

# Economic Development & Housing Committee

## Meeting Record November 6, 2017

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:** November 6, 2017

**Meeting Start time:** 9:02 A.M.

<p><b>Committee Members Present:</b> Tennell Atkins (Chair) Rickey D. Callahan (Vice-Chair) Lee M. Kleinman Scott Griggs Casey Thomas, II B. Adam McGough Mark Clayton Kevin Felder Omar Narvaez</p> <p><b>Other Council Members Present:</b> Dwayne Caraway Philip T. Kingston</p> <p><b>Committee Members Absent</b></p>	<p><b>Staff Present:</b> Raquel Favela, Chief of Economic Development &amp; Neighborhood Services Courtney Pogue, Director- Office of Economic Development Robin Bentley, Interim Director-Office of Economic Development David Noguera, Director of Housing and Neighborhood Revitalization Jacqueline Rodarte, Assistant Director of Housing and Neighborhood Revitalization</p> <p><b>Other Attendees</b> Chequan Lewis, South Dallas Fair Park Trust Fund Advisory Board</p>
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### AGENDA:

#### Housing Committee Meeting Called to Order by CM Tennell Atkins

- Approval of October 16, 2017 Economic Development Minutes & Housing Committee Meeting**  
Presenter(s): CM Tennell Atkins

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

<b>Motion made by:</b> CM Rickey D. Callahan	<b>Motion seconded by:</b> CM Kevin Felder
Item passed unanimously: <input checked="" type="checkbox"/>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

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

- Dallas Urban Land Bank Demonstration Program**  
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/David Noguera, Director of Housing & Neighborhood Revitalization/Jacqueline Rodarte, Assistant Director of Housing & Neighborhood Revitalization

**Information Only:**\_\_

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

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

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

- Proposed Changes to South Dallas Fair Park Trust Fund Advisory Board**  
Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Robin

**Bentley, Interim Director of Office of Economic Development/Chequan Lewis, Chair of the South Dallas Fair Park Trust Fund Advisory Board**

**Information Only: \_\_**

**Action Taken/Committee Recommendation(s):** This item will be brought back to the Committee for further discussion.

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

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

**4. Proposed University TIF District**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Robin Bentley, Interim Director of Office of Economic Development**

**Information Only: \_\_**

**Action Taken/Committee Recommendation(s):** Item was moved forward to full Council

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

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

**5. The 360 Plan Update**

**Presenter(s): Raquel Favela, Chief of Economic Development & Neighborhood Services/Peer Chacko, Director of Planning & Urban Design/Kourtny Garrett, President & CEO, Downtown Dallas, Inc.**

**Information Only: \_\_**

**Action Taken/Committee Recommendation(s):** Due to time constraints, this item will be brought back to the Committee

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

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

**6. Upcoming City Council Agenda Item**

A. Agenda Item # 53: Authorize an historic preservation tax exemption for Factory Six03 located at 603 Munger Avenue for a ten-year period on 100 percent of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$36,662 (Estimated revenue foregone over ten years is \$366,620)

B. Agenda Item # 9: Authorize an amendment to Resolution No. 16-1449, previously approved on September 14, 2016, for a housing development loan with Dallas Area Habitat for Humanity for construction of 18 single family homes to be located on scattered sites in the Joppa Neighborhood area to **(1)** extend the completion date from August 31, 2017 to April 30, 2018; and **(2)** amend the terms to incorporate contract thresholds - Financing: No cost consideration to the City

C. Agenda Item # 10: Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration

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Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing and commercial use - Financing: No cost consideration to the City

- D. Agenda Item # 11: Authorize **(1)** a public hearing to be held on January 10, 2018, to receive comments on the proposed City of Dallas FY 2017-18 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2017-18 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City
- E. Agenda Item # 27: Authorize (1) the First Amendment to the Funding Agreement with the North Central Texas Council of Governments and the State of Texas for the Zang Triangle Sustainable Development Infrastructure Project to revise the project limits, change the reimbursement schedule to solely cover the construction phase, and extend the project completion deadline; and (2) an Amendment to Resolution No. 12-1624, previously approved on June 27, 2012, to correct the funding source to receive and deposit funds from the Texas Department of Transportation for the Zang Triangle Sustainable Development Infrastructure Project - Financing: No cost consideration to the City
- F. Agenda Item # 52: Authorize **(1)** a public hearing to be held on December 13, 2017, to receive comments to consider the designation of a Tax Increment Financing Reinvestment Zone comprising the University Center area and the University Hills area (University TIF District) under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311); and, at the close of the hearing **(2)** consideration of an ordinance designating the University TIF District - Financing: No cost consideration to the City

**Information Only:** \_

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

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

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

**Meeting Adjourned:** 11:02 A.M.

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