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COMMUNITY BOND TASK FORCE

# RECOMMENDATIONS

Arun Agarwal, CBTF Chair  
December 6, 2023

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# OUTLINE OF TOPICS

## WHAT WE'LL DISCUSS

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- About the CBTF: Purpose and Goals
- CBTF and Subcommittee Appointees
- Bond Program Timeline
- Public Input
- CBTF Program Funding Recommendations
- Historical Bond Data
- Details of Each Program Area Proposal
- Next Steps
- Questions





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# ABOUT THE CBTF

## A BOND FOR OUR FUTURE

- The purpose of the CBTF and subcommittees is to assist the Mayor and Dallas City Council in reviewing and selecting projects for consideration in the 2024 Capital Bond Program.
- CBTF was also responsible for:
  - Collecting public input at Town Hall meetings
  - Evaluating and respectfully discussing potential bond program projects
  - Recommending projects consistent with 2024 Capital Bond Program General Guidelines provided by staff
  - Ensuring all committee and community members have an opportunity to participate
  - Consistent meeting attendance and participation
  - Adhering to the City of Dallas' Code of Ethics



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# CBTF GOALS

- Address basic needs and deferred maintenance
  - Improve quality of life, health, and safety
  - Invest in the modernization of key Dallas facilities, parks, and cultural centers
  - Put Dallas in a position to compete within region and nationally to attract and retain talent, family, and jobs
  - Provide equitable impact throughout Dallas neighborhoods and communities
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# SUBCOMMITTEE LEADERS

## CHAIRS



**LINDA KOOP**  
Streets &  
Transportation



**ANITA  
CHILDRESS**  
Flood Control & Storm  
Drainage



**GARRETT BOONE**  
Parks & Trails



**JENNIFER  
STAUBACH  
GATES**  
Critical Facilities



**TONY SHIDID**  
Economic  
Development,  
Housing, & Homeless  
Solutions



# COMMUNITY APPOINTEES

## COMMUNITY BOND TASK FORCE

D1 Corky Sherman  
D2 Gunnar Rawlings  
D3 Vana Hammond  
D4 Jasmond Anderson  
D5 Priscilla Rice  
D6 Tim Dickey  
D7 Tiffinni A, Young  
D8 Randall Bryant  
D9 Courtney Spellicy  
D10 Scott Goldstein  
D11 Sam Coats  
D12 Lane Conner  
D13 Charles Cox  
D14 Ann Margolin

## STREETS & TRANSPORTATION

D1 Beverly Mendoza  
D2 Patti Simon  
D3 Portia Greer  
D4 Rudolfo Grvel  
D5 Grady McGahan  
D6 Sharon Howard  
D7 Jennifer Grantham  
D8 Jon-Bertrell Killen  
D9 Loren Colman  
D10 Susan Morgan  
D11 Marie Appel  
D12 Maura Schreier-  
Fleming  
D13 Candice Cook Irvin  
D14 Darren Wayne Dattalo

## FLOOD CONTROL & STORM DRAINAGE

D1 Edward McCullough  
D2 Gloria Alvarez  
D3 Dr. Andrea Hilburn  
D4 Matt Canto  
D5 Larry Brannon  
D6 Erica Solis  
D7 Jeremy McConnell  
D8 Gregory Franklin  
D9 Susan J. Falvo  
D10 Woot Lervisit  
D11 Macs Reynolds  
D12 Robert Fischer  
D13 Laurel Stone  
D14 Stephen James  
Tordella

# COMMUNITY APPOINTEES

## PARKS & TRAILS

D1 Estanislao Huerta  
D2 Vikki Martin  
D3 Taylor Toyne  
D4 Tom Forsyth  
D5 Dr. Nancy Bernardino  
D6 Joe Carreon  
D7 Daniel Wood  
D8 Ernest Slaughter  
D9 Felix Saucedo  
D10 Douglas E. Rabe  
D11 Amy Monier  
D12 Reagan Rothenberger  
D13 JD Gonzales  
D14 Rudy Karimi

