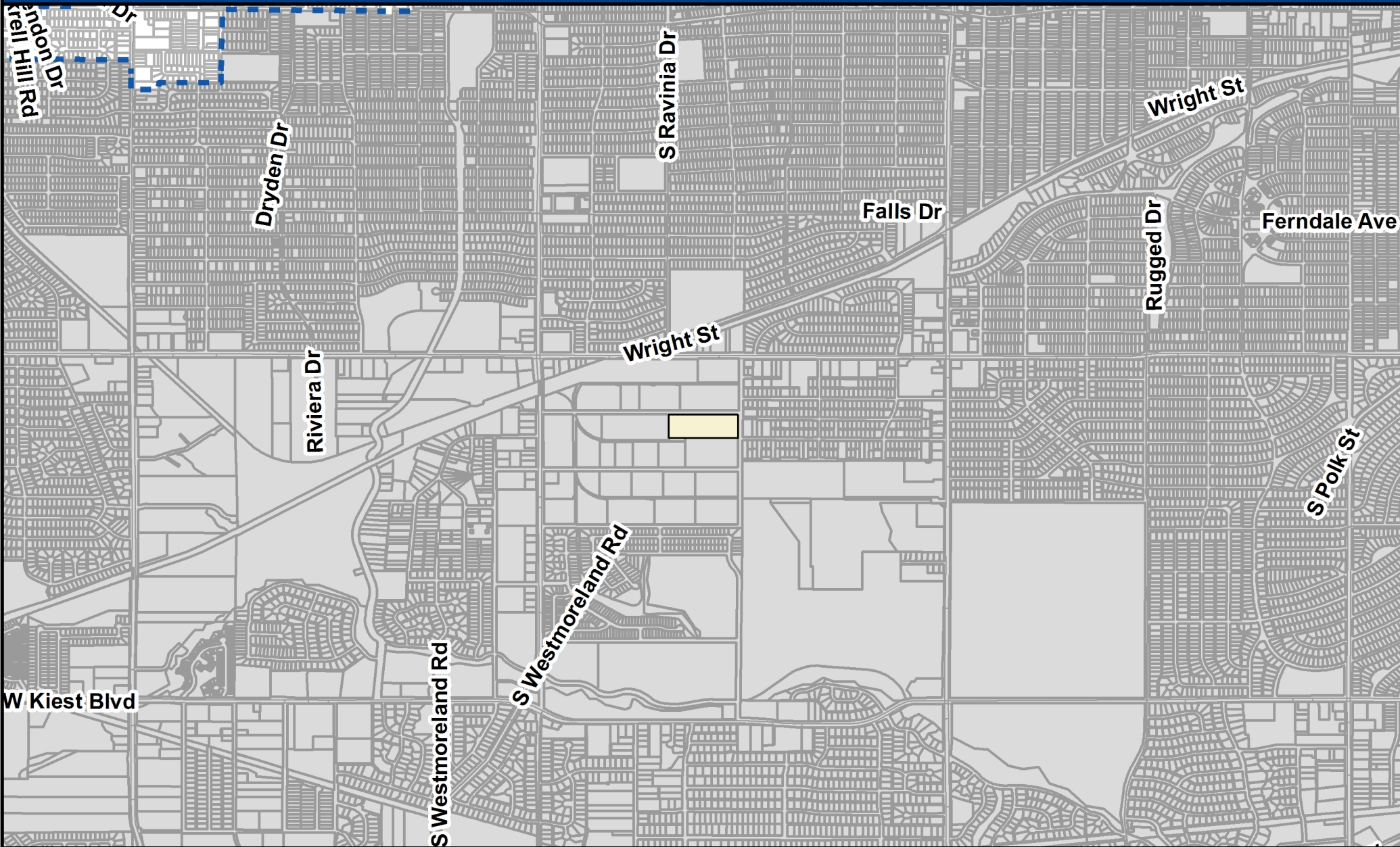
Legend

-  City of Dallas
-  Neighborhood Empowerment Zone Number 4
-  Parcels 2018






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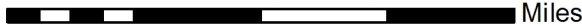
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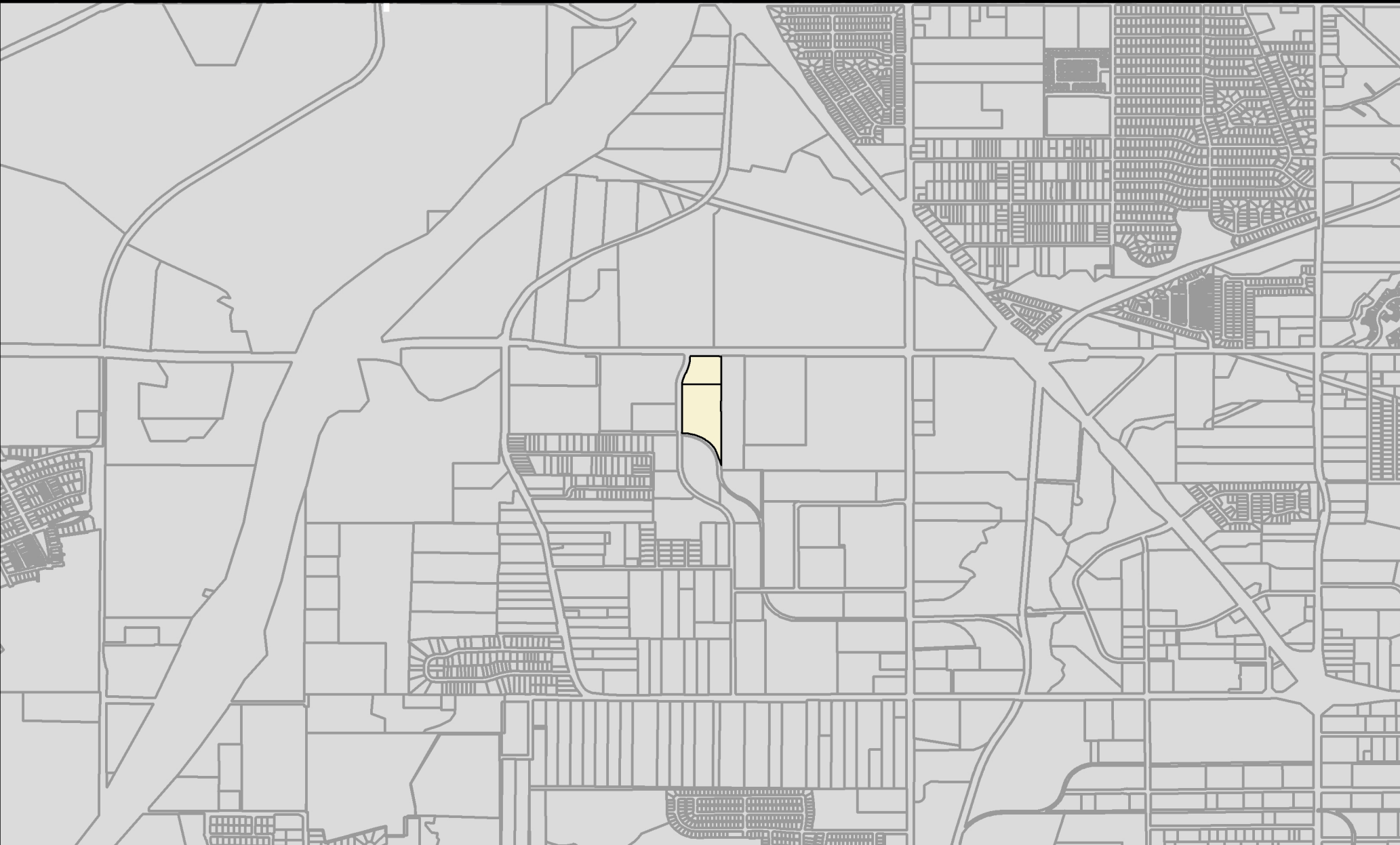
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-  City of Dallas
-  Neighborhood Empowerment Zone Number 5
-  Parcels 2018



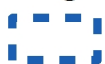
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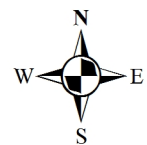
City of Dallas



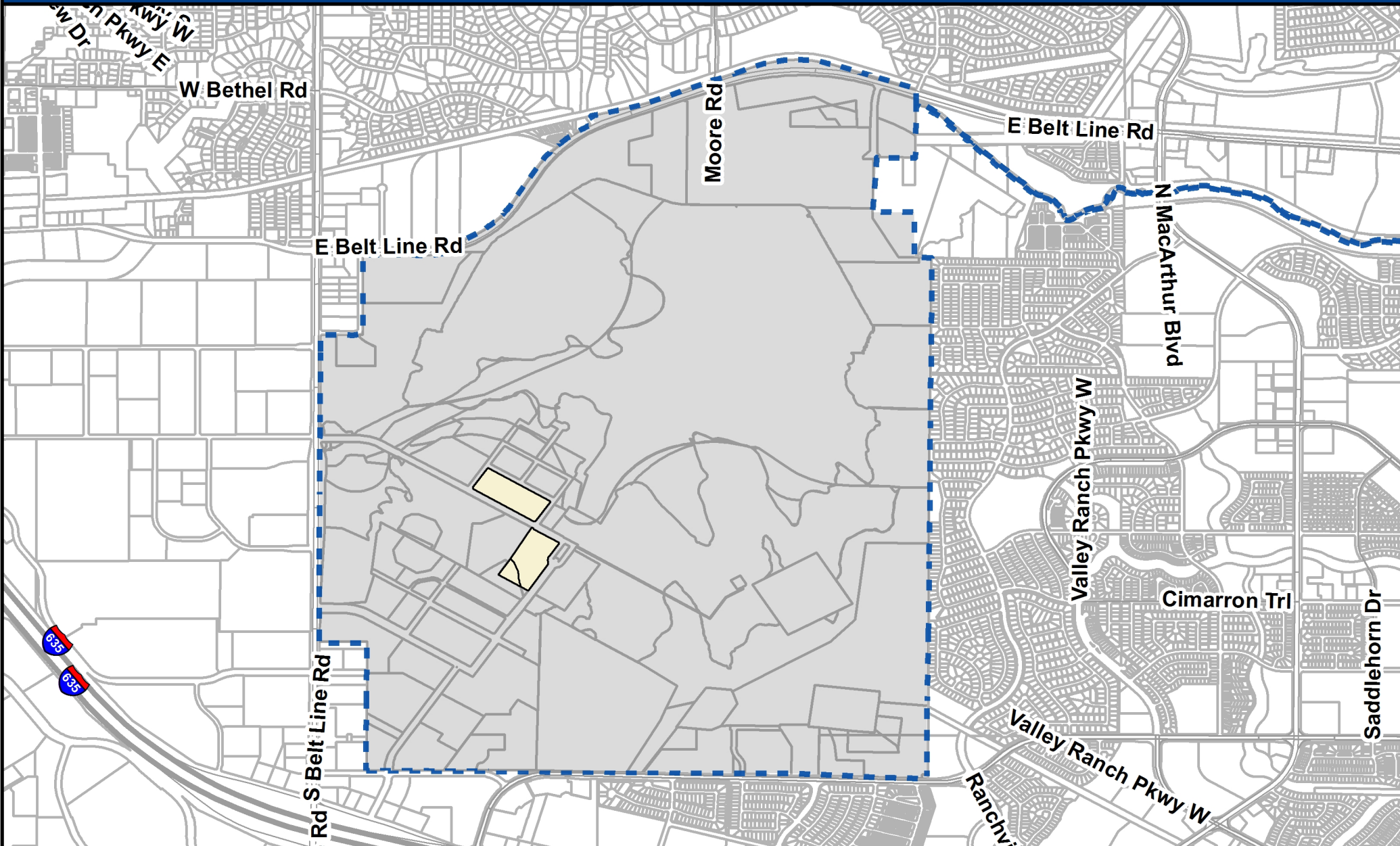
Neighborhood Empowerment Zone Number 6



Parcels 2018



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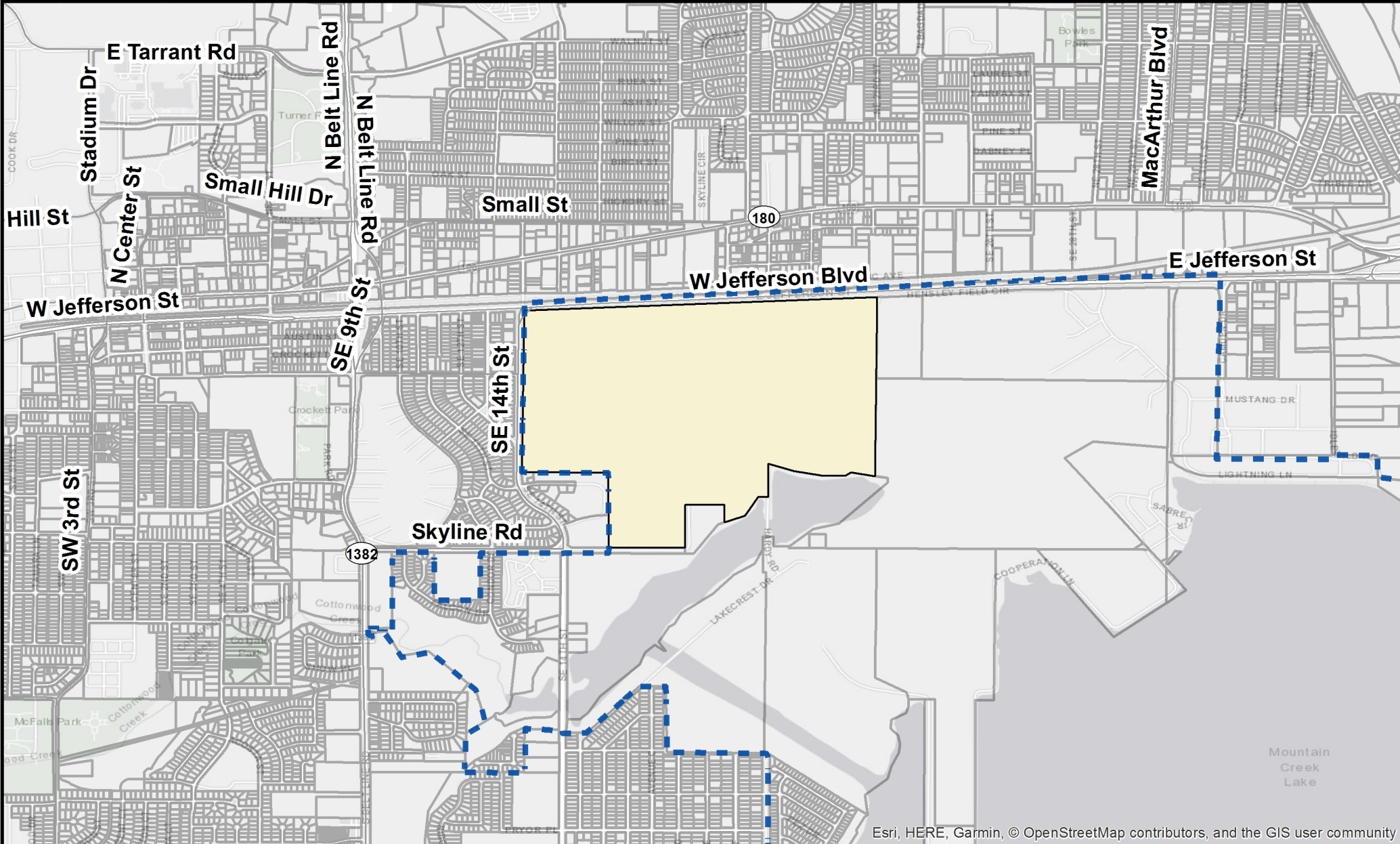
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Legend

- City of Dallas
- Neighborhood Empowerment Zone Number 7
- Parcels 2018



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



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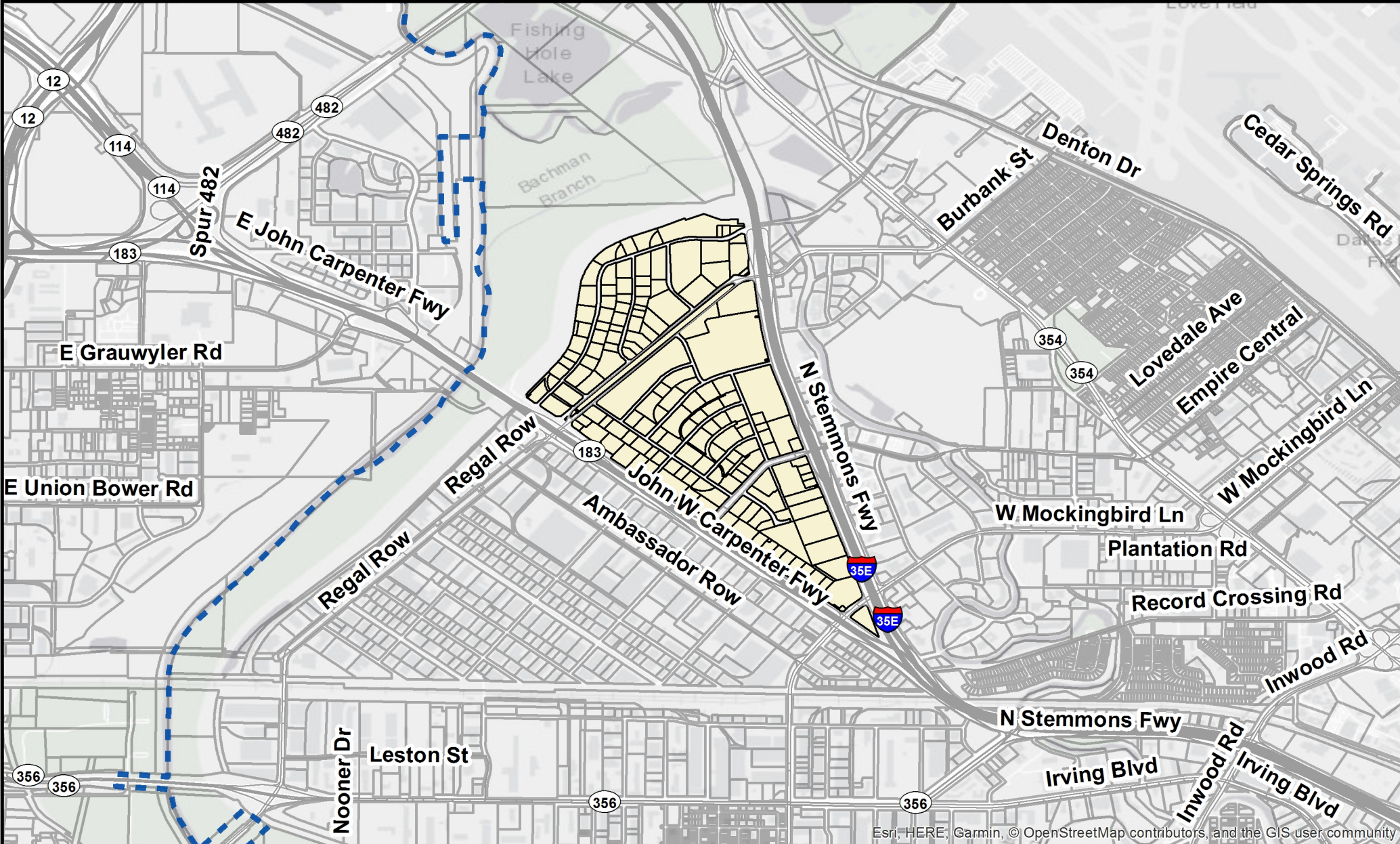
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Legend

