



City of Dallas

2024 Community Bond Task Force and Subcommittees

Bond Program 101

May 11, 2023

**Jennifer Nicewander P.E., Interim Director
Bond & Construction Management
City of Dallas**

Why a Bond Program?



Why are we here tonight?



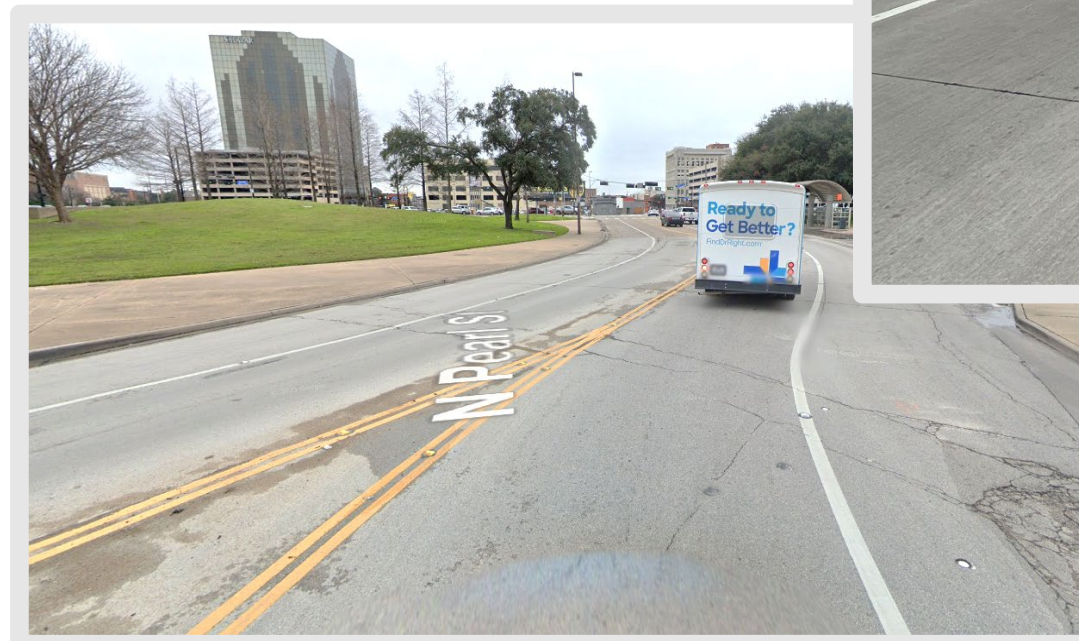
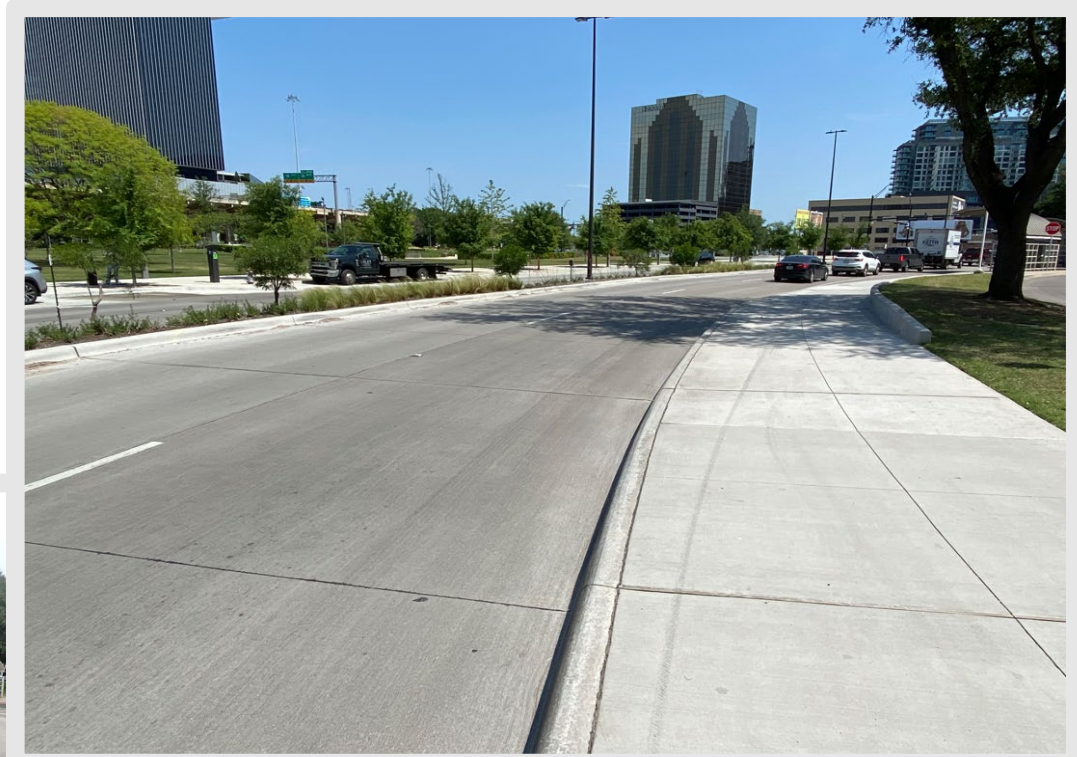
Why a Bond Program?



Short Answer – Money

Streets

Street Reconstruction - over \$2M a lane mile



Why a Bond Program?



Libraries

New Libraries – \$13M Building only, no land acquisition



Photo by Chad M. David Architectural Photography

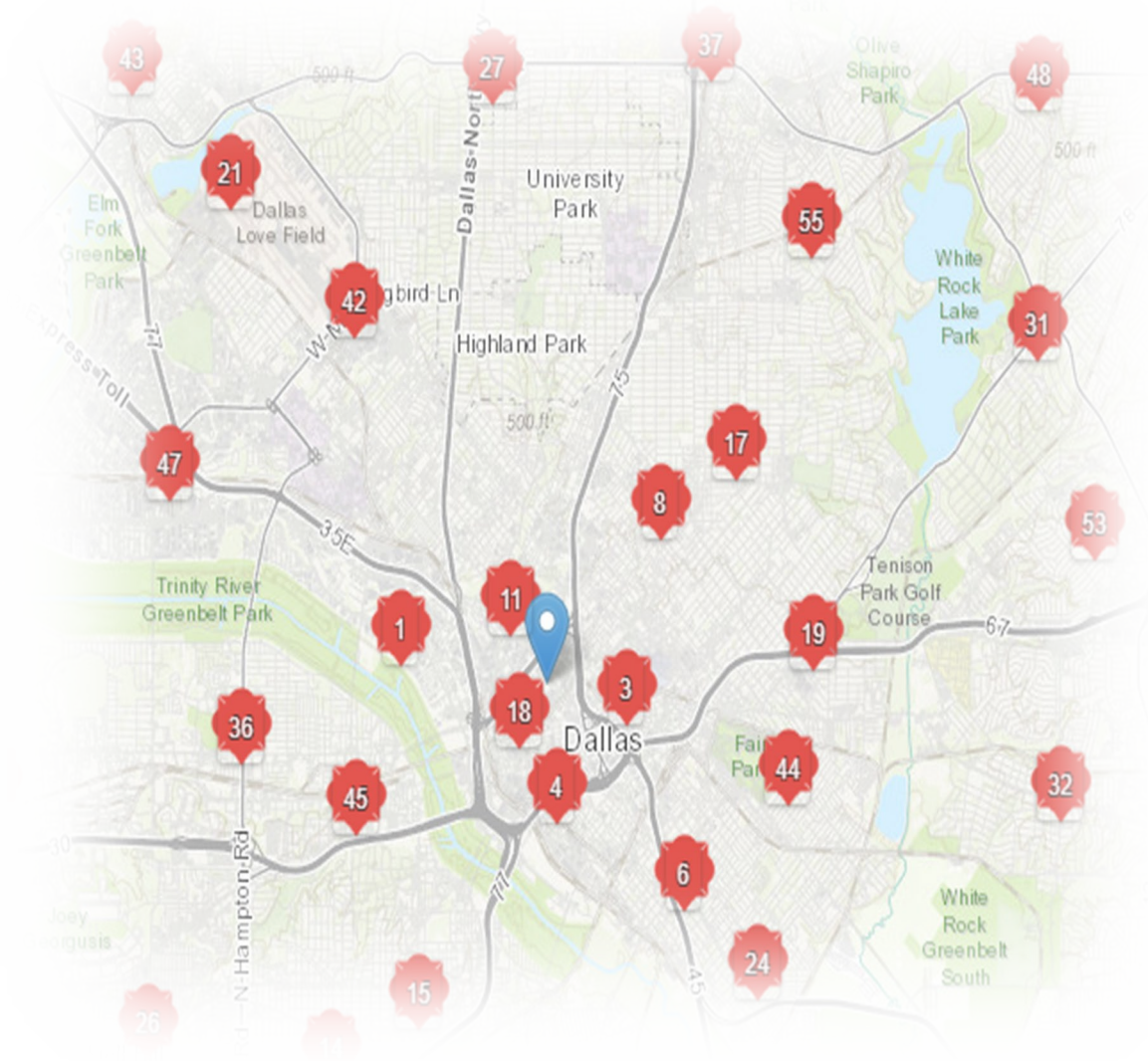


Why a Bond Program?



