

# 2017 Capital Bond Program

City Council Briefing

June 21, 2017

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Assistant City Manager



**City of Dallas**

# Overview

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Updated Bond Propositions

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Updated Project Categories

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Financial Capacity

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Next Steps

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Tentative Town Hall Meetings

# Updated Bond Propositions

- Staff briefed the City Council on June 7, 2017
- City Council directed staff to present an updated briefing incorporating their feedback on June 21, 2017
- Key points by City Council focused on:
  - Keeping true to City Council objectives (Public safety, fixing streets, leveraging funds, rehabbing existing facilities first, addressing erosion control needs)
  - Re-evaluating funding amounts for propositions
  - Re-evaluating projects to be considered within the propositions

# Initial Bond Program Propositions Recommendations on June 7, 2017 (5 Propositions)



**Streets (\$415.2M)**



**Flood Protection and Storm Drainage (\$75.2M)**



**Economic Development and Housing (\$65.0M)**



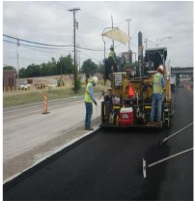
**Parks and Trails (\$144.3M)**



**Facilities (\$100.2M)**

- Library Facilities
- Cultural Facilities
- Public Safety Facilities
- City Facilities (i.e. City Hall, regional service centers)
- Recreation Centers

# Proposed Revisions (6 Propositions)



**Streets (\$488.6M)**



**Flood Protection and Storm Drainage (\$67.2M)**



**Economic Development and Housing (\$65.0M)**



**Parks and Trails (\$115.56M)**



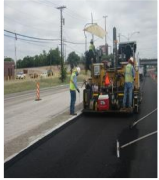
**Facilities (\$88.6M)**

- Library Facilities
- Cultural Facilities
- Public Safety Facilities
- City Facilities (i.e. City Hall, regional service centers)
- Recreation Centers



**(NEW) Leveraged Match Funding (\$100.0M)**

# Revisions to the Bond Program Propositions



## Streets

**(Proposed \$488.6M) (Previously \$415.2M)**

- \$69.1M is dedicated to safety, bridges, signage and sidewalk related projects
- \$107.1M is dedicated to projects with matching funds, district shared, and petitioned projects
- \$312.4M is to be distributed among districts



# Revision to the Bond Program Propositions



## Flood Protection and Storm Drainage (Proposed \$67.2M) (Previously \$75.3M)

- Staff recommends funding 76 Erosion Control and Drainage projects
- Staff also recommends addressing the Portland Trinity Pump Station and other flood control projects through the Stormwater Fee\*

\*This recommendation necessitates the need to adjust the Stormwater Fee in order to add Capital Improvement projects.

# Revision to the Bond Program Propositions



## Economic Development and Housing (remains unchanged \$65.0M)

- Mixed Use/Mixed Income Housing \$30.0M
- Permanent Supportive and Transitional Housing \$20.0M
- Neighborhood Commercial Revitalization \$15.0M

Gap financing of development costs will include acquisition, rehabilitation, construction, and closing costs



# Revision to the Bond Program Propositions



## Facilities

**(Proposed \$88.6M)** (Previously \$100.2M)

Includes:

- Public Safety Facilities
- Recreation Centers
- Library Facilities
- Cultural Facilities
- City Service Facilities (i.e. City Hall)



# Revision to the Bond Program Propositions



## Parks and Trails

**(Proposed \$115.6M) (Previously \$144.3M)**

- Staff recommends placing projects with “leverage” matching funds into a new proposition
- Funding for the “leverage” proposition will be contingent upon securing the “pledged” matching funds within five years from November 9, 2017 election timeline
- Bond sale will not occur until “pledged” funds are secured for each project