-  City of Dallas
-  Neighborhood Empowerment Zone Number 8
-  Parcels 2018



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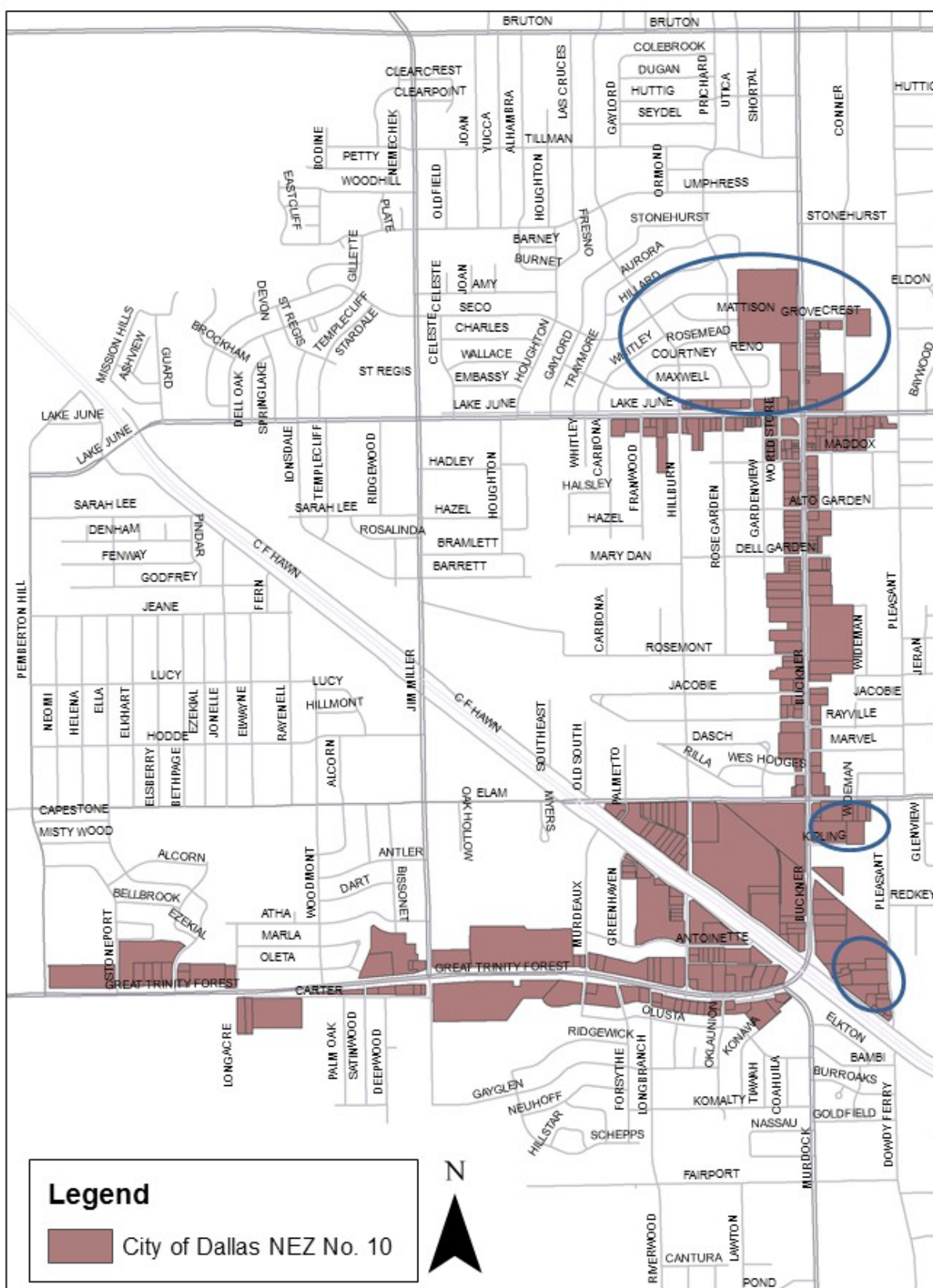
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Legend

- City of Dallas
- Neighborhood Empowerment Zone Number 9
- Parcels 2018



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Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Additional Information on Proposed Amendment to the Texas Heavenly Homes Contract**

This memo addresses questions raised during the Economic Development and Housing Committee meeting of June 3, 2019 regarding the proposed Amendment to the Loan Agreement with Texas Heavenly Homes for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to extend completion deadlines, incorporate additional requirements and include performance thresholds.

Summary

Councilmember Kleinman posed questions and comments on the loan agreement with Texas Heavenly Homes and requested written responses. This memo serves as the Department's response to the questions and comments received.

(1) Clarify who is the developer and who is the builder (The City or Texas Heavenly Homes)?

Both the City and Texas Heavenly Homes (THH) are acting as the developer in the Bottom. The City owns 81 lots, completed a Community Vision, requested an authorized hearing, approved \$500,000 for community beautification features and \$3.4 million for infrastructure improvements. THH is the largest land owner in the Bottom with 85 lots. The proposed extension requires THH to use private funding to design homes in compliance with the Community Vision, rezone Phase 1 lots on an individual basis and work in collaboration with the City infrastructure contractor to complete construction of single-family houses within two years of completion of the applicable public infrastructure improvement project.

(2) Clarify if this has been underwritten or not, if it has not why not and what steps are being taken to get it underwritten?

No, the project has not been underwritten because the City is not contributing to the housing development costs. THH is privately funding all housing development activities it undertakes and subsidizing the purchase of homes sold to families earning less than 80% area median income (AMI); all lots under the proposed extension will benefit families earning less than 80% AMI.

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Additional Information on Proposed Changes to the Texas Heavenly Homes Loan Agreement

(3) Clarify if there is an affordability requirement and how it fits into the RSA.

Yes, the proposed amendment has an affordability requirement. It reduces the income requirements for beneficiaries of the lots from 140% AMI under the original loan agreement to 80% AMI. The Bottom Neighborhood is a reinvestment strategy area—stabilization area, classification “E”. See map attached.

(4) Clarify a timeline for site engineering, construction infrastructure, zoning requirement, how are we going to get from Step A to Step Z so that we can get these houses on the ground and support the community?

The timeline is broken into Phase 1 and 2 to correlate with the infrastructure improvements the City is undertaking. For the 10 parcels of real property located in Phase I of the public infrastructure project, THH will complete and submit the following documents to the applicable City departments by the dates provided:

- a. a zoning and platting application must be submitted to the Sustainable Development Department for review and approval by August 1, 2019,
- b. a civil engineering review of streets and drainage and soil and utility tests must be submitted to the Public Works Department and Dallas Water Utilities for review and approval by August 1, 2019,
- c. house elevations and plans must be submitted to the Planning and Urban Design Department for review and approval by August 1, 2019, related to the plans’ conformance with the adopted Bottom Urban Structure and Guidelines and the Urban Design Expectations, and,
- d. tree surveys and mitigation plans to the City Arborist for review and approval by September 1, 2019.

THH would be required to complete construction of single-family houses within two years of completion of Phase I of the public infrastructure improvement project for the 10 parcels of real property located in Phase I of the public infrastructure improvement project. For the 19 remaining parcels, within two years of completion of Phase II of the public infrastructure improvement project, THH must complete construction of the required single-family houses. Please note that the Phase 1 deadline for completion of construction listed in this memorandum differs from the deadline listed in the memorandum provided to the Economic Development and Housing Committee on June 3, 2019. For both Phases, the deadline for completion of construction should be two years from the completion of the applicable infrastructure improvement project.

Additional details are provided in the Memo presented at the June 3, 2019 Economic Development and Housing Committee.

DATE June 7, 2019

SUBJECT **Additional Information on Proposed Changes to the Texas Heavenly Homes Loan Agreement**

Should you have any questions, please contact me at 214-670-3619.



David Noguera
Director, Housing and Neighborhood Revitalization

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE May 31, 2019

TO Members of the Economic Development & Housing Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT **Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds**

On Monday, June 3, 2019, the Economic Development and Housing Committee will consider a proposed amendment to the Texas Heavenly Homes, Ltd. loan agreement for the acquisition and development of single-family homes in the Bottom neighborhood to extend completion deadlines, incorporate additional requirements as consideration, convert the loan agreement to a conditional grant, and to include performance thresholds.

Summary

In 2008, the City of Dallas entered into a loan agreement (Agreement) with Texas Heavenly Homes, Ltd. (THH) related to the acquisition of parcels of privately-owned real property in the Bottom neighborhood (Properties) and the development of new single-family housing units on such Properties. While THH acquired the Properties, THH did not develop any housing units on the Properties. Several factors contributed to the development delay, the primary barrier being the lack of upgraded public water and sewer infrastructure in the Bottom neighborhood (Bottom). However, on May 22, 2019, the Dallas City Council approved the initiation of a phased public infrastructure improvement project in the Bottom that will resolve many of the issues that led to THH's development delays, at least as they related to Properties located in the first phase of the of the public infrastructure improvement project. Therefore, the Department of Housing and Neighborhood Revitalization (H&NR) is proposing to amend the Agreement to extend the timeframe for development, incorporate additional requirements as consideration, convert the loan agreement to a conditional grant, and to include performance thresholds.

Background

Summary of Project and Terms of Development

The Bottom is defined as the neighborhood bounded by I-35 to the west, the Trinity River to the north, Corinth Street to the east and 8th Street to the south with approximately 500 residential lots.

THH is a Texas limited partnership with Hanover Development Company as the General Partner. Hanover Development Company, a Texas corporation, primarily specializes in the

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SUBJECT Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds

development of large-scale master-planned residential communities in Dallas-Fort Worth. The President of Hanover Development Company is Richard LeBlanc and the Vice President is Walter Damon.

On June 25, 2008, City Council authorized the City Manager to execute a loan agreement and related documents with THH for a loan in the amount of \$500,000 at 0% interest for the purposes of acquiring improved and unimproved Properties in the Bottom, and for associated relocation, environmental remediation or demolition. The terms of the Agreement also required THH to develop and sell or lease housing units on all of the Properties acquired with the City's loan to households earning 140% or less of area median income.

The Agreement was entered into pursuant to the City's Chapter 380 Program for Loans and Grants and the Public/Private Partnership Program, which, at the time, included a special category for an Economic Development General Obligation Bond Program for Southern Dallas. The funding source for the loan was 2006 General Obligation bond monies that were allocated to promoting economic development in the Southern area of the City. On January 8, 2009, the City of Dallas executed the loan agreement with THH.

The Agreement required THH to: (1) expend all of the loan proceeds in accordance with the terms of the loan agreement within two years from the effective date of the Agreement and (2) complete construction of the residential structures on each lot and sell or rent the homes to qualified buyers who would occupy the home as their principal residence within seven years of the effective date of the Agreement. Additionally, the Agreement required THH to impose deed restrictions on the Properties, which the City agreed to release upon sale to a qualified buyer.

Timeline of Activity Related to Redevelopment of the Bottom

By 2012, THH had acquired 36 residential lots in the Bottom and expended all loan proceeds. THH has also acquired an additional 55 residential lots in the Bottom without any City funding. However, THH did not, and has not, begun to develop housing units in the Bottom.

In 2015, the City Design Studio developed The Bottom Urban Structure and Guidelines, a future development vision for the Bottom based on input from residents and community stakeholders that was adopted by City Council on April 4, 2015. In 2016, the Department of Public Works commissioned design of utility infrastructure upgrades for the Bottom and the Trinity Watershed Management Department (now Dallas Water Utilities) commissioned a floodplain study to update the location of the 100-year regulatory floodplain.

On April 21, 2017, due to its failure to begin development on any of the Properties, THH deeded seven of the Properties to the City via a deed in lieu of foreclosure. However, THH

DATE May 31, 2019

SUBJECT Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds

still did not initiate the construction of any homes on either the Properties or on the parcels of real property it acquired with private funds.

Therefore, beginning in the Fall of 2018, H&NR initiated discussions with: (1) THH, (2) other stakeholders in the Bottom, (3) the Councilmember representing the Bottom, and (4) representatives from numerous City departments to determine if the Agreement should be amended to extend the development timeframe or if the City should initiate foreclosure proceedings on the Properties and restart the redevelopment project with a new development partner.

On May 17, 2018, the City Plan Commission authorized a public hearing to consider appropriate zoning for the Bottom, including use, development standards, parking, landscape, sign, and other appropriate standards.

On May 22, 2019, City Council approved a construction contract for the construction of street paving, drainage, and water and wastewater main improvements for the Bottom Phase I Project (Phase I) which consists of: (1) North Denley Drive from Hutchins Avenue to Levee; (2) North Moore Street from Hutchins Avenue to Levee; and (3) May Hall Street from North Denley Drive to Moore Street. A second phase of the public infrastructure improvement project (Phase II) would tentatively include infrastructure improvements to the following eight streets: (1) Cleaves Street from Hutchins Avenue to the levee, (2) Bobbie Street from Canyon street to the levee, (3) Albright Street from Canyon street to the levee, (4) Viaduct Street from Canyon street to the levee, (5) Sparks Street from Hutchins street to the levee, (6) Hart Street from Canyon street to the levee, (7) Pecan Drive from Canyon street to the levee and (8) a shared street along the sump/levee with loop connections between the dead end streets. However, full funding for Phase II has not yet been identified.

Issues

Reasons for THH's Failure to Develop Housing Units in The Bottom

The City has worked to redevelop the Bottom for more than a decade with little success. The THH Agreement was intended to be a catalyst for the initiation of housing development in the Bottom, but after 10 years, redevelopment activities remain stalled. Other property owners and investors have shied away from redevelopment activities in the Bottom due to the financial risks associated with "being the first" to attempt to redevelop the neighborhood, including uncertainty regarding appraisals of newly-constructed homes and the level of interest from potential homebuyers for purchasing homes in the neighborhood.

THH's failure to develop housing units can be attributed to a combination of several factors, including: (1) the lack of upgraded public water and sewer infrastructure, (2) the small lot size of many of the Properties, (3) the costs and regulations related to developing in the floodplain, and (4) THH's desire to deviate from certain components of the Bottom Urban Structure and Guidelines.

DATE May 31, 2019
SUBJECT Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds

The recently initialed Phase I public infrastructure improvement project will resolve many of the issues that led to THH's development delays, at least as they relate to land located in Phase I of the public infrastructure improvement project. Additionally, H&NR and Planning and Urban Design (P&UD) have met with THH to discuss the purpose and nature of the Bottom Urban Structure and Guidelines in order to address THH's questions and concerns about the Bottom Urban Structure and Guidelines.

Therefore, H&NR is proposing to amend the Agreement to extend the timeframe for development, incorporate additional requirements as consideration, convert the loan agreement to a conditional grant, and to include performance thresholds. The terms of the amended Agreement differ significantly from the original Agreement. The amended Agreement: (1) sets specific deadlines by which THH must demonstrate that it is moving forward with constructing homes, (2) requires homes to be designed in accordance with the Bottom Urban Structure and Guidelines, (3) requires the constructed homes to be sold to households earning 80% of AMI and below rather than 140% of AMI, (4) imposes a 5-year period of affordability wherein the home must remain occupied by an eligible household, (5) converts the Agreement from a loan to a conditional grant, (6) include performance thresholds and requirements.

The amended terms are more specifically described below:

1. The completion date is extended from January 9, 2016 to: (a) June 1, 2020 or within 30 days of completion of Phase I of the public infrastructure improvement project, whichever occurs first, for the 10 parcels of real property located in Phase I of the public infrastructure improvement project and (b) within two years of completion of Phase II of the public infrastructure improvement project for the 19 parcels of real property, THH must apply for building permits for the 10 parcels of real property located in Phase I of the public infrastructure project, including, specifically Properties on: (a) North Denley Drive from Hutchins Avenue to Levee; (b) North Moore Street from Hutchins Avenue to Levee; and (c) May Hall Street from North Denley Drive to Moore Street by June 1, 2020 or within 30 days of completion of Phase I infrastructure work, whichever occurs first.
2. For the 10 parcels of real property located in Phase I of the public infrastructure project, complete and submit the following documents to the applicable City departments by the dates provided:
 - a. a zoning and platting application to the Sustainable Development Department for review and approval by August 1, 2019,
 - b. a civil engineering review of streets and drainage and soil and utility tests to P&UD for review and approval by August 1, 2019,
 - c. house elevations and plans to P&UD for review and approval by August 1, 2019, related to the plans' conformance with the adopted Bottom Urban

DATE May 31, 2019

SUBJECT Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds

- Structure and Guidelines and the Urban Design Expectations described more fully in Item No. 4, below, and,
- d. tree surveys and mitigation plans to the City Arborist for review and approval by September 1, 2019.
3. The single-family house elevations and plans for redevelopment of the 29 parcels of real property located in Phases I and II of the public infrastructure project shall comply with the following Urban Design Expectations:
- a. All homes shall have pitched roof forms. Structures that are visible from the public street must have pitched roofs. Any flat roof structures provided shall not be visible from any public street, and
 - b. 70% of all homes on any block face must have covered front porches with a minimum depth of 6 feet (max 10 ft.) and a minimum area of 80 sq. ft., and
 - c. New driveways and curb cuts must be co-located along shared property lines on adjacent properties. Driveways shall be a maximum of 16 feet wide at the curb. Where lot widths are 27 feet or less, driveway curb cuts shall leave an uninterrupted length of no less than 9 feet of curb along the lot frontage. Dual entry and circular driveways are not permitted, and
 - d. Garages shall be placed a minimum of 2 feet behind the street-facing façade, if the home has a porch in compliance with subsection (b). A street facing façade is defined as the façade on which the home's front door is located. If the home has no porch, the garage must be placed a minimum of 8 feet behind the street-facing façade. Front-facing garages shall be architecturally treated to de-emphasize their visual impact and prominence from a public street, and
 - e. To promote a variety of architectural interest on each block, every block face shall have homes with a variety of elevations and floor plans. No two homes with identical floor plans or street facing elevations shall be placed next to each other or directly across the street from each other.
4. THH must provide any additional information requested by the City to process the documents described above. Such information must be provided within a reasonable time, as determined by the Director of H&NR (Director), in his/her sole discretion.
5. The Director may approve up to two one-year extensions of the development timeframe, in his/her sole discretion.
6. All 29 single-family homes constructed on the properties listed in Exhibit B must be deed restricted for sale to households earning 80% of the area median income and below, who must occupy the homes as their principal place of residence for a minimum of 5 years.

The City will also amend the deed of trust, the deed restrictions, and the note to reflect the amendments to the Agreement and will convert the Agreement to a conditional grant agreement.

DATE May 31, 2019

SUBJECT Proposed Amendment to the Loan Agreement with Texas Heavenly Homes, Ltd. for the Acquisition and Development of Single-Family Homes in the Bottom Neighborhood to Extend Completion Deadlines, Incorporate Additional Requirements as Consideration, Convert the Loan Agreement to a Conditional Grant, and to Include Performance Thresholds

In the event that any conditions of the amended contract are not met, the City of Dallas reserves the right to foreclose on the Properties or to pursue other remedies available to it under the agreement or under any document securing the contract requirements.

Alternatives

If the THH Agreement is not amended to provide additional time for THH to develop the required single-family homes, the City may be required to initiate a foreclosure action against THH to gain ownership of the Properties. During the course of the lawsuit, the Properties would remain undeveloped, thereby further stymying efforts to jumpstart redevelopment in the Bottom.

Fiscal

There is no cost consideration to the City.

Departments/Committee Coordination

H&NR coordinated with P&UD, Sustainable Development and Construction, Public Works and Dallas Water Utilities.

Staff Recommendation

Staff recommends that the Economic Development and Housing Committee vote to forward the proposed contract amendment to the City Council for consideration.

Should you have any questions, please do not hesitate to call me.

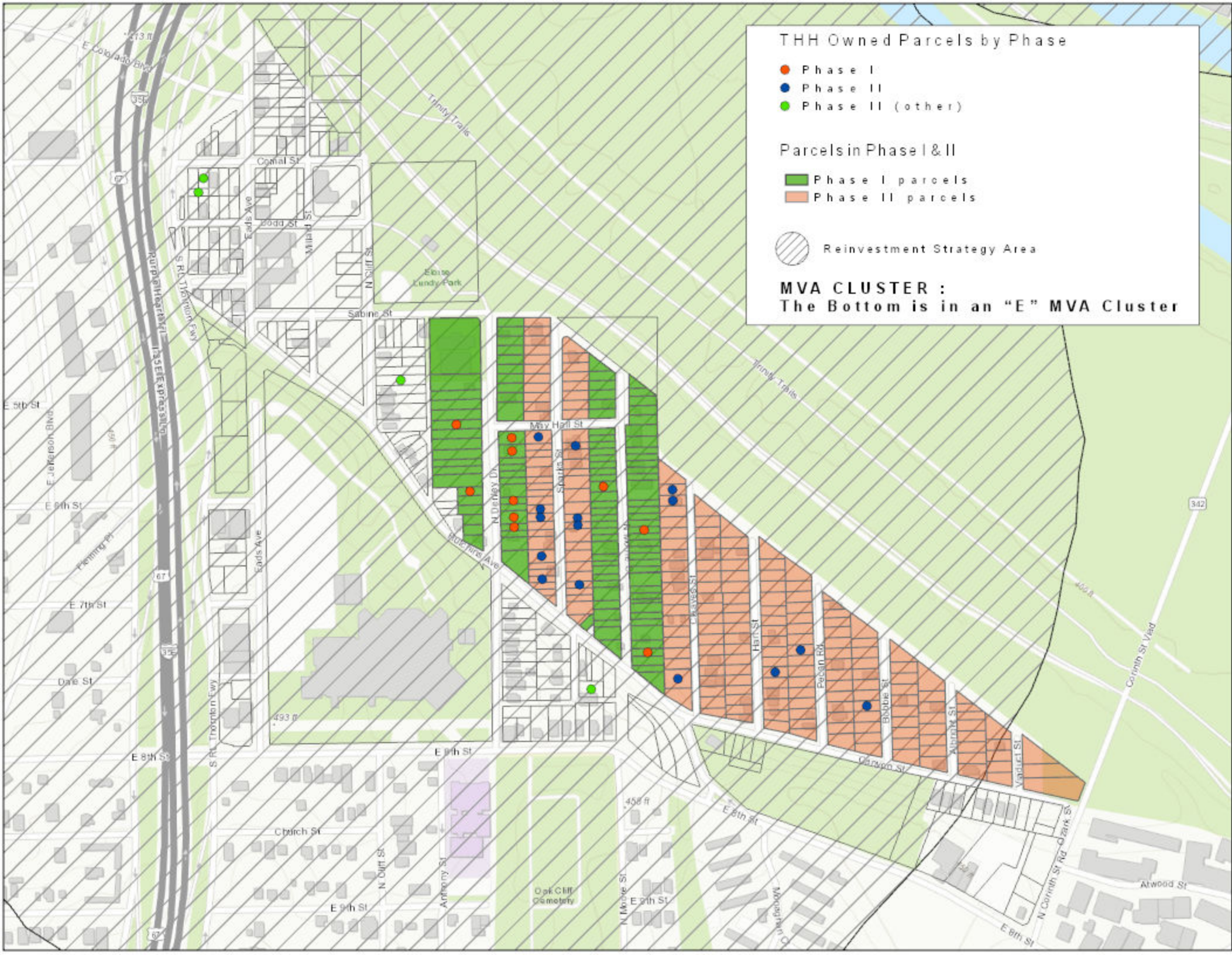


Michael Mendoza

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Christopher Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors



Memorandum



DATE June 7, 2019

CITY OF DALLAS

TO Honorable Members of the Government Performance & Financial Management Committee:
Jennifer S. Gates (Chair), Scott Griggs (Vice Chair), Sandy Greyson, Lee M. Kleinman,
Philip T. Kingston, Tennell Atkins, Kevin Felder

SUBJECT **Department of Code Compliance Services Vacancies – FY2019**

The purpose of this Memo is to respond to the inquiries raised at the Government Performance & Financial Management City Council Committee meeting held on Monday, June 3, 2019.