Fire Stations

Fire Station - \$12M, building only, not including land acquisition.



Why a Bond Program?



City Facility – Major Maintenance

Dallas City Hall –

\$6M - Generators

\$5M - Electrical Upgrades

\$1.8M - Roof Replacement

\$36M - Water leaks,
Foundation issues



Will learn about scoring and prioritizing projects through out this process.



Why a Bond Program?



- Provides City with an addition revenue stream to take on larger projects that would impact regular maintenance and operations of city work.
- Allows the City to fulfill Master Plans on a predictable and consistent timeframe.
- Allows for major maintenance items without impacting general operations budgets.



What is a Bond Program?



- Bond Program is funded through voter issued debt.
- General Obligation (GO) Bonds are sold and paid back with city taxes over a 20-year period.
- Projects selected must be large enough to warrant GO bonds and have a service life of at least 20 years.
- Capacity of Bond is limited by what City can borrow without increasing taxes to residents.



What is a Bond Program?



Types of Eligible Projects

Typical Bond Projects:

- Street and Thoroughfare Improvements
 - Reconstruction or Resurfacing
- Alley reconstruction
- Sidewalk construction
- Traffic Signals/Traffic Calming
- Park and Recreation Facilities
- Flood and Erosion Control Improvements
- New or Replacement City Facilities
- Rehabilitation of existing facilities
- Economic Development Projects
- Housing Infrastructure/Housing Projects



What is a Bond Program?



Types of work not included:

- Routine operation and maintenance activities
 - Pot holes
 - Minor street repairs
 - Landscaping maintenance
 - General Building Maintenance
- Improvements for short term leased space
- Code Enforcement Initiatives
- Employee salaries (including police and fire)



Bond Program History - Dallas



Proposition	2003	2006	2012	2017	Grand Total
Cadillac Heights		\$22,550,000			\$22,550,000
City Facilities	\$28,580,000	\$42,695,000		\$18,157,000	\$89,432,000
Cultural facilities	\$28,920,000	\$60,855,000		\$14,235,000	\$104,010,000
Economic Development	\$9,200,000	\$48,130,000	\$55,000,000	\$55,400,000	\$167,730,000
Fair Park				\$50,000,000	\$50,000,000
Homelessness	\$3,000,000			\$20,000,000	\$23,000,000
Housing	\$3,030,000	\$1,500,000			\$4,530,000
Library Facilities	\$55,525,000	\$46,200,000		\$15,589,000	\$117,314,000
Parks	\$100,520,000	\$343,230,000		\$261,807,000	\$705,557,000
Public Safety	\$43,220,000	\$63,625,000		\$32,081,000	\$138,926,000
Storm Drainage	\$40,435,000	\$334,315,000	\$326,375,000	\$48,750,000	\$749,875,000
Streets & Transportation	\$266,860,000	\$390,420,000	\$260,625,000	\$533,981,000	\$1,451,886,000
Grand Total	\$579,280,000	\$1,353,420,000	\$642,000,000	\$1,050,000,000	\$3,602,260,000

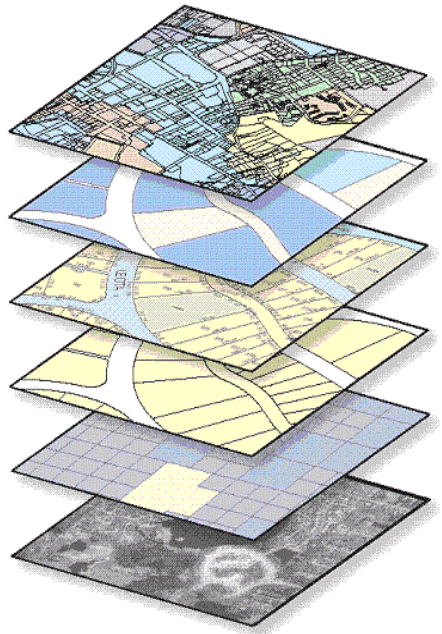
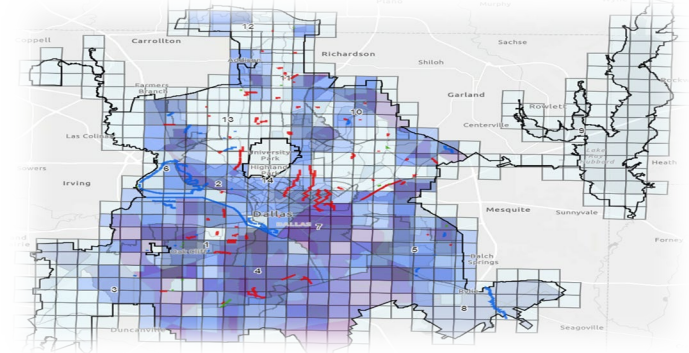


How are Projects Selected?



