

Memorandum



CITY OF DALLAS

DATE June 4, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **June 9, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On May 28, 2021, a DRAFT City Council Agenda for June 9, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Revisions:

2. 21-982 Authorize final adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$31,218,434 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$15,086,728; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income in the amount of \$1,000,000 - Financing: No cost consideration to the City (see Fiscal Information)
This item is being revised to update the Prior Action on the Agenda Information Sheet. Please contact Jack Ireland, Director, Budget & Management Services, at jack.ireland@dallascityhall.com, for more information.
28. 21-777 Authorize **(1)** rescinding Resolution No. 20-1529, previously approved on October 13, 2020, for the purpose of addressing the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed in the amount of \$500,000.00; **(2)** an agreement with Union Pacific Railroad (UPRR) for the permanent closure of the surface vehicular crossing at Linfield Road; **(3)** the acceptance of funds in the amount of \$1,000,000.00 for the purpose of the UPRR's contribution of \$500,000.00 to address the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed and \$500,000.00 for beautification and landscaping of the Railroad's right-of-way; **(4)** the receipt and deposit of contribution funds in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund; and **(5)** the establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund - Not to exceed \$1,000,000.00 - Financing: Transportation Special Projects Fund

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This item is being revised to update Section 1 of the Resolution. Please contact Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451, for more information.

50. 21-954 Authorize ~~the City Manager to work~~ the City Manager to execute a Memorandum of Understanding with the University of North Texas at Dallas to evaluate and identify sites on the University of North Texas at Dallas campus, or other locations as necessary, which may be suited to the needs of Dallas Police Department training activities ~~and to report his findings to the City Council with a recommendation for further action~~ - Financing: No cost consideration to the City

This item is being revised to update the language. Please contact Ernest Lampkin, Interim Third Tier Executive, Dallas Police Department, at 214-671-3936, for more information.

- Z9. 21-988 A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned CR Commercial Retail District, on the east side of Denton Road, south of Brookfield Avenue

Recommendation of Staff and CPC: Approval
Z201-196(LG)

This item is being revised to update the Attachment and Owner information on Case Report. Please contact Neva Dean, Assistant Director, Department of Sustainable Development and Construction, at 214-670-5803, for more information.

- Z18. 21-1105 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to and an expansion of Planned Development District No. 794; and **(2)** an ordinance granting the termination of Specific Use Permit No. 1714 for a community service center on property zoned Planned Development District No. 794 and CR Community Retail District, on the northwest side of Inwood Road, between Cedar Springs Road and Nash Street

Recommendation of Staff and CPC: Approval of an amendment to Planned Development District No. 794, subject to a revised conceptual plan and conditions; and approval of the termination of Specific Use Permit No. 1714
Z201-181(RM)

Note: This item was deferred by the City Council before opening the public hearing on May 26, 2021, and is scheduled for consideration on June 9, 2021
This item is being revised to update the recommendation of Staff and the City Plan Commission. Please contact Neva Dean, Assistant Director, Department of Sustainable Development and Construction, at 214-670-5803, for more information.

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Deletions:

33. 21-995 Authorize appointment of Sheridan Nixon and Nadia Salibi to the Dallas Development Fund Board of Directors - Financing: No cost consideration to the City
This item is being deleted and will be scheduled for a future agenda date. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.
35. 21-1000 Authorize a one-year contract, with two one-year renewal options, for emergency shelter services for the homeless for the Office of Homeless Solutions - Family Gateway, Inc. in the amount of \$135,000, The Salvation Army A Georgia Corp. in the amount of \$175,000, and Shelter Ministries of Dallas dba Austin Street Center in the amount of \$155,000, most advantageous proposers of eight - Total not to exceed \$465,000 - Financing: Emergency Solutions Grant Fund
This item is being deleted due to ongoing contract negotiations and will be scheduled for the June 23, 2021 agenda. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.
37. 21-1001 Authorize a three-year service contract for homeless services targeting young adults twenty-four years of age and younger for the Office of Homeless Solutions - CitySquare, most advantageous proposer of three - Not to exceed \$270,554 - Financing: FY21 Texas Department of Housing and Community Affairs TDHCA Funds
This item is being deleted due to ongoing contract negotiations and will be scheduled for the June 23, 2021 agenda. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.
38. 21-1002 Authorize a three-year contract for short term homelessness diversion services for the Office of Homeless Solutions - After8toEducate in the amount of \$811,662, First Presbyterian Church of Dallas dba The Stewpot in the amount of \$372,696, Bridge Steps dba The Bridge in the amount of \$355,500, and D.F.W. Economic Solutions in the amount of \$225,000, most advantageous proposers of seven - Total amount not to exceed \$1,764,858 - Financing: General Fund (subject to annual appropriations)
This item is being deleted due to ongoing contract negotiations and will be scheduled for the June 23, 2021 agenda. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.
42. 21-932 Authorize the sale of **(1)** one 2015 Dodge Charger through a public auction ending on April 27, 2021 to Eric Guzman in the amount of \$23,500, highest bidder; and **(2)** one 2018 GMC Sierra pickup truck through a public auction ending on May 5, 2021 to Tindell Investments, LLC in the amount of \$41,500,

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highest bidder - Total Revenue: General Fund (\$55,250) and Express Business Center Fund (\$9,750)

This item is no longer needed on the agenda. Please contact Chhunny Chhean, Director, Office of Procurement Services, at 214-670-3519, for more information.

File ID 21-854 previously numbered #Z1 provided in the DRAFT Agenda has been renumbered to #Z10 due to it being placed under the wrong category. This has caused a renumbering to several items from #Z1-Z10.

Agenda Item Nos. 16 and 47 have been revised to update the Procurement Category and M/WBE Goal percentages.

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memos is attached for more information.

2. 21-982 Authorize final adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$31,218,434 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$15,086,728; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income in the amount of \$1,000,000 - Financing: No cost consideration to the City (see Fiscal Information)
[City Council was briefed by memorandum regarding additional funding provided by HUD on May 21, 2021.](#)

7. 21-1003 Authorize the preparation of plans for an issuance of Waterworks and Sewer System Revenue Refunding Bonds, Series 2021C and in an amount not to exceed \$150,000,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
[The Government Performance and Financial Performance Committee was briefed by memorandum regarding this matter on May 24, 2021.](#)

10. 21-622 Authorize the **(1)** the sale of up to 30 Land Transfer lots to Marcer Construction Company LLC, (Developer) and/or its affiliates subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$79,318.62; the **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 30 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 30 single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$71,541.73 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 24, 2021.](#)

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11. 21-814 Authorize the **(1)** approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, for the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000.00, the proceeds of such Bonds will be loaned to TX Westmoreland 2020, Ltd. to finance a portion of the cost for the acquisition of land and new construction of units for a mixed-income multifamily complex to be known as Westmoreland Station, located at 2700 Westmoreland Road, Dallas, Texas (Development) and a public hearing for the Bonds/Development was held on May 19, 2021, in compliance with Section 147(f) of the Code; and **(2)** approval of the bond issuance and the use of the bond proceeds by the DHFC to finance the construction of the Development - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 24, 2021.](#)
12. 21-757 Authorize the **(1)** sale of up to 10 Land Transfer Program lots to CTE Homes LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$21,955.02; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue Foregone: \$37,827.46 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 24, 2021.](#)
28. 21-777 Authorize **(1)** rescinding Resolution No. 20-1529, previously approved on October 13, 2020, for the purpose of addressing the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed in the amount of \$500,000.00; **(2)** an agreement with Union Pacific Railroad (UPRR) for the permanent closure of the surface vehicular crossing at Linfield Road; **(3)** the acceptance of funds in the amount of \$1,000,000.00 for the purpose of the UPRR's contribution of \$500,000.00 to address the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed and \$500,000.00 for beautification and landscaping of the Railroad's right-of-way; **(4)** the receipt and deposit of contribution funds in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund; and **(5)** the establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund - Not to exceed \$1,000,000.00 - Financing: Transportation Special Projects Fund
[City Council was briefed by memorandum regarding this matter on October 2, 2020.](#)

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43. 21-926 Authorize Supplemental Agreement No. 1 to exercise the first of two, one-year renewal options to the service contract with All City Management Services, Inc. for school crossing guard services for Court and Detention Services - Not to exceed \$4,521,145 - Financing: General Fund (subject to annual appropriations)
[The Public Safety Committee will be briefed by memorandum regarding this matter on June 7, 2021.](#)
50. 21-954 Authorize ~~the City Manager to work~~ [the City Manager to execute a Memorandum of Understanding](#) with the University of North Texas at Dallas to evaluate and identify sites on the University of North Texas at Dallas campus, [or other locations as necessary](#), which may be suited to the needs of Dallas Police Department training activities ~~and to report his findings to the City Council with a recommendation for further action~~ - Financing: No cost consideration to the City
[The Public Safety Committee will be briefed by memorandum regarding this matter on June 7, 2021.](#)
57. 21-1006 Authorize execution of a development agreement and all other necessary documents with Gateway Oak Cliff, LP and/or its affiliates in an amount not to exceed \$4,245,432.00, payable from Oak Cliff Gateway TIF District Funds, in consideration of the Gateway Oak Cliff Mixed-Income Development Project on property currently addressed at 400 South Beckley Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) - Not to exceed \$4,245,432.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to annual appropriations from tax increments)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 26, 2020.](#)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 25, 2021.](#)

[The Economic Development Committee was briefed by memorandum regarding this matter on May 3, 2021.](#)
- PH2. 21-756 A public hearing to receive comments regarding an application by LDG The Standard at Royal Lane, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Standard at Royal Lane located at 2737 Royal Lane, Dallas Texas 75229 (the "Development"); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Standard at Royal Lane and in accordance with 10 TAC §11.3 (d) (the "Administrative Code"), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of Dallas Stemmons Apartment (a 9% housing tax credit development located at 2435 Southwell Road), and

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is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on May 24, 2021.](#)

Thank you for your attention to these changes. If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors