

Memorandum



DATE May 11, 2018

CITY OF DALLAS

Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson
TO (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott
Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Downtown Dallas Proposed Parks Development and Funding Agreement**

On May 23, 2018, the Dallas City Council will consider the Agenda Item below, which authorizes the following:

1. A development and funding agreement with Pacific Plaza LLC, Harwood Park LLC, West End Plaza Park LLC, Carpenter Park LLC and Parks for Downtown Dallas (collectively referred to as Developer) for the four proposed downtown parks, including Pacific Plaza, Harwood Park, West End Plaza and Carpenter Park;
2. Land acquisition for West End Plaza in an amount not to exceed \$8,600,000;
3. Land acquisition for Harwood Park for up to the amount of Developer's purchase price, not to exceed \$11,787,216; and
4. Waiving the percentage for public art required by the Public Art Ordinance for the 2017 Bond Funds for Downtown Parks
 - a. This will allow Parks for Downtown Dallas' contribution of approximately \$877,000 for the redesign, fabrication and re-installation of the sculptures at Carpenter Park to serve as the public art assessment for the Downtown Parks.
 - b. This was briefed to the Public Art Committee on May 1, 2018.

This agreement outlines the responsibilities of both the City of Dallas and Parks for Downtown Dallas (PfDD), including PfDD's contribution of \$45.1 M for downtown parks. This item is being brought forward now so that the design and development of these proposed downtown parks may commence. PfDD will utilize the proceeds from the land acquisition for design and development of West End Plaza, Carpenter and Harwood Parks. This action is scheduled for May 23, 2018 in order not to delay progress of the 2017 Bond Program Downtown Parks projects.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'Willis Winters'.

Willis C. Winters, FAIA, Director
Park and Recreation Department

DATE May 11, 2018
SUBJECT Downtown Dallas Proposed Parks Development and Funding Agreement

C: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donoghue, Chief of Resilience
Directors and Assistant Directors