

# Memorandum



CITY OF DALLAS

DATE February 23, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **February 28, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 16, 2024, a DRAFT City Council Agenda for February 28, 2024, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

## Additions:

72. 24-667 A resolution authorizing **(1)** a joint elections agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a special election to be held Saturday, May 4, 2024, in an amount not to exceed \$595,279.67; and **(2)** legal advertising in connection with the Saturday, May 4, 2024 Special Election, in an amount not to exceed \$150,000.00 - Total not to exceed \$749,279.67 - Financing: General Fund
73. 24-670 A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 4, 2024 special election, and submit a canvass report to the full City Council on Wednesday, May 14, 2024 City Council meeting or at a special called city council meeting - Financing: No cost consideration to the City
74. 24-703 Authorize a thirty-one month professional services contract in the amount of \$7,682,340, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Dallas Memorial Arena using either the Design-Build Bid or Construction Manager At-Risk Delivery Model - McKissack & McKissack of Washington, Inc., most highly qualified proposer of nine - Not to exceed \$7,982,340 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

75. 24-704 Authorize a forty-nine months professional services contract in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters and the temporary relocation and re-establishment of the existing lease holder - Dikita Enterprises, Inc., most highly qualified proposer of nine - Not to exceed \$9,552,031 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

**Revisions:**

3. 24-543 An ordinance amending Ordinance No. 32554, previously approved on September 20, 2023, authorizing certain transfers and appropriation adjustments for FY 2023-24 for the maintenance and operation of various departments, activities, and amending the capital budget; and authorize the City Manager to implement those adjustments - Not to exceed ~~\$4,898,376,958~~ \$3,840,307,585 - Financing: General Fund (~~\$1,678,260,711~~ \$1,837,576,470), ~~General Obligation Debt Service Fund (\$420,687,511)~~, Enterprise Funds (\$1,401,626,306), Internal Service and Other Funds (\$268,266,846), ~~and Employee Retirement Fund (\$6,673,227)~~ and Grants, Trust, and Other Funds (~~\$325,742,911~~ \$332,837,963), ~~Capital Funds (\$797,119,446)~~  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Janette Weedon, Director, Budget and Management Services, at 214-670-3550, for more information.**
8. 24-587 Authorize partial settlement of the lawsuit styled Vicki Timpa, Individually and as Representative of the Estate of Anthony Timpa, and Cheryll Timpa, Individually and as Next Friend of K.T., a Minor Child v. Dustin Dillard, Danny Vasquez, Raymond Dominguez, Domingo Rivera, Kevin Mansell, Glenn Johnson, Criminal Investigative Unit, LLC, Civil Action No. 3:16-CV-03089-N - Not to exceed ~~\$XXX~~ \$2,500,000.00 - Financing: Liability Reserve Fund  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Jennifer Huggard, Chief of Litigation, City Attorney's Office, at 214-670-5622, for more information.**
19. 24-443 Authorize (1) the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and (2) the ~~City Manager to sign the ratification of the City Manager's approval of the updated and~~ revised Public Transportation Agency Safety Plan on December 22, 2023 -

Financing: This action has no cost consideration to the City (see Fiscal Information)

**This item is being revised to update the Subject and Resolution. Please contact Gus Khankarli, Director, Department of Transportation, at 214-671-8451, for more information.**

27. 24-361 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.**
31. 24-365 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
**This item is being revised to update the Resolution. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.**
50. 24-525 Authorize a three-year service price agreement for citywide fire extinguisher and sprinkler system maintenance and repairs - Safety Control LLC in the estimated amount of \$1,999,019.68 and Total Fire & Safety, Inc. in the estimated amount of \$6,440,520.34, lowest responsible bidders of four - Total estimated amount of \$8,439,540.02 - Financing: General Fund (~~\$3,324,871.66~~ \$5,234,088.40), ~~Capital Construction Fund (\$1,909,216.74)~~, Aviation Fund (\$1,549,381.32), Dallas Water Utilities Fund (\$843,190.50), Sanitation Operation Fund (\$677,029.50), and Equipment and Fleet Management Fund (\$135,850.30) (subject to annual appropriations)  
**This item is being revised to update the Agenda Information Sheet. Please contact John Johnson, Director, Building Services Department, at 214-670-3550, for more information.**
66. 24.594 Authorize (1) Supplemental Agreement No. 1 to the Construction Manager at Risk Agreement with JE Dunn-Russell, a joint venture, to provide construction services for Part One of the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park

(which includes an owner's contingency of \$1,541,553.00 and a Guaranteed Maximum Price of \$51,385,067.00); and (2) establish appropriations in an amount not to exceed \$31,426,620.00 in the 2024 Certificate of Obligation Fund - Not to exceed \$52,926,620.00, from \$145,000.00 to \$53,071,620.00 - Financing: 2024 Certificate of Obligation Fund (\$31,426,620.00) and Fair Park Revenue Bonds, Series 2023 Fund (\$21,500,000.00)

**This item is being revised to update the Subject and Resolution. Please contact John D. Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.**

67. 24-444 Authorize (1) a Small Business Microgrants Program Statement for microgrants (\$5,000.00 or less) to eligible small businesses in Dallas for assistance with qualified operational expenses incurred between March 3, 2021 and September 30, 2024 due to COVID-19 pandemic to mitigate negative financial impact from the COVID-19 pandemic; and (2) the allocation of funds for the Small Business Microgrants Program - Not to exceed \$230,000.00 - Financing: ~~American Rescue Plan Act~~ Coronavirus State and Local Fiscal Recovery Fund

**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.**

68. 24-60 Authorize Supplemental Agreement No. 2 to the professional services contract with Black & Veatch Corporation for additional construction management services associated with the construction of the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$5,507,000.00, from \$26,794,000.00 to \$32,301,000.00 - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**This item is being revised to update the M/WBE Information section and Resolution. Please contact Sarah Standifer, Director (i), Water Utilities Department, at 214-671-9581, for more information.**

A memorandum was previously provided to the City Council and/or Committee regarding the following items. A link to the specific memorandums is also attached for more information.

**Memorandums:**

4. 24-112 Authorize **(1)** rescinding the Community Development Block Grant Contract - Public Facility Improvements Project contract awarded to City Square Arts Opportunity Center, LLC, previously approved on January 21, 2021, by Resolution No. 21-0246, to complete public facility improvements to the Forest Theater located at 1918 Martin Luther King Jr. Boulevard; and **(2)** the funds to be reprogrammed for other eligible uses during the development of the FY 2024-25 Community Development Block Grant - Financing: No cost consideration to the City  
**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on February 26, 2024.**
5. 24-535 Authorize initial support of the approach for development of the new 5-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29 for the four U.S. Department of Housing and Urban Development grant funds: Community Development Block Grant; HOME Investment Partnerships Program; Emergency Solutions Grant; and Housing Opportunities for Persons with AIDS, as prescribed by federal regulations - Financing: No cost consideration to the City  
[The City Council was briefed by memorandum regarding this matter on December 8, 2023.](#)
10. 24-199 Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City  
**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on February 26, 2024.**
21. 24-118 Authorize the execution of a Streetlight Maintenance Authorization for light-emitting diodes (LED) replacements with Oncor Electric Delivery Company, LLC to replace existing non-working, Oncor-owned streetlight fixtures with LED streetlight fixtures within the City of Dallas under the terms of the existing Street Lighting Service Agreement approved by Resolution No. 85-3519 - Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)  
[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on February 20, 2024.](#)

22. 24-509 A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2024-25 - Financing: This action has no cost consideration to the City (see Fiscal Information)  
[The Quality of Life, Arts and Culture Committee was briefed by memorandum regarding this matter on February 20, 2024.](#)
23. 24-356 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
24. 24-357 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
25. 24-358 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
26. 24-360 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)



27. 24-361 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
28. 24-362 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
29. 24-363 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
30. 24-364 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
31. 24-365 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)

32. 24-366 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
33. 24-367 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
34. 24-368 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
35. 24-369 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
36. 24-371 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City [The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)



37. 24-372 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
38. 24-373 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
39. 24-374 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
40. 24-375 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
41. 24-376 A resolution accepting the FY 2022-2023 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)

42. 24-396 Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), Nexus Recovery Center (Nexus) and Truist Community Capital, LLC and its subsidiaries thereof, of up to \$7 million in NMTC allocation for a construction project located at 8733 La Prada Drive, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
43. 24-398 Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund (DDF), a Dallas-based Texas nonprofit corporation and certified Community Development Entity or a subsidiary thereof DDF, Resource Center and Regions Community Investments, LLC and its subsidiaries thereof, of up to \$7 million in NMTC allocation for a rehabilitation project to create a health campus located at 2603 Inwood Road, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Exhibit A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
44. 24-531 Authorize a tax increment financing (“TIF”) development agreement and all other necessary documents in an amount not to exceed \$1,778,000.00 (“TIF Subsidy”) payable from current and future Transit-Oriented Development (“TOD”) TIF District funds with UCR Development Services LLC and/or its affiliates, in consideration of the Lancaster-Corning Retail Development Project on property currently addressed at 3011 through 3039 South Lancaster Road in Tax Increment Financing Reinvestment Zone Number Seventeen (“TOD TIF District”) - Not to exceed \$1,778,000.00 - Financing: TOD TIF District Fund (subject to annual appropriations from tax increments)  
[The Economic Development Committee was briefed by memorandum regarding this matter on February 5, 2024.](#)
48. 24-37 Authorize **(1)** a five-year service contract for benefits consulting services and auditing services of medical and pharmacy benefit plans for the Department of Human Resources in an amount not to exceed \$1,143,750.00; and **(2)** the ratification for the Department of Human

Resources to pay outstanding invoices in the amount of \$162,895.81 for benefits consulting services and auditing services of medical and pharmacy benefit plans - Holmes Murphy and Associates, LLC, most advantageous proposer of eight - Total not to exceed \$1,306,645.81 - Financing: Employee Benefits Fund (subject to annual appropriations)

**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on February 26, 2024.**

56. 24-39 Authorize Supplemental Agreement No. 1 to exercise the first of two, one-year renewal options to the service contract with FMLASource, Inc. for Family Medical Leave Act services for the Department of Human Resources - Not to exceed \$190,500 - Financing: General Fund

**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on February 26, 2024.**

58. 24-40 Authorize Supplemental Agreement No. 6 to increase the service contract with CAREATC to operate and manage employee on-site and off-site medical clinics - Not to exceed \$918,771.14, from \$3,768,899.00 to \$4,687,670.14 - Financing: Employee Benefits Fund (subject to annual appropriations)

**The Government Performance and Financial Management Committee will be briefed by memorandum regarding this matter on February 26, 2024.**

67. 24-444 Authorize **(1)** a Small Business Microgrants Program Statement for microgrants (\$5,000.00 or less) to eligible small businesses in Dallas for assistance with qualified operational expenses incurred between March 3, 2021 and September 30, 2024 due to COVID-19 pandemic to mitigate negative financial impact from the COVID-19 pandemic; and **(2)** the allocation of funds for the Small Business Microgrants Program - Not to exceed \$230,000.00 - Financing: American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund

[The Economic Development Committee was briefed by memorandum regarding this matter on January 9, 2024.](#)

74. 24-703 Authorize a thirty-one month professional services contract in the amount of \$7,682,340, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option, as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Three of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of Dallas Memorial Arena using either the Design Bid Build or Construction

Manager At-Risk Delivery Model - McKissack & McKissack of Washington, Inc., most highly qualified proposer of nine - Not to exceed \$7,982,340 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

[The City Council was briefed by memorandum regarding the KBHCCD Master Plan on January 22, 2021.](#)

[The City Council was briefed by memorandum regarding progress to-date on the KBHCCD Master Plan on August 13, 2021.](#)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding an update on questions presented during the December 7, 2021 committee meeting on December 17, 2021.](#)

[The City Council was briefed by memorandum regarding this matter on December 17, 2021.](#)

[The City Council was updated by memorandum regarding questions presented during the January 18, 2022 Transportation and Infrastructure briefing on January 28, 2022.](#)

[The City Council was briefed by memorandum regarding questions presented by a constituent regarding the KBHCCD Master Plan on January 28, 2022.](#)

**The Transportation & Infrastructure and Economic Development Committees were updated by memorandum on February 24, 2023, related to questions presented during the special called meeting on February 7, 2023.**

[The Government Performance and Finance Committee was briefed by memorandum on the KBHCCD Master Plan and Fair Park Improvements on June 13, 2023.](#)

75. 24-704 Authorize a forty-nine months professional services contract in the amount of \$9,252,031, with a \$300,000 contingency for potential scope enhancement, and one one-year renewal option as detailed in the Fiscal Information section, for project management services and owner's representation for the implementation of Component Four of the Kay Bailey Hutchison Convention Center Dallas master plan, which includes project management of the process for the renovation and reconstruction of The Black Academy of Arts and Letters and the temporary relocation and re-establishment of the existing lease holder - Dikita Enterprises, Inc., most highly qualified proposer of nine - Not to exceed \$9,552,031 - Financing: Convention Center Construction Fund (to include reimbursements from Brimer Bill Bonds) (subject to annual appropriations)

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Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax  
City Manager

c: Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors