

Economic Development & Housing Committee

Meeting Record February 5, 2018

The Economic Development & Housing Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Committee Coordinator at 214-670-3906 or 214-670-1686.

Meeting Date: February 5, 2018

Meeting Start time: 9:05 A.M.

<p>Committee Members Present: Tennell Atkins (Chair) Rickey D. Callahan (Vice-Chair) Lee M. Kleinman Casey Thomas, II B. Adam McGough Mark Clayton Kevin Felder Omar Narvaez</p> <p>Other Council Members Present: Dwayne Caraway</p> <p>Committee Members Absent Scott Griggs</p>	<p>Staff Present: T.C. Broadnax, City Manager David Noguera, Director-Housing & Neighborhood Revitalization Jaqueline Rodarte, Assistant Director-Housing & Neighborhood Revitalization Robin Bentley, Assistant Director-Office of Economic Development</p> <p>Other Presenters: Phill Geheb, Munsch Hardt Kopf & Harr Graham Greene-Flora Street Lofts, Ltd.</p>
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AGENDA:

Housing Committee Meeting Called to Order by CM Tennell Atkins

- Approval of January 16, 2018 Economic Development/Housing Committee Minutes**
Presenter(s): CM Tennell Atkins

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

Motion made by: CM Rickey D. Callahan	Motion second by: CM Lee M. Kleinman
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

- Amendment to Statler Development Agreement with Centurion Acquisitions, LP**
Presenter(s): Robin Bentley, Assistant Director of Office of Economic Development

Information Only:

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council

Motion made by: CM Lee M. Kleinman	Motion seconded by: CM Rickey D. Callahan
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

- Flora Lofts Project-Proposed Changes**
Presenter(s): David Noguera, Director of Housing & Neighborhood Revitalization

Jacqueline Rodarte, Assistant Director, Housing & Neighborhood Revitalization

Information Only:

Action Taken/Committee Recommendation (s): Motion made to move forward to full Council

Motion made by: CM Casey Thomas, II	Motion seconded by: CM Lee M. Kleinman
Item passed unanimously: <u> X </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

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

Presenter(s): T.C Broadnax, City Manager
 Robin Bentley, Assistant Director of Office of Economic Development
 David Noguera, Director of Housing & Neighborhood Revitalization
 Jacqueline Rodarte, Assistant Director of Housing & neighborhood Revitalization

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

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

Presenter(s): T.C. Broadnax, City Manager
 David Noguera, Assistant Director of Housing & Neighborhood Revitalization
 Jacqueline Rodarte, Assistant Director of Housing & neighborhood Revitalization
 Robin Bentley, Assistant Director of Office of Economic Development

Information Only: X

Action Taken/Committee Recommendation(s):

Motion made by:	Motion seconded by:
Item passed unanimously: <u> </u>	Item passed on a divided vote: <u> </u>
Item failed unanimously: <u> </u>	Item failed on a divided vote: <u> </u>

Follow-up (if necessary):

6. Upcoming City Council Agenda Item

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- 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 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 (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

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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. (PNV)

Action Taken/Committee Recommendation(s): Motion made to move forward to full Council

Motion made by: CM Rickey D. Callahan	Motion seconded by: CM Omar Narvaez
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10: 40 **A.M.**

Approved By _____