

Economic Development Committee **DRAFT**

Meeting Record January 17, 2017

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: January 17, 2017 **Meeting Start time:** 9:04 AM

Committee Members Present:

Rickey D. Callahan (Chair)
Casey Thomas, II, (Vice Chair)
B. Adam McGough
Carolyn King Arnold
Lee M. Kleinman
Adam Medrano

Other Council Members Present:

Staff Present:

Mark McDaniel, Assistant City Manager, City Manager's Office
Karl Zavitkovsky, Director, Office of Economic Development
Karl Stundins, Manager, Office of Economic Development
Dorcy Clark, Sr. Coordinator, Office of Economic Development
Jack Ireland, Director, Office of Financial Services
Daisy Fast, Manager, Office of Financial Services
M. Elizabeth Reich, Chief Financial Officer
Phil Sikes, Chief Building Official, Sustainable Development & Construction
David Session, Assistant Building Official, Sustainable Development & Construction
Hammond Perot, Assistant Director, Office of Economic Development

Other Presenters:

Aaron Bidne, CCIM, Development Manager, Granite Properties

1. Approval of December 5, 2016 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: Mr. Kleinman

Motion seconded by: Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. Factory Six03 (West End Marketplace/603 Munger) City Center TIF District (West End/South Lamar Sub-Division

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): (1) Motion made to send the item to Council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Property Tax Overview

Presenter(s): Jack Ireland, Director, Office of Financial Services

Action Taken/Committee Recommendation(s): Motion made to send the item to Council

Motion made by: Mr. Kleinman T

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

5. UPCOMING AGENDA ITEMS

January 25, 2017

Sustainable Development & Construction

- A. Authorize the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Linda Sue Reid, et al., Cause No. CC-16-03154-C, pending in Dallas County Court at Law No. 2, to acquire approximately 59,276 square feet of land located near the intersection of Seagoville Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$4,190 - Financing: Water Utilities Capital Improvement Funds
- B. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Nueva Vida/New Life Assembly Inc., Cause No. CC-16-03158-E, pending in Dallas County Court at Law No. 2, to acquire a tract of land containing approximately 17,755 square feet located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$ 32,510, increased from \$100,490 (\$96,990, plus closing costs and title expenses not to exceed \$3,500) to \$133,000 (\$129,585, plus closing costs and title expenses not to exceed (\$3,415) - Financing: Water Utilities Capital Construction Funds
- C. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Vicente Delgado and Antonio Delgado, et al Cause No. CC-16-03163-A, pending in Dallas County Court at Law No. 2, to acquire approximately 1,931 square feet of land located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$14,000 (\$11,586, plus closing costs and title expenses not to exceed \$2,414) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acquisition from Brian Leigh Bader and Lisa Bader, of approximately 120,582 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$123,500 (\$120,350, plus closing costs and title expenses not to exceed \$3,150) - Financing: Water Utilities Capital Construction Funds
- E. Authorize an amendment for a five-year lease agreement with E Avenue F, LLC for approximately 9,747 square feet of office, showroom, and warehouse space located at 3131 Irving Boulevard, Suite 605 to be used by the Sales and Auction Division of Business Development and Procurement Services Department for the period February 1, 2017 through January 31, 2022 - Not to exceed \$419,063 - Financing: Current Funds (subject to annual appropriations)
- F. A resolution accepting a landscape plan as required by Section 51P-921.112(e)(1) of Chapter 51P of the Dallas Development Code on property on the east line of Coit Road, north of Campbell Road - D167-012 - Financing: No cost consideration to the City
- G. A resolution authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property upon receiving the highest qualified bid sold absolute on approximately 161,848 square feet of unwanted and unneeded unimproved City-owned land located near the intersection of Forney Road and Olson Drive Estimated Revenue - \$242,772

- H. An ordinance abandoning a portion of a sanitary sewer easement to CADG Forest Lane 18, LLC, the abutting owner, containing approximately 658 square feet of land, located near the intersection of Forest Lane and Creekway Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee
- I. An ordinance abandoning a portion of a sanitary sewer easement to COG Dallas Homes, LLC, the abutting owner, containing approximately 8,510 square feet of land, located near the intersection of Moser Avenue and Fuqua Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- J. An ordinance abandoning a portion of a utility easement to C.C. Young Memorial Home, the abutting owner, containing approximately 2,957 square feet of land, located near the intersection of Lawther Drive and Mockingbird Lane and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- K. An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code; an ordinance amending Chapter 53 "Dallas Building Code," of the Dallas City Code; an ordinance amending Chapter 54 "Dallas Plumbing Code," of the Dallas City Code; an ordinance amending Chapter 55 "Dallas Mechanical Code," of the Dallas City Code; an ordinance amending Chapter 57 "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code; an ordinance amending Chapter 59 "Dallas Energy Conservation Code," of the Dallas City Code; an ordinance amending Chapter 60 "Dallas Fuel and Gas Code," of the Dallas City Code; an ordinance amending Chapter 61 "Dallas Green Construction Code," of the Dallas City Code; to adopt the 2015 International Codes with regional and local amendments regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
- L. Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 432,376 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project, from Morris Dale Martin - Not to exceed \$55,000 (\$51,615, plus closing costs and title expenses not to exceed \$3,385) - Financing: Water Utilities Capital Improvement Funds
- M. An ordinance abandoning a portion of Newton Court to Park Cities Presbyterian Church, the abutting owner, containing approximately 19,805 square feet of land, located near the intersection of Oak Lawn Avenue and Newton Court and authorizing the quitclaim - Revenue: \$1,163,582, plus the \$20 ordinance publication fee

Equipment & Building Services

- N. Authorize a professional services contract with Alliance Geotechnical Group, lowest responsive proposer of four, to perform material testing on four construction projects in the Aviation Airside Capital Improvement Program at Dallas Love Field - Not to exceed \$534,194 - Financing: Aviation Capital Construction Funds
- O. Authorize an increase to the construction services contract with DENCO CS Corporation, Inc., for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center Dallas, located at 650 South Griffin Street - Not to exceed \$138,237, from \$1,876,422 to \$2,014,659 - Financing: Convention and Event Services Capital Construction Funds
- P. Authorize an increase to the construction contract with EAS Contracting L.P. for the final change order, reconciling deletions and additions of work on the Hold Sign Relocation Project at Dallas Love Field for a net deductive increase to the contract, increasing the contract - Not to exceed \$11,740, from \$1,306,252 to \$1,317,992 - Financing: Aviation Capital Construction Funds

1. UPCOMING AGENDA ITEMS

February 8, 2017

Economic Development

- Q. Authorize a public hearing to be held on February 22, 2017 to receive citizen comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as revised in order to allow the nomination of The Neiman Marcus Group LLC, 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street as an Enterprise Zone Project. Financing: No cost consideration to the City
- R. Authorize (1) the rescension of Resolution No. 15-0291, previously approved on February 11, 2015, which authorized a 75 percent real property tax abatement for 8 years with PIHV Mountain Creek, LLC; and (2) a 75 percent business personal property tax abatement agreement for 8 years with Carbonlite Recycling, LLC on new business personal property to be located at 4685 Mountain Creek Parkway within Mountain Creek NEZ No. 1 in Dallas - Revenue: First year revenue estimated at \$83,688; eight-year revenue estimated at \$546,224 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$1,638,672)
- S. Authorize a Chapter 380 e-commerce sales tax grant agreement with Chewy, Inc., a Delaware Corporation, to provide a 10-year e-commerce grant equal to 50 percent of the e-commerce sales taxes paid annually by Chewy.com customers to the City of Dallas for the ten year period beginning March 1, 2017 through February 28, 2027 from its leased facility at 7243 Grady Niblo Road in Dallas, in accordance with the City's Revised Public/Private Partnership Program; - Revenue: First year revenue estimated at \$400,000; ten-year revenue is not capped but is estimated to be approximately \$7,015,939 (Estimated ten-year grant agreement payment of \$7,015,939) - Financing: Current Funds, subject to future appropriations

Sustainable Development & Construction

- T. Authorize a sixteen-year lease agreement with Dallas Area Rapid Transit approximately 1,068 square feet of office space located at 2111 South Corinth Street, Suite 106, to be used as the South Oak Cliff Community Court for the period February 1, 2017 through January 31, 2032, plus a one-time payment for leasehold improvements in an amount not to exceed \$138,600 - Not to exceed \$138,601 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
- U. Authorize an historic preservation tax exemption for the Lakewood Theater building located at 1825 Abrams Road for a ten-year period on the added value of the land and structure - Revenue Foregone: First year tax revenue foregone estimated at \$7,825 (Estimated revenue foregone over ten years is \$78,250)

Action Taken/Committee Recommendation(s): (1) Motion made to send the item to Council

Motion made by Mr. Kleinman

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:33 A.M.

Approved By: _____