

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 24, 2025

25-0012

GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER CHAD WEST, PRESIDING

PRESENT: [4] West, Blackmon, Moreno, Mendelsohn (\*\*1:07 p.m.)

ABSENT: [1] Resendez

The meeting was called to order at 1:02 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 3:02 p.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

**\*\*Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 24, 2025

EXHIBIT A

**RECEIVED**

2025 FEB 21 AM 11:17

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

1500 Marilla Street  
Council Briefing Room,  
Dallas, Texas 75201

*Public Notice*

250209

POSTED CITY SECRETARY  
DALLAS, TX



**Government Performance and  
Financial Management Committee**

**February 24, 2025**

**1:00 P.M.**

## 2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

\* Updated:6/28/24

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

## General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

## Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **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 pistol 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 esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

This Council Committee meeting will be held by video conference and in the Council Briefing Room, 6th Floor at City Hall.

The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](https://www.youtube.com/watch?v=bit.ly/cityofdallastv).

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m96b2fa76fd8a094da8b1bf1936265e54>

## Call to Order

## MINUTES

1. [25-780A](#) Approval of the January 26, 2025, Government Performance and Financial Management Committee Meeting Minutes

**Attachments:** [Minutes](#)

## BRIEFING ITEMS

- A. [25-781A](#) Overview of the Office of Community Police Oversight (Responsibility, Budget Summary, and Performance Metrics)  
[Michele Andre, Director - Police Monitor, Office of Community Police Oversight]

**Attachments:** [Presentation](#)

- B. [25-782A](#) General Obligation Bond Program Updates  
[Jenny Nicewander, P.E., Director, Office of Bond and Construction Management]

**Attachments:** [Presentation](#)

- C. [25-783A](#) Review of City Real Estate For Development and Redevelopment Including; 1627 Pacific Avenue; 711 South St Paul; 606 S. Good Latimer; 700 S. Good Latimer; 302 West 10th Street; 320 East Jefferson; 3421 Forest Lane; 5303 Challenger Drive; 1955 Vilbig Road; 3202 Canton Street; 1000 Bellevue; DWU Hutchins; and Cadillac Heights  
[John Johnson, Director, Facilities and Real Estate Management]

**Attachments:** [Presentation](#)

**BRIEFING MEMOS**

- D. [25-784A](#) Monthly Budget Accountability Report FY 2024-25 as of December 31, 2024  
[Budget & Management Service]

**Attachments:** [Report](#)

- E. [25-785A](#) Monthly Technology Accountability Report (Information as of Dec 30, 2024)  
[Information & Technology Services]

**Attachments:** [Report](#)

- F. [25-786A](#) Office of the City Auditor Monthly Internal Update on Internal Audit Reports (Released Between January 18, 2025 and February 14, 2025): Audit of Firearms, Ammunition and Equipment Tracking - Dallas Marshal's Office.  
[City Auditor]

**Attachments:** [Report](#)

- G. [25-787A](#) Quarterly Investment Report from Meeder Public Funds as of 12/31/2024  
[City Controller's Office]

**Attachments:** [Report](#)

- H. [25-788A](#) Monthly American Rescue Plan Act (ARPA) Report for the period ending January 31, 2025  
[Budget & Management Services]

**Attachments:** [Memo](#)

- I. [25-789A](#) Report on Progress of Family Gateway Property Repairs as of January 2025  
[Office of Homeless Solutions]

**Attachments:** [Memo](#)

- J. [25-790A](#) City Hall Space Planning Project, Including Space Allocation, Department Space Needs, and Requirements Optimizing both Efficiency and Public Access  
[Facilities and Real Estate Management]

**Attachments:** [Memo](#)

- K. [25-792A](#) Financial Management Performance Criteria Update- Follow -up to the October 22, 2024, GPFM Committee Meeting (Revised Recommendations)  
[Budget & Management Services]

**Attachments:** [Memo](#)



- L.     [25-793A](#)     Development of A Strategic Real Estate Master Plan for City Real Estate -  
Process and Next Steps  
[Facilities and Real Estate Management]

**Attachments:**     [Memo](#)

- M.     [25-794A](#)     Update on Upcoming February 26, 2024, City Council Agenda Item 13, No.  
25-586A, Authorize the Service Contract with Workday, Inc., for the City's  
Workforce Management and Payroll System  
[Human Services & Information & Technology Services]

**Attachments:**     [Memo](#)

- N.     [25-795A](#)     Update on Property Leased by the City  
[Facilities and Real Estate Management]

**Attachments:**     [Memo](#)

- O.     [25-796A](#)     Hotel Occupancy Tax (HOT) Allocation  
[Convention & Event Services]

**Attachments:**     [Memo](#)

- P.     [25-797A](#)     Reallocation of Funds for Bullington Truck Terminal & Thanksgiving Square  
[Budget and Management Services]

**Attachments:**     [Memo](#)

- Q.     [25-798A](#)     Upcoming Agenda Items #56-58 for the Feb 26, 2025, City Council Meeting  
Seeking Authorization of City's Election Services Contracts  
[City Secretary's Office]

**Attachments:**     [Memo](#)

- R.     [25-799A](#)     Upcoming Agenda Item 25-587A for the Feb 26, 2025, City Council  
Meeting Seeking Authorization Supplemental Agreement No. 61 with AT&T  
Enterprises, LLC through the Texas Department of Information Resources  
cooperative agreement to the existing agreement for the purchase of voice  
and data network services, network management, monitoring, maintenance,  
information technology security, and related services for the Department of  
Information and Technology Services  
[Information & Technology Services]

**Attachments:**     [Memo](#)

## **ADJOURNMENT**

**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]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 24, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

Item 1:           Approval of the January 28, 2025, Government Performance and Financial Management Committee Meeting Minutes

Councilmember Blackmon moved to adopt the minutes as presented.

Motion seconded by Councilmember Moreno and unanimously adopted. (Mendelsohn absent when vote taken; Resendez absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

BRIEFING ITEMS

Item A: Overview of the Office of Community Police Oversight (Responsibility, Budget Summary, and Performance Metrics)

The following individual briefed the committee on the item:

- Michele Andre, Director - Police Monitor, Office of Community Police Oversight

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

BRIEFING ITEMS

Item B: General Obligation Bond Program Updates

The following individuals briefed the committee on the item:

- Jenny Nicewander, P.E., Director, Office of Bond and Construction Management;
- Jack Ireland, Chief Financial Officer, City Manager's Office; and
- Stefan Kesler, Engineering Program Administrator, Park and Recreation Department

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

## BRIEFING ITEMS

Item C: Review of City Real Estate For Development and Redevelopment Including; 1627 Pacific Avenue; 711 South St Paul; 606 S. Good Latimer; 700 S. Good Latimer; 302 West 10th Street; 320 East Jefferson; 3421 Forest Lane; 5303 Challenger Drive; 1955 Vilbig Road; 3202 Canton Street; 1000 Belleview; DWU Hutchins; and Cadillac Heights

The following individuals briefed the committee on the item:

- Donzell Gipson, Assistant City Manager, City Manager's Office; and
- Ashley Eubanks, Assistant Director, Facilities and Real Estate Management;

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

## BRIEFING MEMOS

- Item D: Monthly Budget Accountability Report FY 2024-25 as of December 31, 2024
- Item E: Monthly Technology Accountability Report (Information as of Dec 30, 2024)
- Item F: Office of the City Auditor Monthly Internal Update on Internal Audit Reports (Released Between January 18, 2025 and February 14, 2025): Audit of Firearms, Ammunition and Equipment Tracking – Dallas Marshal’s Office.
- Item G: Quarterly Investment Report from Meeder Public Funds as of 12/31/2024
- Item H: Monthly American Rescue Plan Act (ARPA) Report for the period ending January 31, 2025
- Item I: Report on Progress of Family Gateway Property Repairs as of January 2025
- Item J: City Hall Space Planning Project, Including Space Allocation, Department Space Needs, and Requirements Optimizing both Efficiency and Public Access
- Item K: Financial Management Performance Criteria Update- Follow -up to the October 22, 2024, GPFM Committee Meeting (Revised Recommendations)
- Item L: Development of A Strategic Real Estate Master Plan for City Real Estate – Process and Next Steps
- Item M: Update on Upcoming February 26, 2024, City Council Agenda Item 13, No. 25-586A, Authorize the Service Contract with Workday, Inc., for the City’s Workforce Management and Payroll System
- Item N: Update on Property Leased by the City
- Item O: Hotel Occupancy Tax (HOT) Allocation
- Item P: Reallocation of Funds for Bullington Truck Terminal & Thanksgiving Square
- Item Q: Upcoming Agenda Items #56-58 for the Feb 26, 2025, City Council Meeting Seeking Authorization of City’s Election Services Contracts



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 24, 2025

BRIEFING MEMOS (cont.)

Item R: Upcoming Agenda Item 25-587A for the Feb 26, 2025, City Council Meeting Seeking Authorization Supplemental Agreement No. 61 with AT&T Enterprises, LLC through the Texas Department of Information Resources cooperative agreement to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, FEBRUARY 24, 2025

EXHIBIT C