

Critical Facilities Subcommittee

2024 Bond Task Force

Meeting Date: August 15, 2023	Convened: 6:02 pm	Adjourned: 7:38 pm
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Committee Members Present:

Committee Members Absent:

Jennifer Staubach Gates	Roger Sashington
Enrique McGregor	
Adam Medrano	
Juana Veliz	
Alicia Serrato	
Ilknur Ozgur	
LaSheryl Walker	
Juan C. Garcia	
Alan Hoffmann	
Robb Stewart	
Yareli Esteban	
Kristine Schwope	
Basheer Ghorayeb	
Bruce Allen Richardson	

Staff Present

Brian Thompson – BSD	Robert van Buren - BCM
John Johnson – BSD	Martine Philippe - OAC
Robert Van Buren – BCM	Jillian Appelbaum - DAS
Efrain Trejo - BCM	
Benjamin Espino – OAC	
Paul Ramon – DAS	
Melissa Webber – DAS	

Discussion Items:

Chair Gates called the meeting to order at 6:02 pm

Agenda Item #1: Sign-in Reminder

Chair Gates: Sign-in sheet going around. Please sign in.

Chair Gates: Arts contingent will be given a few minutes at the end of the meeting to discuss their concerns about Arts propositions.

Agenda Item #2: Proposed Field Trip #2

Chair Gates asked Efrain to discuss field trip #2

- Efrain T: Final schedule will be sent later this week. This is a draft. Committee members can provide input for final schedule.

D12 Q: Are facilities open to members to visit outside of the tour? Yes, just let City staff know, and we will make arrangements.

Efrain: Let us know if you have proposed locations. We are open to suggestions.

Robert Van Buren: Time adjustment due to the addition of Oak Cliff Cultural Center (OC3). New adjournment time of 1:00 pm. Committee confirmed that this time adjustment is acceptable.

D12: If there is a facility with a need but not included on the tour, what is the process for identifying and visiting?

- Efrain: Please send to BCM.

Agenda Item #3: Staff Presentations (OAC and DAS)

OAC Presentation: Critical Facilities; Martin Philippe, Director, OAC. Martine introduced and thanked the Arts contingent for advocating for OAC needs.

Benjamin Espino, OAC Assistant Director, presented OAC needs inventory (NI) and financial impact.

- \$15.0 million proposed by Bond.
- \$50 million now proposed as of June 1.
- Discussion of Sustainable Arts Ecosystem.
- Annual cultural facility maintenance allocation of ~\$1.0 million
- Recent bond programs allocated 1-1.5% of the total bond package to cultural facilities
- Current NI of \$49.2 million for cultural facilities. All deferred maintenance. The current full needs inventory is \$166 million.

- \$49.2 million is only for major maintenance, not new construction (Efrain).

Questions:

D1: Can we get a deeper dive than what is presented? Yes. BCM will provide granular detail (scoring/individual needs identification). Kalita Humphreys remodel not included?

- Benjamin: No. This bond has nothing to do with Master Plan.

D12: Are items alphabetized in the appendix?

- Yes (Efrain)

Efrain: Final score will be provided later this week, possibly by tomorrow, 8/16/23.

Chair Gates: What is missing from the list of items? The list provided today does not include major maintenance.

- Efrain: Major maintenance list does include the score, just not on print out. BCM will provide.

D10: Equity. Do you track what schools are affected by district? D10 and D12 do not have DISD schools and arts programs.

- Benjamin E.: We can provide that info.

Chair Gates: It was explained that Equity overlay is based on census tracts. How is the equity of arts affected? Visitors or physical location.

- Efrain: Equity is geographic only, regardless of who is served. 30% of the bond will be high-scoring equity (overall city-wide bond program, not individual propositions)

D12: Can you provide more data on prior bond programs that did not allocate sufficient funds for cultural facilities.

- Efrain: Yes, BCM can provide.

D10: Do you prioritize need based on when money will be available?

- Efrain: Some propositions are prioritized (DFR, Lib, etc.). Cost escalators are built into final bond valuation to anticipate future funding.

D12: Is NI based on survey or other?

- Efrain: From surveys, staff input, and guidance from Council.
- Chair Gates: This is still being adjusted based on public input, et al.

D14: NI list: Is there anything on the list that is not a must do?

- Benjamin: No.
- D14: All of them need work. Kalita was given to City in 1974. How much money has City put into Kalita from 1974 through 2019?
- Benjamin: 1989 was last investment. Will find out full cost.
- D14: If necessary, squeeze something else to take care of Arts facilities.

D12: Why are black box theaters under Library instead of Arts?

- Benjamin (?): Because it is in a library.

D4: New information sheet: Is the Mexican American Museum part of OAC?

- Benjamin: No.

D11: \$166 full needs inventory include the \$49.2 million for major maintenance.

- Benjamin: Yes.

D5: NI list are highest priority?

- Efrain: Yes, highest priority based on partner input.
- D4: Needs could triple if not address in this bond. Do some need to be on the list (Wiley, Winspear, etc.) based on pressure versus need?
- AT&T Performing Arts: 0 city investment since built.
- Chair Gates: City still owns facilities, regardless of outside funding sources. We cannot let them resort to Kalita state.
- D12: Do they generate revenue. Is revenue a part of the equation?
- Responder (?) No, revenue not part of allocation equation.
- Chair Gates: Departments use today's value. BCM will apply rate of inflation (Escalator) for final value. Benjamin is presenting what he believes is closer to the budget (\$49.2 million) rather than the entire \$166 million.

