

# Economic Development Committee **DRAFT**

## Meeting Record November 2, 2015

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:** November 2, 2015      **Meeting Start time:** 9:09 AM

**Committee Members Present:**

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

**Other Council Members Present:**

**Staff Present:**

Ryan S. Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
Karl Stundins, Manager, Office of Economic  
Development  
David Cossum, Director, Sustainable  
Development & Construction  
Neva Dean, Assistant Director, Sustainable  
Development & Construction  
Ashley Eubanks, Assistant Director,  
Sustainable Development & Construction

**Other Presenters:**

**1. Approval of October 19, 2015 Minutes of the Economic Development Committee**  
**Presenter(s):**

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

**Motion made by:**

Item passed unanimously:  X

Item failed unanimously:      

**Motion seconded by:**

Item passed on a divided vote:      

Item failed on a divided vote:      

**Follow-up (if necessary):**

**2. Proposed Revision to the Historic Preservation Tax Exemptions and Economic Development Incentives for Historic Properties**

**Presenter(s):** Davie Cossum, Director, Sustainable Development & Construction

**Action Taken/Committee Recommendation(s):** Motion made to follow staff's recommendations per page 11 to full council \* **Mr. Medrano was not present during the vote**

**Motion made by:** Mr. Kleinman

Item passed unanimously:  X

Item failed unanimously:      

**Motion seconded by:** Mr. McGough

Item passed on a divided vote:      

Item failed on a divided vote:      

**Follow-up (if necessary):**

## Upcoming Agenda Items

November 2, 2015

- A. Authorize a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 N. Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- B. Authorize a seven-year lease extension with ARI-Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)
- C. Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$808,940
- D. Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,514 (\$110,514 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
- E. An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement – Revenue: \$5,400, plus the \$20 ordinance publication fee
- F. An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee
- G. Authorize amendments to Resolution Nos 14-1275 and 14-1276 previously approved on August 13, 2014 to: (1) extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017 and (2) revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. – Financing: No cost consideration to the City
- H. Authorize rescission of City Council Resolution No. 14-1052 and City Council Resolution No. 14-1053, which authorized a ten-year tax abatement agreement in the amount of 90 percent of the taxes on added value to the real property and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,760,000 respectively, with DLH Master Land Holding, LLC associated with a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas. Financing: No Cost Consideration

Authorize a real property tax abatement agreement with DPF TX I Bonnie View, L.L.C. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$15,143; ten-year revenue estimated at \$151,430 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,362,870)

Authorize a Chapter 380 economic development grant agreement with DPF TX I Bonnie View, L.L.C. for necessary assistance with public infrastructure and other land development costs for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program -Total not to exceed \$1,300,000 - Financing: General Obligation Commercial Paper Funds

Authorize a real property tax abatement agreement with TCDFW Industrial Development, Inc., for the purpose of granting an 8-year abatement of 75 percent of the taxes on added value to the real property for the development of a new 475,000 square feet speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30 in Dallas, Texas, subject to TCDFW's purchase of the real property by January 10, 2016, in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,925; eight-year revenue estimated at \$159,400 (Estimated revenue forgone for the eight-year real property abatement estimated at \$478,200)\*(This Item was moved to the November 16, 2015 Economic Development Committee Meeting)

- I. Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall (1) provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; (2) annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and (3) provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City
- J. Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: (1) extend project completion deadlines from December 31, 2014 to July 31, 2015 and (2) receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements – Financing: No cost consideration to the City

Authorize a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan - \$100,000 - Financing: Cityplace Area TIF District Funds

**Action Taken/Committee Recommendation(s): No Action Taken**

**Motion made by:**

**Motion seconded by:**

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**Meeting Adjourned: 10:26 AM**

**Approved By:** \_\_\_\_\_