Needs Inventory

- The City maintains an Infrastructure Needs Inventory list.
- The NI includes costs for future capital projects based upon condition, maintenance records, master plans, residents input, and City Council recommendations.



- The ranking and prioritization of projects is conducted through a Technical Criteria Process developed by designated subject matter experts in each Infrastructure Department as well as taking into consideration City policy and/or initiatives.
- Once the City's Needs Inventory is ranked and prioritized, a recommended list of capital projects is vetted through the City's various Committees before finalizing.



Needs Inventory



City of Dallas Needs Inventory

	2017 Cost Estimates (as of June 2022)	2022 Cost Estimates (as of October 2022)	2024 Cost Estimates* (as of January 2023)	2025 Cost Estimates* (as of January 2023)
Streets	\$3,198,521,298	\$3,499,475,584	\$3,858,171,829	\$4,051,080,420
Transportation	\$1,925,671,224	\$2,189,274,542	\$2,413,675,183	\$2,534,358,942
Park & Recreation	\$2,130,505,495	\$2,834,979,024	\$3,125,564,374	\$3,281,842,593
Flood & Storm Drainage	\$2,132,930,500	\$2,470,803,500	\$2,724,060,859	\$2,860,263,902
Public Safety Facilities	\$552,351,359	\$777,781,149**	\$857,503,717	\$900,378,903
Library Facilities	\$66,945,569	\$83,780,700	\$92,368,222	\$96,986,633
Cultural Facilities	\$89,718,140	\$120,837,456	\$133,223,296	\$139,884,460
City Facilities	\$288,196,851	\$280,042,496	\$308,746,852	\$324,184,195
TOTAL***	\$10,384,840,436	\$12,256,974,451	\$13,513,314,332	\$14,188,980,048



Citywide vs Council Specific Projects



- **Citywide Project**

- Typically, larger projects that residents from across the City utilize or benefit from. For Example
 - Central Library – Downtown
 - Large Scale Storm Drainage Relief Systems
 - Arterial Roadways
 - Police Training Facility
 - Projects that span 3 or more council districts

- **Council Specific Projects**

- Smaller projects specific to the local residents
 - Local Library Branch
 - Local and collector Roads
 - Local fire or police stations



Community Bond Task Force



- **What is the Community Bond Task Force (CBTF)?**
 - Second Bond Program Implementing a CBTF.
 - A 15-member Task Force; Chair appointed by the Mayor and one member appointed by each Dallas City Council Member
 - Will assist the Dallas City Council in reviewing and selecting projects for consideration of the 2024 Capital Bond Program.
 - Sub-committees of 15 members each (similar representation as the CBTF) will assist to develop each proposition.
 - The CBTF, along with the City Manager, will recommend a 2024 Capital Bond Program to the City Council in December, 2023.



Next Steps



Month/Year	Tasks
May 11 & 25, 2023	Community Bond Task Force (CBTF) & Subcommittee Meetings.
June 13 & 20, 2023	CBTF & Subcommittee meetings.
June, 2023	<p>Various Council Committee Briefings on Needs Inventory to also be presented to the CBTF.</p> <p>BCM will begin Bond Town Hall meetings to garner community input, will continue through August.</p>
July, 2023	No CBTF or Council meetings scheduled.
August 15 & 22, 2023	CBTF & Subcommittee meetings continue, Subcommittee to present recommendations to the Task Force
September, 2023	<p>Budget & Management Services finalizes themes and bonding capacity.</p> <p>Bond Town Hall Meetings Dallas City Hall.</p>
September/October 2023	City Council briefing on updated financial capacity based on Tax Year 2023 Certified Property Values.



Next Steps



Month/Year	Tasks
October 2023 - May 2024	Community Stakeholder Engagement.
November, 2023	CBTF finalizes list of Recommended Projects.
December, 2023	City Council briefing by City Manager and CBTF Chair of Draft Proposed 2024 Bond Program.
January, 2024	Public Hearing to receive comments regarding the 2024 Bond Program Public Hearing to receive comments regarding the 2024 Bond Program (if needed).
January, 2024	City Council Briefing of recommended Bond Program.
January, 2024	City Council finalizes Bond Program and calls the election for May 2024.
	For a May 4, 2024, Election, 90-days before would be February 3, 2024. Council Meeting Prior to February 3, 2024, is January 24, 2024
May, 2024	Bond Election.





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