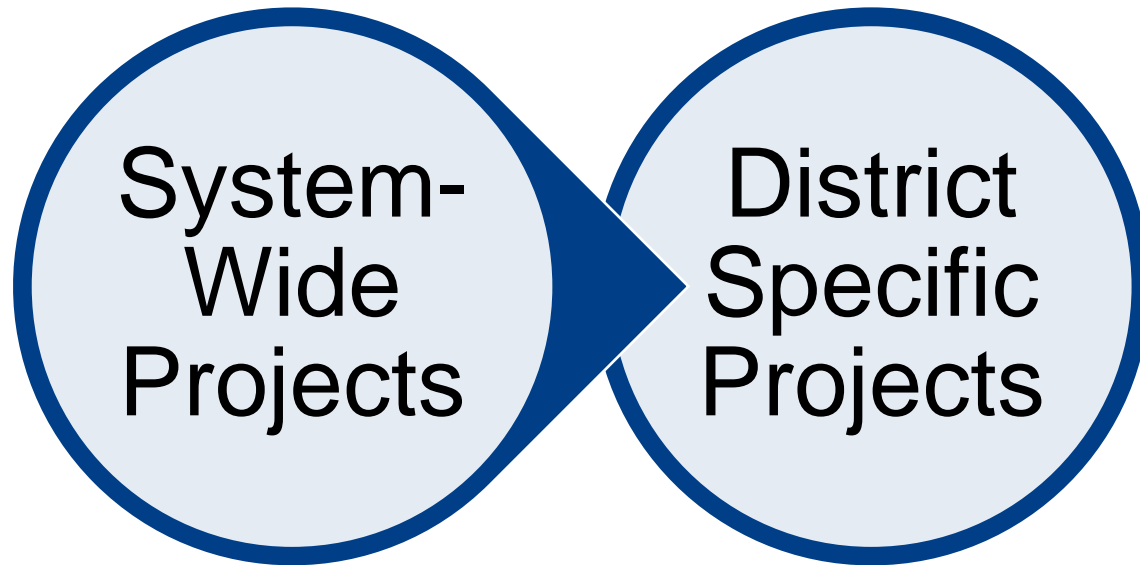


# Updated Proposition Recommendations

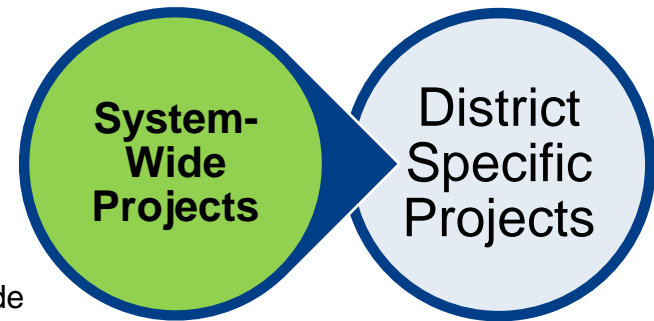
| Proposition   | Cost            | Percentage of \$800M |
|---|-----------------|----------------------|
| Streets   | \$488.6M        | 59%                  |
| Parks and Trails  | \$115.6M        | 14%                  |
| Facilities  | \$88.6M         | 11%                  |
| Flood Protection and Storm Drainage   | \$67.2M         | 8%                   |
| Economic Development and Housing  | \$65.0M         | 8%                   |
| Sub-total   | <b>\$825.0M</b> | <b>100%</b>          |
| <b>(NEW) Parks and Trails, Cultural Facilities - Leveraged Match Funding Projects</b> | \$100.0M        |                      |
| TOTAL   | <b>\$925.0M</b> |                      |