## CRITICAL FACILITIES

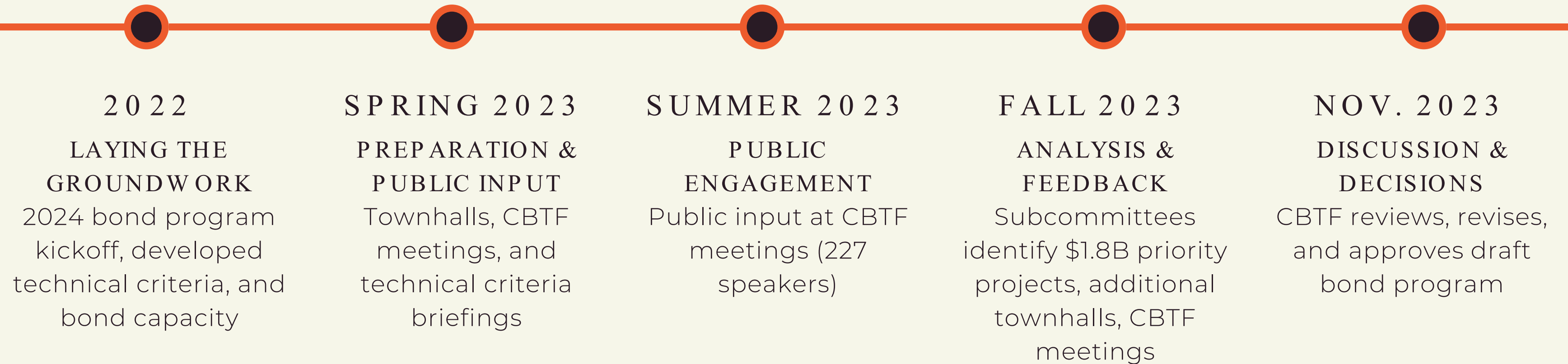
D1 Enrique MacGregor  
D2 Adam Medrano  
D3 Roger Sashington  
D4 Juana Veliz  
D5 Alicia Serrato  
D6 Ilknur Ozgur  
D7 LaSheryl Walker  
D8 Juan C. Garcia  
D9 Alan Hoffman  
D10 Robb Stewart  
D11 Yareli Esteban  
D12 Kristine Schwope  
D13 Basheer Ghorayeb  
D14 Bruce Allen Richardson

## ECO DEV, HOUSING, HOMELESS

D1 Ashley Brundage  
D2 Michael Przekwas  
D3 Greg Demus  
D4 Steven Bradley  
D5 David Fraire  
D6 Raul Reyes Jr.  
D7 Jason Brown  
D8 Lorie Blair  
D9 Ken Montgomery  
D10 Tip Housewright  
D11 Andrew Schildcrout  
D12 Michael Ross  
D13 Maureen Milligan  
D14 Anthony R. Page

# BOND PROGRAM TIMELINE

## 18 MONTHS OF WORK





# BOND CAPACITY

# \$1.1 BILLION

TOTAL NEEDS INVENTORY: \$16.6 B

“Given other planned and needed debt, the financial capacity for 2024 bonds is increased to \$1.1 billion,”

Jack Ireland, Chief Financial Officer  
August 16, 2023, City Council Briefing





# PREVIOUS COUNCIL INPUT

- Data is based on seven council member responses from 2021-23 City Council, prior to public outreach meetings
- Early input based on total numbers, not specific projects
- CBTF and subcommittee members engaged their council members and constituencies through variety of channels for more accurate data

Proposition	“Council Input”
Streets and Transportation	\$445,000,000
Park & Recreation	\$175,000,000
Public Safety Facilities	\$52,500,000
Flood Protection and Storm Drainage	\$60,500,000
Economic Development	\$52,000,000
Cultural Arts Facilities	\$48,000,000
Library Facilities	\$25,000,000
City Facilities	\$28,250,000
Housing	\$150,000,000



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# COMMUNITY INPUT



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## SUMMARY

30+ community meetings held in English and Spanish all over city. Hundreds of emails and survey responses.