D7: Is parking lot resurfacing included in any bond proposition?

- Benjamin: No. This is considered routine maintenance. A bond project must demonstrate a useful life of 20+ years, based on bond payback period, to be considered eligible. Parking lot resurfacing cannot demonstrate this long of a useful life. Typically, 10-15 years, at most.

DAS Presentation: Melissa Webber and Paul Ramon.

New Facility request presentation:

Questions:

D2: Is there an agreement with PKR to assume property?

- Paul Ramon, Assistant Direct, DAS: No, talks are in their infancy.

D12: Is this close to a trail?

- Paul: No, we would tie into a trail system.

D2: If we build, how many less animals will be killed? Does a new facility affect this?

- Melissa Weber, Director, DAS: Yes, our goal is to get to 90% adoption.

D2: Is there a private equity match potential?

- Melissa: Possibly, I am engaging with private funders.

D4: What % of budget is going to Quorum? Would relationship continue?

- Melissa: We would have to issue RFP. Current fees paid by private fund.

D4: What is plan B if new facility does not make it to Bond?

- Melissa: millions of maintenance / rehabilitation funds to restore / improve current facility.

D5: Do you have capacity for student interns?

- Melissa: Now, yes. Could be expanded and accredited in the future.

D11: Proposed cost includes land. If PKR gives land, how much would project cost be reduced.

- **Brian (note): I did not hear a direct response regarding this question.**

Chair Gates: What is difference in presentation cost vs BCM cost?

- Efrain: Escalators, admin costs, CECAP goal costs.

D10: Is this on possible scenario list?

- Efrain: Yes, under City Facilities, new construction.

D11: What is the revenue potential of clinic?

- Melissa: We would have to get that to you later.

D14: Are you landlocked in current facility?

- Melissa: Yes.
- D14: Where is expandability in new design?
- Melissa: We have flex space, depending on species type. (Quorum Consultant?) Growth is already included. Adoption kennels can expand on the radius. We can also push roadway out to provide additional land for growth.
- Melissa: We wanted growth, but not make price even more excessive?

Chair Gates: Are multiple locations possible?

- Melissa: 1 location is more affordable from a budget perspective.

D9: How many acres?

- Melissa / Paul: 20-25 acres

D12: Can you describe neighbors?

- Paul: Zoned industrial. Mostly warehouses.

Agenda Item #4: Allocations:

Efrain: BMS proposing \$1B bond, subject to change. BMS will brief Council next month on Bond funding.

Critical Facilities: \$240 million allocation potential:

Public Safety:	\$25.0 million
Training:	\$ 5.0 million
Police Training:	\$ 5.0 million
Police training facility (new):	\$50.0 million
OAC	\$50.0 million
City Facilities:	\$25.0 million (includes DAS)
LIB:	\$35.0 million
OHS:	\$20.0 million
ITS:	\$25.0 million

D10: Will this breakdown be provided?

- Efrain: Yes, we will provide this breakdown.

Efrain: Present scenarios at low-medium-high based on need.

Example: DFR \$183.5 million identified in Needs Inventory. Entire NI allocation is not going to be possible.

Chair Gates: What percentage can our scenarios be above/below the \$240.0 million potential allocation?

- Efrain: (10-15%) plus/minus of 240.
- D10: This is not reality that facilities get all the 240.0 million.

Chair Gates: Helpful homework would be for members to come to next week's workshop with input based on scenario design. We need scores now.

- Efrain: Score data will be provided tomorrow.

Things to consider:

Staff Priorities

Department Priorities

External priorities (public input)

D12: Blue bar document is new, reno, expansion, black bar document is major maintenance.

D5: Can you provide in Excel format so we can arrange by data.

- Efrain: Yes, BCM will provide in Excel format.

Agenda Item #5: Community Engagement

Mid-September – mid October – Town Halls

Efrain: City staff can provide overview of all data provided.

D12: Any district designation for districts (allocations)?

- Chair Gates: Not for critical facilities. District based only streets, eco dev, flood control.

Non-Agenda Item (Public Attendee Call for Comment)

Chair Gates afforded Arts contingent to address the committee:

2 minutes each:

Warren T? AT&T Performing Arts Center Pres/CEO. Many Arts facilities have not been in bond last 20 years. \$20.0 million in major maintenance needs identified. \$7.0 million pledged towards the \$20.0 million by AT&T Performing Arts, some of which has already started.

Gilberg G: Dallas Black Dance Theater / BOK Financial – 6% of bond (request)

Gabby (?) S. DMA board of trustees – 6% of bond for OAC \$36.0 million is preferred ask for DMA major maintenance. DMA will provide a 3:1 match, up to \$175.0 million (**Brian: I believe she said 175.0 million, but we might need clarification.**)

Albert – Oak Cliff, affordable housing, new Library. Bishop Arts neighborhood. New North Oak Cliff Library and OC3

Kevin M – Director – 6% bond proposition support.

Agenda Item #6: Final Deliverables

Chair Gates: Homework for members, be ready to discuss your recommendations during next week's workshop. Shoot for the \$240.0, 10/15% plus/minus. Could be increase in bond capacity and we want to have done our due diligence.

D10: Can we get a list of organizations that will/might match bond dollars?

D13: Are we combining blue and black lists?

- Chair Gates: Ultimately, yes.

D14: We are the tip of the spear to advocate with our Council members to support our needs.

Chair Gates adjourned the committee at 7:38 pm