# Re-Calibrating the Bond Program Categories

## Two Categories

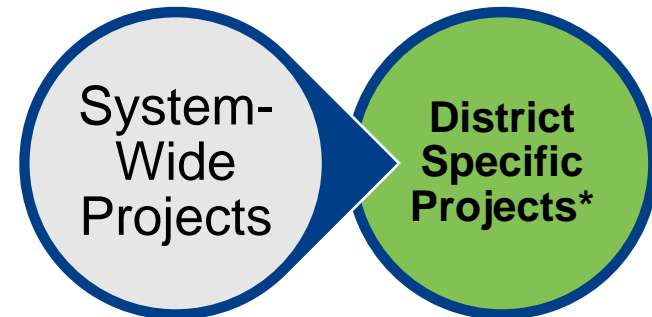


# Project Categories



- **System-Wide Projects:**
  - Facilities that are part of a network of major systems
  - Large parks or cultural institutions that draw patrons citywide
  - Projects for which a specific site is unknown for housing and economic development activities
  - Projects that are shared by one or more districts or have significance to components of the system
  - Projects that are critical to the overall network but too large for one district
  - Petition Projects
  - Alleys
- **Examples:**
  - Street Safety projects
  - Major Arterials, Thoroughfares
  - Sidewalk safety
  - Recreation Centers
  - Signature Parks, such as Fair Park, Dallas Arboretum and Dallas Zoo
  - Housing Projects Economic Development Opportunities
  - Public Safety and Cultural Facilities

# Project Categories



- **District-Specific Projects**
  - Projects that are specific to one district
- Examples:
  - Neighborhood Parks
  - Traffic signals
  - Local Streets
  - Local Sidewalks

\*District-specific project costs will be 100% borne by the district where the project is located

# Streets Proposition Recommendations

| Project Type               | Cost            |
|----------------------------|-----------------|
| System-Wide                | \$176.2M        |
| District-Specific Projects | \$312.4M        |
| <b>Total</b>               | <b>\$488.6M</b> |

# Streets System-Wide Recommendations

| Safety Related, Sidewalk Projects                                  | Cost           |
|--|----------------|
| Traffic Signals synchronization and coordination program – Phase I | \$20.0M        |
| Sidewalks (ADA pedestrian ramps and 50/50 Cost Share Program)      | \$6.0M         |
| City Critical Bridge Repairs                                       | \$6.3M         |
| Garland/Gaston/East Grand Intersection Safety improvements         | \$1.1M         |
| Prairie Creek Bridge over UPPR Tracks                              | \$9.2M         |
| LBJ/Skillman Intersection Improvements                             | \$6.5M         |
| US 75/Mockingbird/Lovers Lane Pedestrian Improvements              | \$1.1M         |
| Rail Road Crossing Quiet Zones                                     | \$0.5M         |
| Traffic Signal Installations                                       | \$18.4         |
| <b>Total</b>   | <b>\$69.1M</b> |



# Streets System-Wide Recommendations - continued

| Streets with Match Funding, District Shared, High Cost & Petition Projects | Cost   |
|--|--------|
| Riverfront from UPPR tracks to Cadiz                                       | \$4.6M |
| Davis Street from Cockrell Hill to Clinton Ave                             | \$4.0M |
| Cockrell Hill from La Reunion to Singleton                                 | \$1.9M |
| Wheatland Road from City Limits to University Hills                        | \$1.8M |
| McKinney Ave/Cole Two Way Conversion                                       | \$8.0M |
| SoPAC/Katy Trail Drainage/Erosion Improvements                             | \$0.7M |
| Dolphin Road from Haskell to Spring  | \$2.0M |
| Walnut Hill from Marsh to Midway resurfacing project                       | \$2.2M |
| Forest Lane from Cromwell to March resurfacing project                     | \$1.1M |
| 10 <sup>th</sup> Street/Bottom/Clarendon area infrastructure – Phase I     | \$8.0M |

# Streets System-Wide Recommendations - continued

| Streets with Match Funding, District Shared, High Cost & Petition Projects | Cost            |
|--|-----------------|
| Ewing Ave. From I35 E, to Clarendon  | \$6.0M          |
| Canada Drive from Westmoreland to Hampton                                  | \$7.6M          |
| Commerce Street from Good Latimer to Exposition                            | \$9.7M          |
| Cheyenne from Lake June to Elam – Phase I                                  | \$7.1M          |
| Pemberton Hill from Great Trinity Forest to Lake June                      | \$14.0M         |
| Merit from Church Hill Way to LBJ  | \$3.0M          |
| Petition Projects  | \$12.6M         |
| Alley Reconstruction   | \$6.5M          |
| Casa View Street Improvements  | \$6.3M          |
| <b>Total</b>   | <b>\$107.1M</b> |

# Flood Protection and Storm Drainage Proposition Recommendations

| Project Type              | Cost           |
|---------------------------|----------------|
| Erosion Control City-Wide | \$67.2M        |
| <b>Total</b>              | <b>\$67.2M</b> |

Addresses 67 erosion control and drainage projects throughout the districts.

# Economic Development and Housing Recommendations

Project categories include: Mixed Use/Mixed Income Housing, Single Family Housing, Permanent Supportive and Transitional Housing for Homeless Families and Neighborhood Commercial Revitalization

| Category             | Cost           |
|----------------------|----------------|
| Housing              | \$50.0M        |
| Economic Development | \$15.0M        |
| <b>Total</b>         | <b>\$65.0M</b> |

| Investment Category                           | Amount  | Uses  |
|---|---------|---|
| Mixed Use/Mixed Income Housing                | \$30.0M | Gap financing of development costs including acquisition, rehabilitation, soft & hard construction, closing costs |
| Permanent Supportive and Transitional Housing | \$20.0M |   |
| Neighborhood Commercial Revitalization        | \$15.0M |   |

# Facilities Proposition Recommendations

| Project Type | Cost           |
|--------------|----------------|
| System-Wide  | \$88.6M        |
| <b>Total</b> | <b>\$88.6M</b> |

| System-Wide Subcategory      | Cost           |
|------------------------------|----------------|
| Libraries                    | \$15.6M        |
| Cultural Arts                | \$20.8M        |
| Public Safety Facilities     | \$31.8M        |
| Recreation Center Facilities | \$2.6M         |
| City Service Facilities      | \$17.8M        |
| <b>Total</b>                 | <b>\$88.6M</b> |

# Parks and Trails Proposition Recommendations

| Project Type               | Cost            |
|----------------------------|-----------------|
| System-Wide Projects       | \$93.2M         |
| District-Specific Projects | \$22.4M         |
| <b>Total</b>               | <b>\$115.6M</b> |

# Recommended Parks and Trails System-Wide Projects

| Project Name   | Cost    |
|--|---------|
| Aquatics Master Plan Implementation – Phase 1                            | \$11.0M |
| Aquatics Master Plan Implementation – Phase 2A (Exline and Bahama Beach) | \$13.2M |
| Land Acquisition and Partnership Match Funding                           | \$2.2M  |
| Bachman Lake Skate Park  | \$4.0M  |
| Garland Road Sidewalks at the Arboretum Frontage                         | \$0.4M  |
| White Rock Lake Trail  | \$3.5M  |
| ADA Code/Allowance   | \$.150M |
| Crawford Park – Phase I Implementation                                   | \$7.7M  |

# Recommended Parks and Trails System-Wide Projects - continued

| Project Name                            | Cost   |
|---|--------|
| Midtown Park                            | \$6.0M |
| White Rock Lake Stone Tables            | \$0.3M |
| Dallas Zoo                              | \$3.5M |
| Dallas Arboretum                        | \$1.0M |
| Flag Pole Hill Playground               | \$0.2M |
| Southern Gateway Public Green – Phase I | \$7.1M |
| Lake Highlands Trail                    | \$2.3M |
| Kleberg Trails                          | \$1.2M |



# Recommended Parks and Trails System-Wide Projects - continued

| Project Name  | Cost            |
|---|-----------------|
| Timberglen Trail  | \$4.2M          |
| Flag Pole Hill – Phase I Implementation                       | \$0.4M          |
| Singing Hills Replacement Recreation Center – Gym Addition    | \$8.0M          |
| Bachman Recreation Center                                     | \$3.9M          |
| Willie B. Johnson Recreation Center – Senior and Gym Addition | \$11.6M         |
| Thurgood Marshall Recreation Center – Interior Renovation     | \$1.4M          |
| <b>Total</b>  | <b>\$115.6M</b> |

# Match Funding Proposition–Pledged Funds

(Projects that have pledged match funding commitments)

| Project Type                           | Cost            |
|--|-----------------|
| Parks, Trails, and Cultural Facilities | \$100.0M        |
| <b>Total</b>                           | <b>\$100.0M</b> |

