

ECONOMIC DEVELOPMENT & HOUSING COMMITTEE  
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY  
DALLAS, TEXAS

MONDAY, FEBRUARY 5, 2018  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA STREET  
DALLAS, TEXAS 75201  
9:00 A.M.–10:30 A.M.

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**Chair**, Councilmember Tennell Atkins  
**Vice-Chair**, Councilmember Rickey D. Callahan  
Councilmember Lee M. Kleinman  
Councilmember Scott Griggs  
Councilmember Casey Thomas, II  
Councilmember B. Adam McGough  
Councilmember Mark Clayton  
Councilmember Kevin Felder  
Councilmember Omar Narvaez

Call to Order

1. Approval of January 16, 2018 Minutes  
**BRIEFINGS**

2. Amendment to Statler Development Agreement  
with Centurion Acquisitions, LP

Robin Bentley, Assistant Director  
Office of Economic Development

3. Flora Lofts Project—Proposed Changes

David Noguera, Director  
Housing & Neighborhood Revitalization  
Department

Robin Bentley, Assistant Director  
Office of Economic Development

**MEMOS**

4. Discussion of Comprehensive and Interconnected  
Housing, Economic Development, Transportation,  
and Street Maintenance Policies (ECO)

Robin Bentley, Assistant Director  
Office of Economic Development

5. Discussion of Comprehensive and Interconnected  
Housing, Economic Development, Transportation,  
and Street Maintenance Policies (HOU)

David Noguera, Director  
Housing & Neighborhood Revitalization  
Department

**UPCOMING AGENDA ITEMS**

**February 14, 2018**

- A. Authorize amendments to Resolution No. 17-0535, previously approved on March 22, 2017, for a conditional grant agreement with Flora Street Lofts, Ltd. for construction of Flora Lofts, a 52-unit multifamily new construction project

**A quorum of the City Council may attend this Council Committee meeting**

**Economic Development & Housing Committee**  
February 5, 2018 Meeting Agenda

- located at 2121 Flora Street, conditioned upon 2017 4% LIHTC award to (1) change the name of the developer from Flora Streets Lofts, Ltd. to Artspace Projects, Inc; and (2) extend the commencement of construction date from July 1, 2017 to July 1, 2018 - Financing: No cost consideration to the City; No cost consideration to the City (HSG)
- B. Authorize an amendment to Resolution No. 15-1671, previously approved on September 9, 2015, with East Dallas Community Organization for construction of 8 homes for low and moderate mixed income families, to (1) extend the HOME loan agreement and the Bond conditional grant agreement from September 9, 2017 to December 31, 2018; and (2) to amend the terms to incorporate contract thresholds - Financing: No cost consideration to the City (HSG)
  - C. Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. to provide additional engineering services for the evaluation and design of wastewater infrastructure improvements for the University Hills area between Camp Wisdom Road and the Dallas-Lancaster corporate limit - Not to exceed \$569,738, from \$2,512,805 to \$3,082,543 - Financing: 2012 Bond Funds (WTR)
  - D. Authorize an amendment to Resolution No. 17-0534, previously approved on March 22, 2017, to change the name of the developer from Flora Street Lofts, Ltd. and Green Arc Corporation to Flora Street Lofts, Ltd. and Artspace Projects, Inc., for the development agreement associated with previously approved TIF funding for Flora Lofts Project located at 2121 Flora Street in the Arts District - Financing: No cost consideration to the City (ECO)
  - E. Authorize an Interlocal Agreement with the University of Texas at Arlington (UTA) to facilitate graduate level internships with the City of Dallas Department of Planning and Urban Design (PUD). Financing: \$35,804.00 from general funds; Recommendation of Staff and Economic Development and Housing Committee: Approval (PNV)

Adjourn



Tennell Atkins, Chair

Economic Development & Housing Committee

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

**Handgun Prohibition Notice for Meetings  
Of Governmental Entities**

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a propiedad con una pistola a la vista. "*