Question #1 (Councilmember Tennell Atkins, District 8): Why has the Code Compliance Services (CCS) Department not filled approximately 30 Inspector positions in the current 2019 Fiscal Year (FY)?

Response: Since October 1, 2019, CCS has had an authorized personnel strength of 389 full-time employees (FTE's) with a total of 337 FTE's positions filled during the first quarter of FY 2019.

The recruitment data indicates that the department has a current vacancy rate of 14% and a 7% attrition rate. The number of employees lost in the first quarter of FY 2019 to date are due to internal city promotions, resignations, retirements, transfers or terminations.

Of the vacant positions, a total of thirty-one (31) are expected to start June 2019, including:

- Code Inspector II (9 positions)
- Code Inspector 1 (11 positions)
- Job reclassifications (11 positions/ Community Clean Initiative)

Of these, nine (9) are internal promotions which in turn will create additional Code Inspector one (I) vacancies and will continue to impact our department's ability to be fully staffed. Advertisement of these positions are posted, and recruitment efforts are underway. They are expected to be filled by Wednesday, June 19, 2019, per Human Resources.

An internal department review revealed delays in the recruitment process are attributed to a combination of variables including ongoing turnover, job reclassifications, changes in CCS executive leadership, and coordination of the Code Compliance Training Academy.

DATE June 7, 2019
SUBJECT Department of Code Compliance Services Vacancies – FY 2019

Question #2 (Councilmember Kevin Felder, District 7): What is the starting pay for a Code Compliance Inspector One (I)?

Response #2: The following represents the compensation for our Code Officers.

Classification	Minimum	Midpoint	Maximum	Average Salary
Code Inspector I	\$27,523.00	\$39,859.00	\$52,195.00	\$39,138.00
Code Inspector II	\$34,289.00	\$49,670.00	\$65,051.00	\$49,606.00
Code Inspector III	\$37,718.00	\$54,636.00	\$71,554.00	\$56,025.00

Conclusion

The Department of Code Compliance Services continues to coordinate all hiring efforts with Human Resources while evaluating and providing recommendations to improve the recruitment process. In addition, the Department will continue to monitor staffing levels to reduce vacancy timelines and improve customer service. We will explore posting the Code Enforcement Officer classifications continuously, as well as ways to expedite the licensing and training of new recruits to speed deployment of officers to the field.

Please contact me or Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer, if you have any questions or concerns.



Carl Simpson, Director
Department of Code Compliance Services

c: T.C. Broadnax, City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Elizabeth Reich, Chief Financial Officer
Jack Ireland, Director, Office of Budget
Nina Arias, Director, Human Resources
Lynetta Kidd, Assistant Director, Department of Code Compliance Services
Andrew Espinoza, CCEA, CBO, MCP, Assistant Director, Department of Code Compliance Services
Donna Lee, Executive Manager, Department of Code Compliance Services

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions Deferred Item Gateway to Permanent Supportive Housing**

On May 22, 2019 Mayor Pro Tem Thomas deferred item 19-624 to June 12, 2019 agenda to allow Office of Homeless Solutions (OHS) staff time to negotiate contract terms with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas related to the relocation of existing Gateway to Permanent Supportive Housing clients located at The Vineyards at Forest Edge and The Vineyards at The Ranch in Council District 10.

Background

The City has transitioned its Continuum of Care Grant- Gateway to Permanent Supportive Housing (Gateway) to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) through a formal procurement process. The project-based program is located at three properties; in which two of the properties are in TAAG areas and have had recurring violent crimes onsite, one that resulted in the death of the property manager. In order to address public safety concerns for the vulnerable program participants, the Office of Homeless Solutions (OHS) is recommending new project-based locations be identified and approved for the relocation of existing tenants.

Summary

The following items should remain as-is in the agenda item:

1. Authorize the acceptance of a Continuum of Care ("CoC") Grant (Grant No. TX0236L6T001810 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the City of Dallas' Gateway to Permanent Supportive Housing Project in an amount not to exceed \$739,943.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2019 through September 30, 2020
2. An assignment of the CoC Grant to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee in place of the City of Dallas under the grant agreement
3. Execution of any and all documents required for the grant and grantee substitution

The following item should be included in the agenda item:

1. Authorize contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to identify and replace 50 units located at The Vineyards at Forest Edge (25) and The Vineyards at The Ranch (25) in Council District 10 to new project-based locations that adhere to the minimum thresholds of the Site Selection Evaluation Criteria for Supportive Housing approved by the Human and Social Needs Council Committee and receive U.S. Department of Housing and Urban Development approval.

The contract will detail the collaborative nature in which the City will partner with ASD to identify new sites that adhere to Site Selection Evaluation Criteria; obtain HUD approval to amend grant agreement with the new sites; and provide individual advisory services to impacted clients to successfully relocate. Collaboration will include engagement with surrounding community to foster positive neighbor relations and development of partnership plan with landlords to ensure

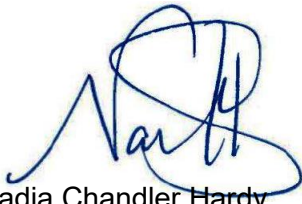
DATE June 7, 2019
SUBJECT **Office of Homeless Solutions Deferred Item Gateway to Permanent Supportive Housing**

compliance with OHS supportive housing priorities, including security plan and code compliance. The contract term is July 1, 2019 through June 30, 2021 with all relocations completed by June 30, 2021. The Office of Homeless Solutions is committed to partnering with ASD for the successful relocation of clients and will handle packing, moving and furniture expenses; security deposits to new landlords; risk mitigation fees (property damage and vacancy loss); and holding fees as applicable through direct contracts with vendors.

Fiscal Impact

General fund support not exceed \$50,000 for administration, housing navigation, and tenant utility deposits.

Should you have any questions or concerns, please contact myself or Monica Hardman, Director of Office of Homeless Solutions.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Residential Construction Permit Fees**

On June 12, 2019, City Council will consider changing the method used to calculate construction permit fees for single family and duplex dwellings.

Summary

House Bill 852 was signed into law May 21, 2019 and was effective immediately due to a more than two-thirds margin vote in the legislature. The new state law prohibits the use of the value of the dwelling in the calculation of a permit fee, requiring the City to change the methodology used to calculate permit fees.

Background

Current Dallas City Code uses the value of the dwelling or improvements to calculate the required permit fees for the construction or remodel of dwellings. The new state law prohibits the use of value in calculating permit fees.

The proposed new method uses the square footage of a dwelling in the calculation of the permit fees for new dwellings. The larger the dwelling the higher the fee, as more square footage increases the time and effort required to issue a permit and inspect the structure for compliance with the code. Permits for remodel of existing structures will be based on the work performed. Permits are divided into trades such as plumbing, electrical and mechanical work. The permit fee will be based on the number of trades being affected by the remodel work.

The new method is designed to be revenue neutral compared to the current method. Sustainable Development and Construction is currently under contract with a vendor for a review and analysis of fees charged by the department. As an enterprise fund, Building Inspection is required to charge fees to cover the cost of providing service to the construction industry. The vendor has been asked to consider the changes to state law and provide an analysis based on the old and new proposed method of calculating fees. Once the study is completed, if necessary, the department will bring back an ordinance to revise the fees charged to ensure cost recovery.

Financing

No cost consideration to the City for this request

DATE
SUBJECT

June 7, 2019

Residential Construction Permit Fees

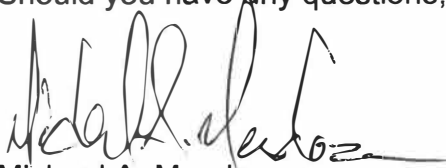
Coordination

Sustainable Development and Construction coordinated with the City Attorney's Office.

Recommendation

Staff recommends approval of the item to change the methodology used to calculate permit fees to be in compliance with state law.

Should you have any questions, please contact me at (214) 670-1696.



Michael A. Mendoza

Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
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Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Carol Smith, City Auditor (Interim)
Directors and Assistant Directors

ORDINANCE NO. _____

An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code, as amended, by amending Section 303; amending Table A-I; to provide fees according to square footage for single-family and duplex structures; adding a new Table B-II; to allow for permit fees for single-family and duplex improvements; providing a penalty not to exceed \$2,000; 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. Subsection 303.2, “Permit Fees,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“303.2 Permit fees.

303.2.1 New work, additions, alterations, or repairs.

303.2.1.1 Single-family and duplex structures. For new work, additions, alterations, or repairs, a fee shall be paid for a master permit based on the total square footage of the area where work is to be performed according to Tables A-I and B-II.

303.2.1.2 All other structures. For new work, additions, alterations, or repairs, a fee shall be paid for a master permit based on the total valuation of work to be performed according to Tables [~~A-I~~] A-II, A-III, and B-I.

303.2.2 Master permit. The master permit shall be issued for all work to be performed on a project, including but not limited to, building, electrical, mechanical, plumbing, fire sprinkler, fire alarm, landscaping, fence, tent, mechanical refrigeration, flammable liquid, liquid petroleum, septic tank, swimming pool, lawn sprinkler, security system, paving, grading, barricade, excavation, demolition, moving, sign demolition, and new sign work. Any work for which fees are not separately specified in Section 303.5 shall be included in the total valuation of the work, if applicable.”

SECTION 2. Subsection 303.3, “Value of Proposed Work,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“303.3 Value of proposed work for commercial structures. The building official shall determine the value of all proposed work for the purpose of computing permit and plan review fees under this section. The building official’s determination shall be based on the total value of all construction work for which the permit is issued and shall not exceed the value of the construction contract for the proposed work.”

SECTION 3. Table A-I, “New Single-Family Construction,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

“TABLE A-I

NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION	
<u>Square Footage</u>[Value of Proposed Work]	Multiplier
	(also see minimum fee schedule)
0-700 square feet [\$0—60,000]	X <u>0.817</u> [0.0095] = Permit Fee
701-2350 square feet [\$60,001—200,000]	X <u>0.215</u> [0.0025] + \$ <u>422</u> [418] (If greater than or
2351-10500 square feet [\$200,001—900,000]	X <u>0.175</u> [0.00203] + \$ <u>516</u> [512] Equal to minimum
10501 square feet or greater [\$900,001—2,500,000]	X <u>0.071</u> [0.000826] + \$ <u>1,608</u> [1,596] fee)
[\$2,500,001 or more]	[X <u>0.0004</u> + \$ <u>2,661</u>]
MINIMUM FEE SCHEDULE (based on # of trades [*or valuation—whichever is greater])	
Number of Trades	Minimum Permit Fee
1	\$ 100.00
2	\$ 200.00
3	\$ 300.00
4	\$ 400.00
5	\$ 500.00
6	\$ 600.00
7	\$ 700.00
8	\$ 800.00”

SECTION 4. Table B, “Alterations or Repairs,” of Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is retitled to read as follows: Table B-I, “Alterations or Repairs.”

SECTION 5. Section 303, “Fees,” of Subchapter 3, “Permits and Inspections,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended by adding a new Table B-II, “Alterations or Repairs of Single-Family and Duplex Structures,” to read as follows:

“TABLE B-II

ALTERATIONS OR REPAIRS OF SINGLE-FAMILY AND DUPLEX STRUCTURES	
Base permit fee	Additional trades
\$125 per dwelling unit	+ \$100 for each additional trade”

SECTION 6. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 7. That Chapter 52 of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance. Any existing structure, system, development project, or registration that is not required to come into compliance with a requirement of this ordinance will be governed by the requirement as it existed in the former law last applicable to the structure, system, development project, or registration, and all former laws will continue in effect for this purpose.

SECTION 8. 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 9. 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:

CHRISTOPHER J. CASO, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

H.B. No. 852

President of the Senate

Speaker of the House

I certify that H.B. No. 852 was passed by the House on April 16, 2019, by the following vote: Yeas 126, Nays 9, 2 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 852 was passed by the Senate on May 8, 2019, by the following vote: Yeas 29, Nays 2.

Secretary of the Senate

APPROVED: _____

Date

Governor

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT June 12, 2019 Agenda Item 35: ArtsActivate 2020

On June 12, 2019, the City Council will consider an item related to Cultural Support Programs administered through the Office of Cultural Affairs (OCA). OCA staff will be available at the Quality of Life, Arts and Culture Committee meeting on June 10, 2019 to answer any questions related to this item.

ArtsActivate 2020

[Item 35: A resolution authorizing and establishing the ArtsActivate 2020 program, which consolidates and updates two existing Cultural Support Programs within the Office of Cultural Affairs, to further the goals of the Dallas Cultural Plan 2018 and support cultural services in the City of Dallas, and approving the program guidelines]

ArtsActivate 2020 is a consolidation of two existing programs, the Cultural Projects Funding Program and the Cultural Vitality Program. This change is recommended by the OCA and Arts and Culture Advisory Commission to further align cultural support programs with the priorities, strategies, and initiatives identified in the *Dallas Cultural Plan 2018*. Both the Arts and Culture Advisory Commission and its Allocations Committee unanimously approved recommendations in support of this item in April 2019.

ArtsActivate 2020 will continue to emphasize the goals of neighborhood/community engagement of the Cultural Vitality Program while allowing for more opportunities to apply for funding like the multiple rounds of the Cultural Projects Funding Program.

ArtsActivate 2020 seeks to improve equity through expanded and adapted programmatic offerings in Dallas neighborhoods. Applicants will be partially scored on their proposals to provide cultural services in Dallas neighborhoods, outside of the urban core of the city. The goals of ArtsActivate 2020 are:

1. Engage with the *Dallas Cultural Plan 2018* and create programming to address its priorities and initiatives.
2. Enhance understanding of and respect for diverse cultural traditions, heritages and forms of expression.
3. Increase access and inclusivity in the experience of art and creativity for communities that have been historically underserved or underrepresented.

DATE June 7, 2019
SUBJECT June 12, 2019 Agenda Item 35: ArtsActivate 2020

4. Connect individuals from diverse cultures, ages and economic means in an effort to strengthen communities and/or neighborhoods through the arts.
5. Invest in historically underserved communities with artists or organizations rooted in that community to build individual capacity and economic viability.

If you have questions, please contact me or Jennifer Scripps, Director of Cultural Affairs.



Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Dallas Animal Services Department City Council Agenda Item**

The following Dallas Animal Services Department item will be considered by City Council on the June 26, 2019 Agenda:

- Item Number 8 - Authorize the (1) acceptance of a grant from Petco Foundation on behalf of the Innovation Showdown Investors, for the Petco Foundation-Innovation Showdown Investors Grant award to develop the D90 Shelter Service System to enhance operations, programs, and partnerships that reduce the number of animals in shelters and provide additional lifesaving opportunities in the amount of \$200,000.00 for the period June 26, 2019 through October 31, 2020; (2) receipt and deposit of grant funds in an amount not to exceed \$200,000.00 in the Petco Foundation-Innovation Showdown Investors Grant 19-20 Fund; (3) establishment of appropriations in an amount not to exceed \$200,000.00 in the Petco Foundation-Innovation Showdown Investors Grant 19-20 Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$200,000.00 - Financing: Petco Foundation Grant Funds.

DAS is receiving the Innovation Showdown award from the Petco Foundation and the Innovation Showdown Investors in the amount of \$200,000.00 to develop a D90 Shelter Service System (D90SSS) which will help increase customer satisfaction and positive animal outcomes in the main animal shelter facility for the City of Dallas. The D90SSS will serve as a customer service application providing assistance to citizens while in the shelter and at home. The D90SSS will enhance the customer experience by helping residents search adoptable or lost/found pets using both physical and behavioral characteristics; using indoor GPS to direct customers to an available pet's location within the building; notifying Animal Care Representatives when a service is needed; entering customers into service queues and displaying estimated wait times; suggesting similar pets on each animal's profile based on search characteristics; providing face to face customer service by functioning with video chat platforms such as Facebook portal; creating an electronic animal adoption process; streamlining the foster system; and more.

This program will be the lifesaving gift that keeps on giving, allowing DAS to continue to save thousands of additional lives annually.

DATE June 7, 2019
SUBJECT **Upcoming Dallas Animal Services Department City Council Agenda Item**

This item is scheduled for City Council consideration prior to the next meeting of the Quality of Life, Arts and Culture Committee. Should you have any questions or concerns, please contact myself or Ed Jamison, Director of Dallas Animal Services.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Department of Public Works Resurfacing Project – Harry Hines Boulevard**

To improve the conditions of the existing pavement and to address any surface drainage deficiencies, the Department of Public Works began a resurfacing project on May 29, 2019 on Harry Hines Boulevard at the Dallas North Tollway. The resurfacing project spans between the North Dallas Tollway and Cedar Springs Road at N. Akard Street and is anticipated to be complete by early July 2019.

Our Public Works team will complete this project with a block-by-block approach, completing one block in its entirety before moving to the next block. While working hours will be between 9:00 AM – 3:30 PM, drivers should expect intermittent lane closures during the construction. The authorized work days are Monday through Saturday.

As part of the planning process for this work, the Public Works team will be reaching out to the area businesses and residents as the work progresses to each affected block. Additionally, this work has been coordinated with the North Texas Tollway Authority. Dynamic message signs will be placed in the area and traffic signal timing will be adjusted along Harry Hines Boulevard to mitigate congestion in the area. The project manager for this effort is Christopher Lutz and he can be reached at Christopher.Lutz@dallascityhall.com.

Should there be any questions or need for clarification, please let me know.

Majed Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **2019 Mosquito Abatement Plan**

The active season for the 2019 Mosquito Abatement Plan began on April 1, and continues through October 31, of the year. This briefing memorandum serves to update you on the plans for the 2019 season.

The City of Dallas maintains an integrated mosquito management program as recommended by Dallas County and the Center for Disease Control (CDC) that focuses on surveillance, reduction of breeding sites, community outreach, and public education to control mosquito populations. The City of Dallas continues to test 90+ sites throughout the city for West Nile Virus (WNV) in Culex mosquitoes, with an additional 12 locations monitored for the Aedes mosquito population.

Community outreach and public education are critical, as everyone can help control mosquitoes. Treatments to control breeding and spraying to kill adult mosquitoes are not 100% effective. People must take personal protective measures when outside, including appropriate clothing and use of insect repellents. Residents are encouraged to eliminate mosquito breeding sites on their property. A step-by-step instructional video on how to eliminate breeding sites is available at <http://www.dallascitynews.net/fightthebite>. The community outreach campaign includes the use of social media, community meetings, and partnerships with local school districts.

General Spray Protocol

Two situations may trigger spraying for West Nile Virus:

- 1) A trap that tests positive for WNV triggers spraying within a ½-mile radius of the positive trap location.
- 2) A high number of mosquitoes in a single trap triggers spraying within a ¼-mile radius of the trap location.

The City of Dallas uses only EPA-approved, water-based products for ground spraying activities. Staff is prepared to implement ground spraying activities, from truck-mounted sprayers, within five to seven hours of receiving a positive mosquito test result for WNV. The City will release a press statement by 4:00 pm notifying the public of spray locations that will be sprayed no earlier than 9:00 pm. Other important details of spraying activities include:

- Each location is sprayed on two consecutive nights to increase effectiveness.
- Care is taken to avoid water bodies and people.
- Chemicals are always used in accordance with the manufacturer's product label.
- All positive trap locations will be re-trapped within five business days.
- Foot surveillance and source reduction actions (for example, treating standing water with larvicide) are also implemented in an effort to reduce mosquito populations.

Spray activities for Zika virus and Chikungya virus are different due to differences in transmission of these viruses and the mosquito species that can transmit them. Spraying will be based on a human case that results from local transmission from a mosquito (not acquired while traveling

DATE June 7, 2019
SUBJECT **2019 Mosquito Abatement Plan**

outside of the area or contracted by other means). The City of Dallas uses an integrated mosquito management approach and will follow recommended protocols from Dallas County Health and Human Services and the CDC when identifying the treatment area.

On September 7, 2016, the City Council 1) authorized the City Manager to execute a letter requesting aerial sprays as Dallas County Health & Human Services deems necessary, in its best professional judgment as the City's health authority, to provide aerial spraying for mosquito control, and 2) increased appropriations in the amount of \$2,000,000 in contingency reserves to the Code Compliance department budget. The funding approval expired December 31, 2017 therefore some consideration should be given to re-authorizing this funding in the event that Dallas County, as the Health Authority for the City of Dallas, determines aerial spraying is necessary due to a public health crisis.

Citizen Notification List

The City of Dallas maintains two notification lists via the 3-1-1 system. The Do Not Spray List allows citizens that do not wish to have their property sprayed to register via the 3-1-1 system by phone call or online. The Beekeeper Notification List allows beekeepers to receive an email advising of all spray locations in the city.

Historical Data on West Nile Virus Human Cases and Deaths

For historical perspective, the following table depicts the number of WNV human cases and deaths in the city of Dallas over the last seven years.

Year	2012	2013	2014	2015	2016	2017	2018
Human Cases	211	7	7	15	32	16	4
16	9	1	0	1	1	2	1

Please contact me if you have any questions or require additional information.



Carl Simpson
Director, Department of Code Compliance Services

C: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
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Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of May 27, 2019 – May 31, 2019 by the Criminal Investigation Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Major Michael Igo, at (214) 670-4811 and/or by email at michael.igo@dallascityhall.com should you need further information.

A handwritten signature in black ink that reads "Jon Fortune". The signature is written in a cursive, flowing style.

Jon Fortune
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Joey Zapata, Assistant City Manager
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Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D6	BLISS ARCADE THEATER CLUB	9109 JOHN W. CAPENTER FRWY	SOB-ARCADE	5/30/2019	RENEWAL	EDWIN K. LASSBERG JR.
D2	#1 CHAMPION BILLIARD & GAMES	9530 OVERLAKE DR. STE D	BH	5/31/2019	NEW	ELIZABETH RIVAS RODRIGUEZ

License Definitions:

DH - Class "A" -Dance Hall - Dancing Permitted 3 Days Or More A Week

DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week

DH - Class "C"Dance Hall - Dancing Scheduled One Day At A Time

DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only

LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00

BH - Billiard Hall - Billiards Are Played

SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio

AC - Amusement Center

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for June 12, 2019 Council Agenda**

For your information staff is providing you with the summary below of M/WBE participation for the voting items scheduled for the June 12, 2019 Council Agenda. The total contract award amount, consisting of 30 agenda items is \$46.9M. **M/WBE is applicable to 23 of the 30 agenda items. For these items, construction and architectural and engineering items total \$37.7M with an overall M/WBE participation of \$13.7M or 36.31%, while goods and services items total \$1.2M with an overall M/WBE participation of \$471K or 38.36%.**

As a reminder, the current M/WBE goals are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
25.6%	25.0%	36.3%	23.8%	18.0%

2017 Bond Program

The Office of Business Diversity continues to work diligently with the Bond Program Office to ensure, not only that the M/WBE goals are met, but to also include diverse teams on the bond program projects. This agenda includes six agenda items that are funded by 2017 bond funds. **We are pleased to announce that one of the six agenda items has 100.00% minority participation. These six items total \$20M with an overall M/WBE participation of \$7.8M or 38.92%.**

Highlighted Items

Thoroughfare Improvements

Agenda Item No. 9 Authorize a construction contract in the amount of \$1.8M for the construction of thoroughfare improvements. **This item includes participation from four M/WBE vendors resulting in \$534K participation or 29.25% M/WBE participation on a 25.00% goal.**

Concrete and Asphalt Saw Blades

Agenda Item No. 47 Authorize a three-year master agreement in the amount of \$521K for concrete and asphalt saw blades. **This item includes participation from three M/WBE vendors resulting in \$322K participation or 61.86% M/WBE participation on an 18.00% goal.**

DATE June 7, 2019
SUBJECT June 12, 2019 Council Agenda M/WBE Participation Overview

Aeration Improvements

Agenda Item No. 55 Authorize a professional services contract in the amount of \$3.5M to provide engineering services required for the investigation, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start-up associated with aeration improvements at the Central Wastewater Treatment Plant. **This item includes participation from three M/WBE vendors resulting in \$1.1M participation or 32.02% M/WBE participation on a 25.66% goal.**

Please feel free to contact me if you have any questions or should you require additional information.



Zarin D. Gracey
Director
Office of Business Diversity

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE June 7, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – June 4, 2019**

Update Items

[Encampment Resolution Schedule – June 4, 2019 & June 11, 2019](#)

The Office of Homeless Solutions (OHS) has scheduled the following sites for homeless encampment resolution on June 4, 2019 and June 11, 2019:

June 4, 2019	June 11, 2019
<ul style="list-style-type: none">• 2828 W Northwest Highway/Northwest Highway at Denton (District 6)• 6287 Northwest Highway/Skillman at Northwest Highway (District 13)• Webb Chapel at Lyndon B. Johnson Highway (District 6)• Keller Springs Rd at Preston Rd (District 12)• Royal Lane at N Central Expressway (District 11)	<ul style="list-style-type: none">• Henry at Taylor St. (District 2)• 1600 Chestnut St. (District 2)• Ash Lane at Fletcher St. (District 2)• Interstate I-20 at Bonnie View (District 8)• Interstate I-20 at Lancaster (District 8)• 4040 Commerce (District 7)

OHS Street Outreach team will continue to engage with homeless individuals to provide notice of clean-up and connect to resources and shelter. OHS Community Mobilization staff are meeting with stakeholders to determine long-term sustainability of encampment sites and will provide periodic updates. Should you have any questions or concerns, please contact Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer, and Monica Hardman, Director of Office of Homeless Solutions.

New Items

[2019 Inauguration](#)

The Mayor and City Council Office staff continues to plan for the Inauguration Ceremony on June 17, 2019 at the Winspear Opera House. Invitations and VIP tickets have arrived and are being distributed to current City Councilmembers this week. Rehearsal with Council staff only, is schedule for Friday, June 7. Details for the ceremony will be finalized following the June 8 run-off election. Should you have any questions or concerns, please contact Carrie Rogers, Director of the Mayor and City Council Office.

[Dallas Ranked Top Performer](#)

For three years, *Governing Magazine* has surveyed American cities to explore the landscape of the future by benchmarking cities' progress toward high performance and innovation across seven vital competencies. For 2019, Dallas ranked as the top performer in the Dynamically Planned category. This category examines transparency, strategic planning, and performance measurement. This is the first year that Dallas has been named a top performer and the report

DATE June 7, 2019
SUBJECT **Taking Care of Business – June 4, 2019**

is [here](#) for your convenience. Should you have any questions or concerns, please contact Laila Alequresh, Chief Innovation Officer.

[Atmos Appeal](#)

On Friday, May 31, 2019, Atmos Energy Corp. Mid-Tex Division appealed the City's denial of its 2019 Dallas Annual Rate Review (DARR) filing. The appeal was timely filed with the Railroad Commission of Texas, which will set a procedural schedule for the proceeding in the coming weeks. Pursuant to the tariff, Atmos implemented the full rate increase on June 1, 2019. The rates are subject to refund if the Railroad Commission sets rates that are lower than those requested by Atmos. The City of Dallas will intervene in the proceeding and provide testimony refuting the requested increase. Should you have any questions or concerns, please contact Elizabeth Reich, Chief Financial Officer.

[Summer Crime Initiative](#)

The Dallas Police Department (DPD) has produced a video regarding the 2019 Summer Crime Initiative. This video presents summer crime components and how DPD will continue to identify crime trends, hot spot areas, and better allocate resources. The video has been posted on the DPD blog and Neighborhood Police Officers will be sharing it at community meetings. You can access the video [here](#) for English and [here](#) for Spanish. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

[Public Safety Town Hall](#)

The Dallas Police Department (DPD) has produced a video regarding the Summer Crime Initiative. This video presents the four components of DPD's strategies to address crime over the summer, which includes the Department's crime analysis, approaches to enforcement, Service First mandate, and community engagement. The video was recently posted to DPD social media sites, and neighborhood Police Officers (NPO's) will also be sharing the video at community meetings. A link to the video has been provided [here](#) for your quick reference and use as needed. Should you have any questions or concerns, please contact U. Renee Hall, Chief of Dallas Police.

[UNIDOS Community Forum](#)

The Dallas Police Department (DPD) will host a UNIDOS Community Forum to interact with local community members and provide insight on community concerns. The forum will be on Tuesday, June 11, from 6:00-7:00pm at Bachman Lake Branch Library, 9480 Webb Chapel Rd, Dallas, TX 75220. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

[Brush & Bulk Trash Delays](#)

Collection delays continued into Week 4 of May (5/27-5/31) due to continued record volumes, weather delays, and staffing shortages. Week 4 was completed by EOD on Monday, June 3, 2019, except areas bounded approximately by McCutcheon Ln. (W), Sceyde Rd. (N), Sam Houston Rd. (E), and Bruton Rd. (S). These areas are expected to be completed by Tuesday, June 4. May 2019 collection volumes are estimated to be well over 25,000 tons and to exceed typical monthly averages. Only once in the past 7 years, after a severe weather event, has the monthly volume exceeded 25,000 tons. Sanitation Services has been working around the clock along with assistance from Code Compliance and 8 private contractor crews. June collection volumes are expected to decline due to warmer weather. Sanitation Services hopes to return to normal collection schedules soon, with a target to complete Week 1 of June by Saturday, June 8.

DATE June 7, 2019
SUBJECT **Taking Care of Business – June 4, 2019**

Should you have any questions or concerns, please contact Kelly High, Director of Sanitation Services.

[Dallas Animal Services Appreciates Your Assistance](#)

On Friday, May 24, 2019, Dallas Animal Services (DAS) reached 107% capacity for dogs within the shelter. In order to save as many lives as possible, staff reached out to the media and Dallas residents with a plea for foster homes and promotion of the free dog adoption special. The special lasted from Saturday, May 25th to Friday May 31st and included an emergency kitten foster orientation to accommodate all individuals interested in becoming a first-time foster parent. The community's response dramatically exceeded expectations! During the adoption special, DAS processed 531 adoptions, placed 93 animals into foster homes, and saw a total of 1,019 positive outcomes. As of Monday, June 3rd, the shelter is at 78% capacity for dogs and 120% capacity for cats (primarily kittens in need of foster homes), but the numbers can change drastically day to day. DAS is currently offering \$10 adoptions on all felines and still promoting kitten fostering in hopes of decreasing cat capacity quickly. You can view news coverage [here](#) and [here](#).

DAS will be in the lobby of City Hall Thursday, June 6, from 11:00am-1:00pm, offering free adoptions during Furrday at City Hall. DAS appreciates everyone who took the time spreading the word about the need for adoption and fostering. Should you have any questions or concerns, please contact Nadia Chandler-Hardy, Assistant City Manager and Chief Resilience Officer or Ed Jamison, Director of Dallas Animal Services.

[Access to Justice Programs](#)

The Office of Welcoming Communities and Immigrant Affairs (WICA) continually works to implement and increase access to justice for residents with the Dallas Civil Legal Immigration Services Program. The WICA Director submitted a procurement request for a web-based information platform that provides real time information on community resources available in every zip code throughout the U.S. In conjunction with the Office of Equity and Human Rights and Housing and Neighborhood Services, WICA will work to provide an up to date online directory for any user to access. The platform would aggregate and continuously update information and provide real time analytics. These analytics would allow city policymakers to identify service gaps and areas of greatest need in the community. Should you have any questions or concerns, please contact Elizabeth Cedillo-Pereira, Director of WICA. This item will go before City Council on June 12, 2019.

[El Paso Asylum Seekers](#)

Several Dallas faith-based organizations have been working for the past several months to help migrants released by DHS at El Paso as they transition to destinations in the Eastern part of the United States. Due to the growing demand for services at the border and requests from service organizations in El Paso, Dallas faith-based organizations have developed plans to receive migrants to the Dallas area and assist them for a few days as they make final arrangements to their targeted destination. One bus load of 50-55 persons every 3-4 days who will be staying here for 6 to 60 hours is to be expected. To assist the migrants, a respite center facility pop-up will greet the incoming busses to provide food, clothing, emotional, and spiritual support services while additional travel arrangements are being made. The guests will then be transported to hotels to stay overnight and will return back to the facility during the day to receive food and services. Due to the generosity from the local hotel industry, free room nights for the next 2 to 3 weeks have been provided to assist their efforts. City staff will continue to work with organizations as they explore overnight stay options beyond the 3-week period. Should you have any questions or concerns, please contact Rocky Vaz, Director of the Office of Emergency Management or Jon Fortune, Assistant City Manager.

DATE June 7, 2019
SUBJECT **Taking Care of Business – June 4, 2019**

Slow Down PSA

The Office of Public Affairs (PAO) and Dallas Police Department (DPD) created a campaign and public safety announcement against illegal street racing. The campaign advises residents to “Slow Down” and this has been distributed to the Mayor and City Council Office to share via social media channels. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

Community Outreach

Dallas Fire and Rescue (DFR) Inspections Division has implemented a new summer program in partnership with the Firefighters Museum. The dates for the summer program are June 18 and 19, June 25 and 26, 2019 from 12:30pm-2:30pm. The curriculum will consist of four, 20-minute sessions taught by two educators and are titled as follows:

- Session 1: The ABC's of Fire Science
- Session 2: Be ALL You Can Be
- Session 3: Who's Responsible for Your Safety? You are!
- Session 4: History...Don't Let it Be a Mystery.

Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

Media Inquiries

As of June 2, 2019, the City has received media requests from various news outlets regarding the following topics:

- Community Clean Initiative
- Conditions of State Auction
- Red Light Camera Contracts
- Jim's Car Wash
- DFR Sends 5 Rescue Units to Marvin D. Love Major Accident
- Firefighters Rescue Dogs from West Dallas House Fire
- Early Morning Fire Destroys Old Ambassador Hotel
- South Dallas Abandoned Church Burns Down
- Major Accident Claims the Life of Construction Worker
- DFR Responds to House Fire in East Dallas
- Firefighters Find 2 Adults and a Dog Dead in North Dallas Apartment
- Two Taken to Local Hospital After Random Attack in Downtown Dallas
- Three Kayakers Swept Down the Trinity River
- Boat Burns in Party Cove at Lake Ray Hubbard

Please see the attached document compiling information provided to the media outlets for the May 28-June 3 for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.

DATE June 7, 2019
SUBJECT **Taking Care of Business – June 4, 2019**

A handwritten signature in black ink, appearing to read 'T.C. Broadnax', enclosed within a large, loopy oval shape.

T.C. Broadnax
City Manager

c: Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

DATE June 7, 2019
SUBJECT Taking Care of Business – June 4, 2019

Public Affairs & Outreach
Media Requests
May 28 – June 3

May 30, 2019

Topic: Community Clean Initiative

Summary of Statement: Provided an interview to NBC 5 with new CCS director and CCS officer performing educational outreach as part of the Community Clean Initiative.

Department: Code Compliance Services

Media Entity: Candace Sweat, Reporter, NBC 5

May 31, 2019

Topic: Conditions of Statue auction

Summary of Statement: Provided information regarding the conditions of the auction, including that the statute must not be publicly displayed in the City

Department: Office of Cultural Affairs; Procurement Services

Media Entity: Bill Barnett, Producer, Rick Roberts Show, WBAP

June 2, 2019

Topic: Red light cameras contract, future plans

Summary of Statement: The City is currently in the middle of a six year contract. Nothing has been determined for future plans.

Department: Transportation

Media Entity: Tim Ciesco, Reporter, NBC 5

June 3, 2019

Topic: Jim's Car Wash

Summary of Statement: Provided the date of the second Board of Adjustments hearing regarding Jim's Car Wash. It is June 19.

Department: Sustainable Development & Construction

Media Entity: Robert Wilonsky, Reporter, Dallas Morning News

DATE June 7, 2019
SUBJECT **Taking Care of Business – June 4, 2019**

Dallas Fire-Rescue Department
Media Requests: May 27th – June 2nd, 2019.

Monday, May 27th: All Local Media Outlets – Can you send us more detail about an accident, to which DFR dispatched as many as 5 rescue units, on Marvin D. Love Freeway?

City Response - Around 18:20 Dallas Fire-Rescue dispatched resources, including a total of 5 rescue units, to what was reported as two separate accidents at 7310 Marvin D. Love Freeway.

You'll have to get the accident details from law enforcement, but a total of 4 patients were transported to a local hospital for evaluation of undisclosed injuries. There are no details available regarding the patients' ages, genders or conditions.

Monday, May 27th: Univision 23 (Nelisa Reyes Cardalda) - Do you have information about a fire on May 23 where the Dallas Fire Department rescue 5 dogs? (I don't have more details). Today we have the video of the rescue at 10:00pm to say thank you to our DFD.

City Response - It looks like this one took place on May 23rd, at 12:57 p.m., at 1022 Westmount Avenue.

Firefighters arrived at the scene to find thick black smoke coming from the home. Though everyone had made it out safely, one woman in front of the house told firefighters that her dogs were still inside. They quickly made their way into the home and extracted a total of 5 dogs; 4 of which they were able to save.

The American Red Cross was called to assist the 4 occupants of the home (3 females and 1 male). I don't have any information on what caused the fire.

Tuesday, May 28th: All Local Media Outlets – Can we have more information on a fire DFR is fighting, at the old Ambassador Hotel, on Ervay Street?

City Response - At [01:31](#) Dallas Fire-Rescue units were assigned to a 911 call for a structure fire at what used to be the Ambassador Hotel, located at 1312 South Ervay Street, just South of Downtown Dallas.

When firefighters arrived at the 6-story building, thick black smoke and flames could be seen from multiple locations. Though first arriving companies set up for an attempt to enter the building, fire conditions quickly escalated to the point that efforts shifted to a defensive posture early in the operation.

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Command ordered second, third and fourth alarms over the next hour; amounting to over 100 firefighters at the scene. Multiple ladder pipes, engine master streams and ground lines were used to apply water to the building, which sustained multiple collapses, before the fire was declared extinguished at 05:00.

According to Fire Investigators, the building was in the process of undergoing renovation work, and has been vacant for a number of years. There was one person, the building's caretaker, reported to have been in the area at the time of the incident, but thankfully he was stationed in a trailer on the East side of the building. Crews will remain on location, while the building is demolished, monitoring for hot spots throughout the morning.

There were no injuries reported, and the cause of the fire is undetermined.

Tuesday, May 28th: All Local Media Outlets – Can we have more information on a church fire at Marsalis and Jefferson?

City Response: At 11:30, Dallas Fire-Rescue units were assigned to a 911 call for a structure at a vacant church, located near the intersection of S. Marsalis Ave. and Jefferson Blvd., in South Dallas.

Apparently, someone called 911 and reported “a lot of smoke” coming from an “abandoned church”. Firefighters arrived at the scene of the two-story structure, to find smoke coming from it, but they quickly made their way inside, located and extinguished the flames.

Investigators believe the fire began near the stairwell and spread vertically to the second floor before venting out of a window. The exact cause of the fire is still undetermined however.

Tuesday, May 28th: All Local Media Outlets – Can we have more information on an accident, that DFR dispatched 3 rescue units to, reportedly involving a construction worker?

City Response - At 14:36 Dallas Fire-Rescue dispatched resources, including 3 rescue units, to a major accident involving a vehicle that reportedly struck construction workers near the intersection of West Kiest Boulevard and Mountain Creek Parkway.

Two of the rescue units transported three patients to a local hospital for evaluation of their injuries. One construction worker suffered life-threatening injuries, and was taken to the hospital where he was later pronounced dead. The driver of the vehicle, and another construction worker, was taken to the hospital with non-life-threatening injuries.

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Wednesday, May 29th: All Local Media Outlets - Can we have more information on a fire DFR is responding to on Eastside Avenue?

City Response - 2-story residential structure (homeowner ran business out of her home), at 4400 block of Eastside Avenue. No injuries reported. Homeowner was only one at home at time of fire. House was a total loss. Cause was accidental in nature, and resulted from an electrical short in the attic.

Thursday, May 30th: All Local Media Outlets – Can we have more information on a HazMat response DFR is making to an apartment complex in North Dallas?

City Response - At 09:52 Dallas Fire-Rescue units were assigned to a 911 call for a Welfare Check, at an apartment complex, located at 17811 Vail Street, in far North Dallas.

Prior to DFR's arrival, maintenance workers forced entry into the apartment in question, which was secured from the inside, only to find the deceased bodies of two adult females and a dog.

DFR's Hazardous Materials Team (HazMat) was dispatched to the scene, to help further assess the situation, after first arriving companies picked up Carbon Monoxide readings on their monitor. Though they confirmed the presence of the gas, they were unable to identify an exact source.

The causes of death are pending investigation by the Denton County Medical Examiner's Office.

Friday, May 31st: NBC 5 (Hannah Everman) - We are hearing that a family walking along 600 Commerce Street in Dallas was approached by a homeless man and stabbed by the man. The man took off and was arrested by DART PD allegedly. Can all your agencies provide information?

Jason – can you tell us if DFR transported members of the family from that location and in what location?

City Response - DFR was dispatched to a “Stabbing” call, at 600 Commerce Street, at 09:19. While HIPAA, and the incident being under law enforcement jurisdiction, prevents me from going into detail, I can confirm that two people were taken to a local hospital for evaluation of their injuries.

Saturday, June 1st: All Local Media Outlets – Can we have more information on a water rescue DFR is conducting at Sylvan Avenue and Singleton Boulevard?

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City Response - Units were dispatched, at [08:26](#), to a Swift Water Rescue after witnesses, who were fishing in the Trinity River, spotted three men being swept downstream after their kayak overturned.

Though the Swift Water Team launched its boat into the river, DPD's Air 1 was able to get a visual on the men just after [09:00](#). Thankfully, they were wearing life jackets and were able to get themselves to shore, just South of Sylvan Avenue.

Not sure exactly far downstream the individuals were swept, but no one was taken to the hospital.

Saturday, June 1st: NBC 5 (Joanna Molinero) and Fox 4 (Steven Young) – Can we have more information on a boat fire at Lake Ray Hubbard?

City Response - Units were dispatched to Lake Ray Hubbard, at 16:35, after a boat caught fire in Party Cove.

There were an unknown number of people on board the boat when the fire started, but reports indicated they all made it off safely.

While the comments also indicate a burn victim, I don't that anyone has been transported to the hospital.

The fire was reportedly extinguished by Rockwall FD.