## Selected Criteria:

1. City match funding is available as one to one ratio
2. City match funding will expire in 5 years
3. Funding match will be available only to projects within the proposition
4. Unfunded projects may be considered for future bond program

# Match Funding Proposition – Pledged Funds Projects

| Project Name  | City Match      |
|---|-----------------|
| Fair Park   | \$40.0M         |
| Downtown Parks                                      | \$35.0M         |
| Circuit Trail – The LOOP                            | \$20.0M         |
| Land Acquisitions, Match Funding and Small Projects | \$2.3M          |
| <b>Total</b>  | <b>\$100.0M</b> |

# Updated Proposition Recommendations

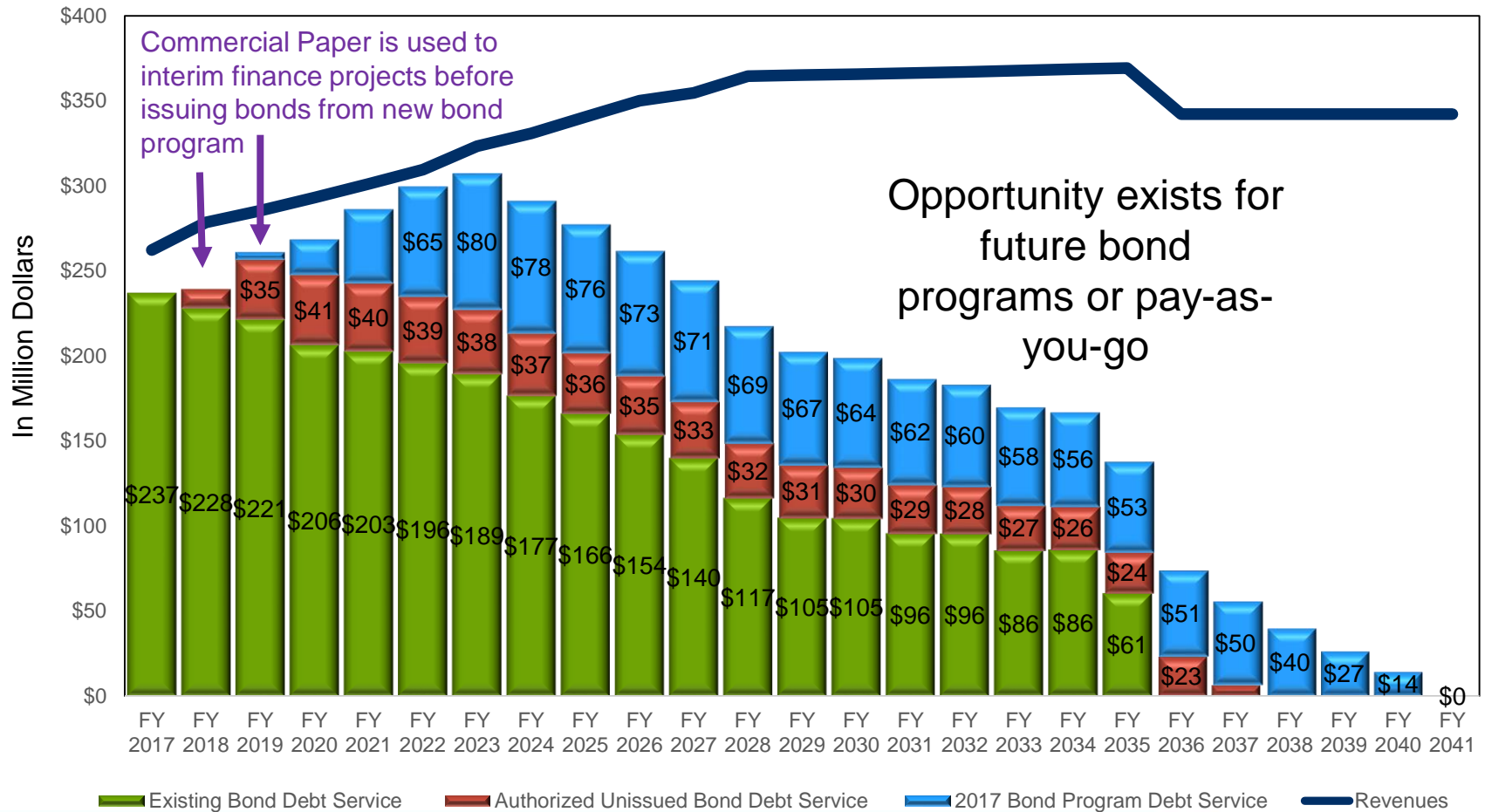
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# Financial Capacity Analysis

- Based on current financial assumptions, capacity exists for \$1.2B debt over 6 years
- Additional capacity or accelerated capacity will be possible with increased growth in tax base values



# Financial Capacity Analysis



# Next Steps

- Staff will continue to meet with Council Members to:
  - Discuss recommended projects
  - Select Streets District Specific projects
  - Make final changes
- City Council resolution of support for the proposed Bond program allocations on June 28, 2017
- Seek public opinion and feedback through Town Hall meetings
  - Tentative July 17<sup>th</sup> – July 22<sup>nd</sup>
- City Council calls for Bond Election in August, 2017
  - Amend June 28, 2017 Resolution as needed in order to call the Bond Election
- Citizens vote on the Bond Program on November 7, 2017

# Anticipated Town Hall Meetings Schedule

| Location  | Date                             | Time      |
|---|----------------------------------|-----------|
| J. Erik Jonsson Central Library – Community Showcase Room 1 <sup>st</sup> Floor (1515 Young St) | Monday, July 17 <sup>th</sup>    | 6:30 p.m. |
| Prairie Creek Branch Library (9609 Lake June Road)  | Monday, July 17 <sup>th</sup>    | 6:30 p.m. |
| Janie C. Turner Recreation Center (6424 Elam Rd)  | Monday, July 17 <sup>th</sup>    | 6:30 p.m. |
| Redbird Mall, Community Room (3662 W. Camp Wisdom Rd)   | Tuesday, July 18 <sup>th</sup>   | 6:30 p.m. |
| Walnut Hill Recreation Center (10011 Midway Rd)   | Tuesday, July 18 <sup>th</sup>   | 6:30 p.m. |
| Paul Laurence Dunbar Lancaster-Kiest Library (2008 E. Kiest Blvd)                               | Tuesday, July 18 <sup>th</sup>   | 6:30 p.m. |
| Hitt Auditorium – Methodist Medical Center (1441 N. Beckley Ave)                                | Wednesday, July 19 <sup>th</sup> | 6:30 p.m. |
| Renner Frankford Library (6400 Frankford Rd)  | Wednesday, July 19 <sup>th</sup> | 6:30 p.m. |
| Fretz Park Recreation Center (6950 Beltline Rd)   | Wednesday, July 19 <sup>th</sup> | 6:30 p.m. |

**TENTATIVE**



# Anticipated Town Hall Meetings Schedule - continued

| Location   | Date                            | Time       |
|--|---------------------------------|------------|
| Ridgewood Recreation Center (6818 Fisher Rd)                                 | Thursday, July 20 <sup>th</sup> | 6:30 p.m.  |
| Lake Highlands Recreation Center (9940 White Rock Trail)                     | Thursday, July 20 <sup>th</sup> | 6:30 p.m.  |
| Martin Luther King Junior Senior Center (2901 Pennsylvania Ave, Building E.) | Thursday, July 20 <sup>th</sup> | 6:30 p.m.  |
| Latino Cultural Center (2600 Live Oak)                                       | Saturday, July 22 <sup>nd</sup> | 11:30 a.m. |
| West Dallas Multipurpose Center (2828 Fish Trap Rd)                          | Saturday, July 22 <sup>nd</sup> | 2:00 p.m.  |

**TENTATIVE**

# Thank You

## Questions/Answers



# 2017 Capital Bond Program

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Majed Al-Ghafry

Assistant City Manager



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