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## PARKS & RECREATION

A total of 405 comments logged across public meetings and emails. Most were supportive of specific projects or a substantial bond allocation.

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## STREETS & TRANSPORTATION

A total of 154 comments regarding streets, alleys, sidewalks, traffic signals, and complete streets projects.

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## ARTS, HOUSING, LIBRARIES

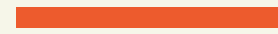
Consistent advocacy for quality-of-life measures, including desire for affordable housing and money devoted to rehab of city-owned arts and library facilities.



# CBTF Recommendations

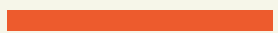
STREETS &  
TRANSPORTATION

\$375 million



PARKS &  
RECREATION

\$350 million



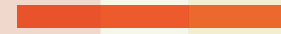
PUBLIC SAFETY  
FACILITIES

\$88 million



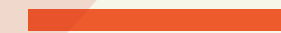
FLOOD CONTROL &  
STORM DRAINAGE

\$75 million



ECONOMIC  
DEVELOPMENT

\$73 million



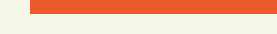
CULTURAL ARTS  
FACILITIES

\$59 million



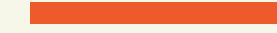
LIBRARIES

\$28 million



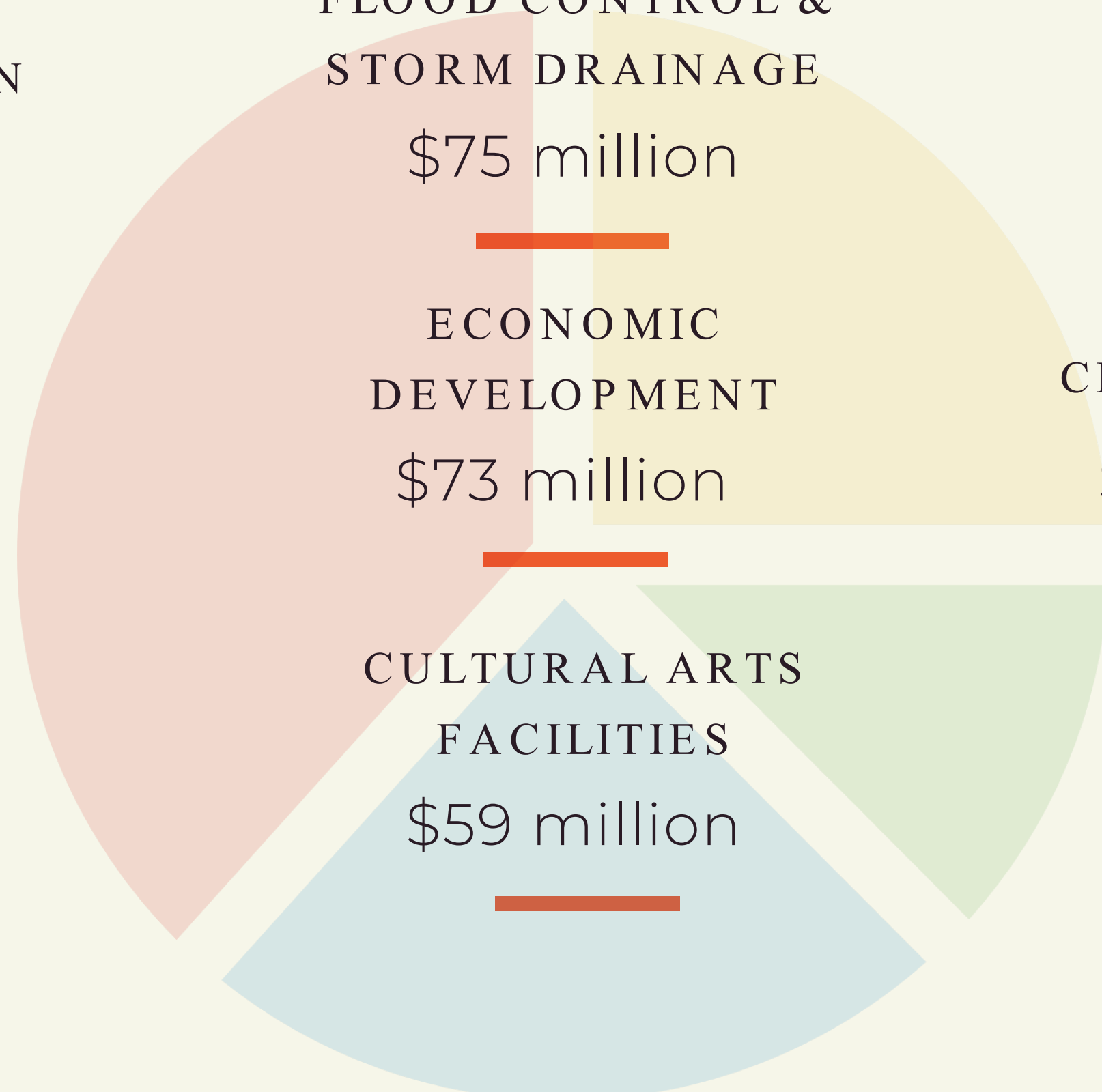
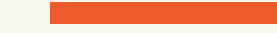
CITY FACILITIES

\$26 million



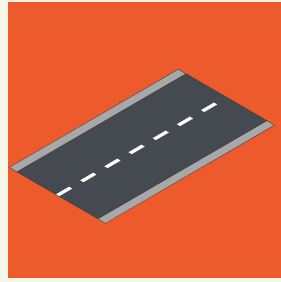
HOUSING

\$25 million





# 2012 & 2017 Dallas BOND ELECTIONS RESULTS PART I



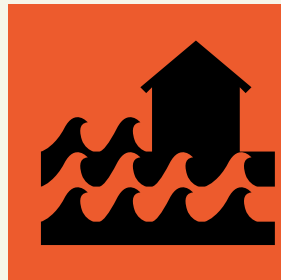
## Streets and Transportation

2017: 78.71% (\$534 million)  
2012: 88.05% (\$260 million)



## Parks and Recreation

2017: 73.44% (\$262 million)  
2012: No bond proposition



## Flood Control and Storm Drainage

2017: 76.97% (\$48.75 million)  
2012: 81.87% (\$326 million)



## Fair Park

2017: 64.48% (\$50 million)  
2012: No bond proposition



## Libraries

2017: 75.26% (\$15.6 million)  
2012: No bond proposition



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# 2012 & 2017 DALLAS BOND ELECTIONS RESULTS PART II



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**Public Safety Facilities**  
2017: 75.34% (\$32 million)  
2012: No bond proposition



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**Economic Development**  
2017: 60.97% (\$55.4 million)  
2012: 78.13% (\$55 million)



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**City Facilities**  
2017: 76.97% (\$18.16 million)  
2012: No bond proposition



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**Cultural & Performing Arts**  
2017: 68.43% (\$14.23 million)  
2012: No bond proposition



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**Homeless Assistance Facilities**  
2017: 61.3% (\$20 million)  
2012: No bond proposition





# WHY STREETS

## A TOP PRIORITY FOR RESIDENTS

- Largest recommended allocation reflects feedback from constituents
- Focus on highest-need areas
- Context: Nearly \$1.5 billion in bond funds committed to Dallas streets in last 20 years.
  - 2003: \$272 million
  - 2006: \$390 million
  - 2012: \$260 million
  - 2017: \$533 million (\$388.74 million spent to date)
- **Challenge:** Resurfacing projects do not meet 20-year lifespan criteria
  - CBTF Q: What is the average lifespan of a resurfacing project?
  - PBW A: Somewhere around 15 to 20 years, depending on classification of street and amount of traffic



\$375M



# WHY FLOOD PROTECTION EXTREME WEATHER EVENTS

## Recent deadly examples

- August 21-22, 2022: 15 inches of rain
- September-October 2019: 28 inches of rain
- May 2015: 17 inches of rain
- Events caused billions in property damage

## Major Priority

- \$750 million in bond funds committed since 2003
- Mill Creek Tunnel opens in 2025
- Prioritization in 2024: Neighborhood protection

## Challenge:

Maintain sufficient funding to complete single most impactful ongoing infrastructure project for health and safety, Mill Creek

\$75M





# WHY CRITICAL FACILITIES

## QUALITY OF LIFE, HEALTH, SAFETY

- \$50 million to partially fund new Law Enforcement Training Facility at UNT-Dallas
- \$30.3 million for Dallas Fire-Rescue stations and facilities
  - Two Fire Station replacements (Oak Lawn, NW Dallas)
  - Funding for improvements at 36 fire stations
- Bishop Arts (North Oak Cliff) library replacement
- Addresses safety needs and deferred maintenance at public-facing buildings and offices, such as Dallas City Hall, libraries, and cultural and performing arts centers
  - examples: roof repairs, fire alarm and suppression systems, HVAC, water-proofing, restrooms

**Challenge:** Prioritization with total needs inventory of \$2.2 billion across all critical facilities

\$201M





# WHY ECO DEV/HOUSING STRATEGIC EQUITY

- Focuses on jobs and workforce housing
  - Pleasant Grove (includes housing)
  - UNT-Dallas (includes housing)
  - International District (includes housing)
- Past bond allocations have helped create plans and infrastructure for new development and redevelopment
  - 2017 bond: \$55.4 million
  - 2012 bond: \$55 million
- Three-pronged approach to Housing
  - Affordable housing for homeowners
  - Affordable housing for renters
  - Permanent supportive housing

**Challenge:** Remaining competitive with surrounding communities, ensuring accountability for how money is spent, with focus on shovel-ready projects.



\$98.4M



# WHY PARKS

## ECONOMIC AND SOCIAL IMPACT

Strategic investments in playgrounds, trails, recreation centers, transformative and partnership match projects

- 66% of projects are replacement/renovation
- 18% are new park or trail developments, including Parkdale Lake, Roland Parrish Park, International District
- Remainder is existing park developments or service gaps

Economic Impact Analysis (HR&A Advisors)\*\*

- \$678 million annual economic impact and \$7 return for every \$1 spent

Equity and Access

- Dallas residents within a 10-minute walk of a park: 73%
- Park Score Ranking: 43rd; outranked by Plano (16th), Austin (41st)

Challenge: Sustainable Operations and Maintenance plan

\*\*Prior to 2017 bond package, and not adjusted for inflation.



\$350M



Proposition	CBTF	Staff	Change
Streets and Transportation	\$375,067,784	\$532,194,332	+42%
Park & Recreation	\$349,836,000	\$225,000,000	-36%
Public Safety Facilities	\$88,007,654	\$88,007,654	none
Flood Protection and Storm Drainage	\$75,016,800	\$50,000,000	-33%
Economic Development	\$73,407,000	\$30,000,000	-59%
Cultural Arts Facilities	\$59,175,522	\$49,292,043	-17%
Library Facilities	\$28,165,000	\$11,135,000	-61%
City Facilities	\$26,244,824	\$44,360,500	+70%
Housing	\$25,000,000	\$70,000,000	+180%





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# NEXT STEPS



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## DELIBERATIONS

CBTF and subcommittee members remain available to answer questions and assist

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## ELECTION TIMING

The CBTF did not take a formal position on May vs. November election

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## CAMPAIGN

We developed this proposal with voters front of mind. We stand ready to help organize the upcoming education campaign





# A BETTER DALLAS, FOR TODAY AND TOMORROW

The 90 volunteers serving on the Community Bond Task Force and five subcommittees devoted hundreds of hours over eight months to their charge. We strove to compile a bond program that addresses the city's most urgent needs, while also building Dallas for the next generation.





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COMMUNITY BOND TASK FORCE

# RECOMMENDATIONS

Arun Agarwal, CBTF Chair  
December 6, 2023

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