Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Sales Tax Receipts**

The August 2021 sales tax receipts from the State Comptroller's Office are $28.4 million, a 21.2 percent increase in total collections compared to the same reporting period last year. Over the most recent 12 months, sales tax receipts have increased by 10.4 percent.

- August 2020 actual $24,433,307
- August 2021 budget $26,569,868
- August 2021 actual $28,404,805

For FY 2020-21, we originally budgeted $296.3 million for sales tax revenue anticipating the COVID-19 related recession would suppress sales tax collections this fiscal year. However, the economy rebounded more quickly and strongly than we projected, and the final amended budget for sales tax was $336 million.

Thank you for your support. Please contact me with any questions.

M. Elizabeth Reich
Chief Financial Officer

[Attachment]

cc: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor 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 (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

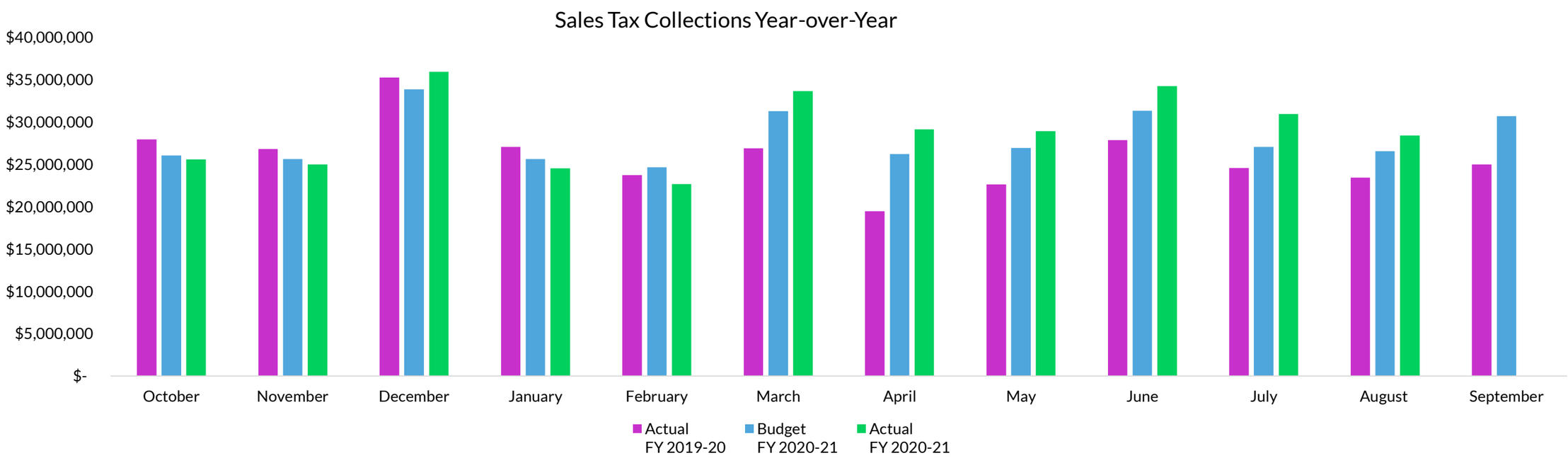
Sales Tax

as of August 2021

Month	Actual FY 2019-20	Budget FY 2020-21 [2]	Actual FY 2020-21	YTD Variance FY 2020-21 Actuals versus FY 2019-20 Actuals ($)	YTD Variance FY 2020-21 Actuals versus FY 2019-20 Actuals (%)	FY 2020-21 Actuals versus Budget ($)	FY 2020-21 Actuals versus Budget (%)
October	$ 27,942,608	$ 26,064,996	$ 25,607,902	$ (2,334,706)	-8.4%	$ (457,094)	-1.8%
November	$ 26,805,867	$ 25,646,825	$ 25,010,956	$ (1,794,911)	-6.7%	$ (635,869)	-2.5%
December	$ 35,274,527	$ 33,853,442	$ 35,927,004	$ 652,477	1.8%	$ 2,073,562	6.1%
January	$ 27,074,542	$ 25,642,201	$ 24,532,918	$ (2,541,624)	-9.4%	$ (1,109,283)	-4.3%
February	$ 23,738,211	$ 24,675,263	$ 22,686,079	$ (1,052,132)	-4.4%	$ (1,989,184)	-8.1%
March	$ 26,900,241	$ 31,299,322	$ 33,669,367	$ 6,769,126	25.2%	$ 2,370,045	7.6%
April	$ 19,483,347	$ 26,209,693	$ 29,131,009	$ 9,647,662	49.5%	$ 2,921,316	11.1%
May	$ 22,615,759	$ 26,928,512	$ 28,918,168	$ 6,302,409	27.9%	$ 1,989,656	7.4%
June	$ 27,891,265	$ 31,338,835	$ 34,254,068	$ 6,362,803	22.8%	$ 2,915,233	9.3%
July	$ 24,568,195	$ 27,060,310	$ 30,967,271	$ 6,399,076	26.0%	$ 3,906,961	14.4%
August	$ 23,433,307	$ 26,569,868	$ 28,404,805	$ 4,971,498	21.2%	$ 1,834,937	6.9%
September	$ 25,009,630 [1]	$ 30,722,230					
Total	**$ 310,737,499**	**$ 336,011,501**	**$ 319,109,547**	**$ 33,381,678**	**11.7%**	**$ 13,820,276**	**4.5%**

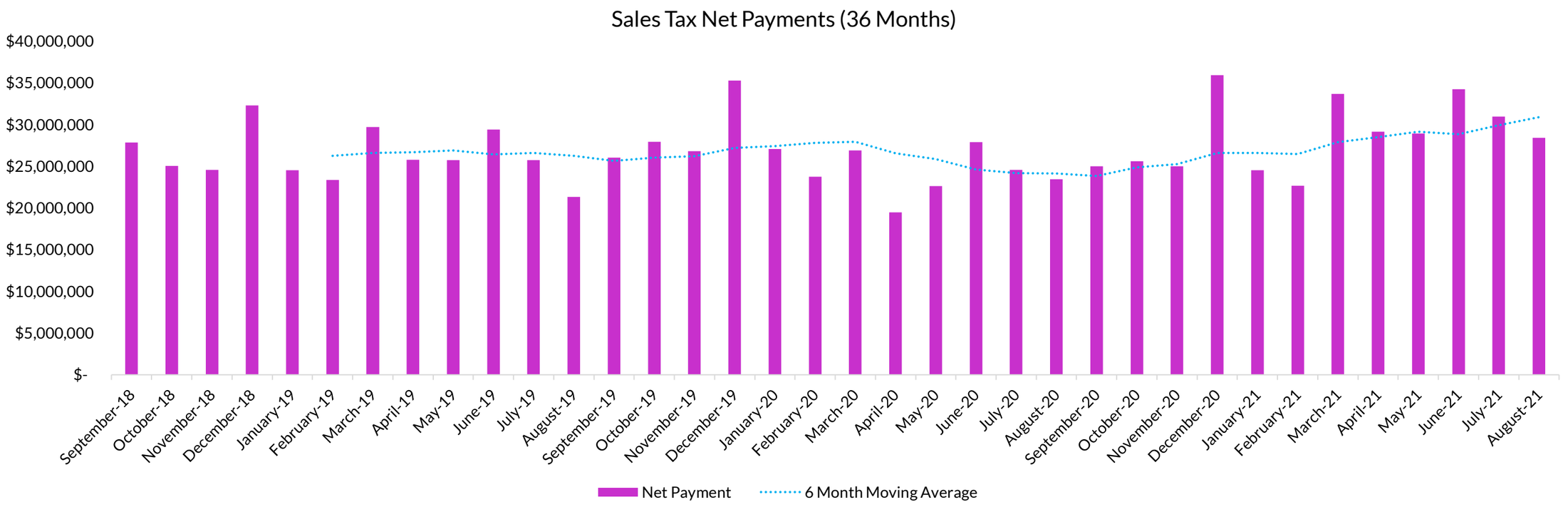
[1] *FY 2019-20 revenue reduced due to a one-time repayment to the State of $3,393,027.*

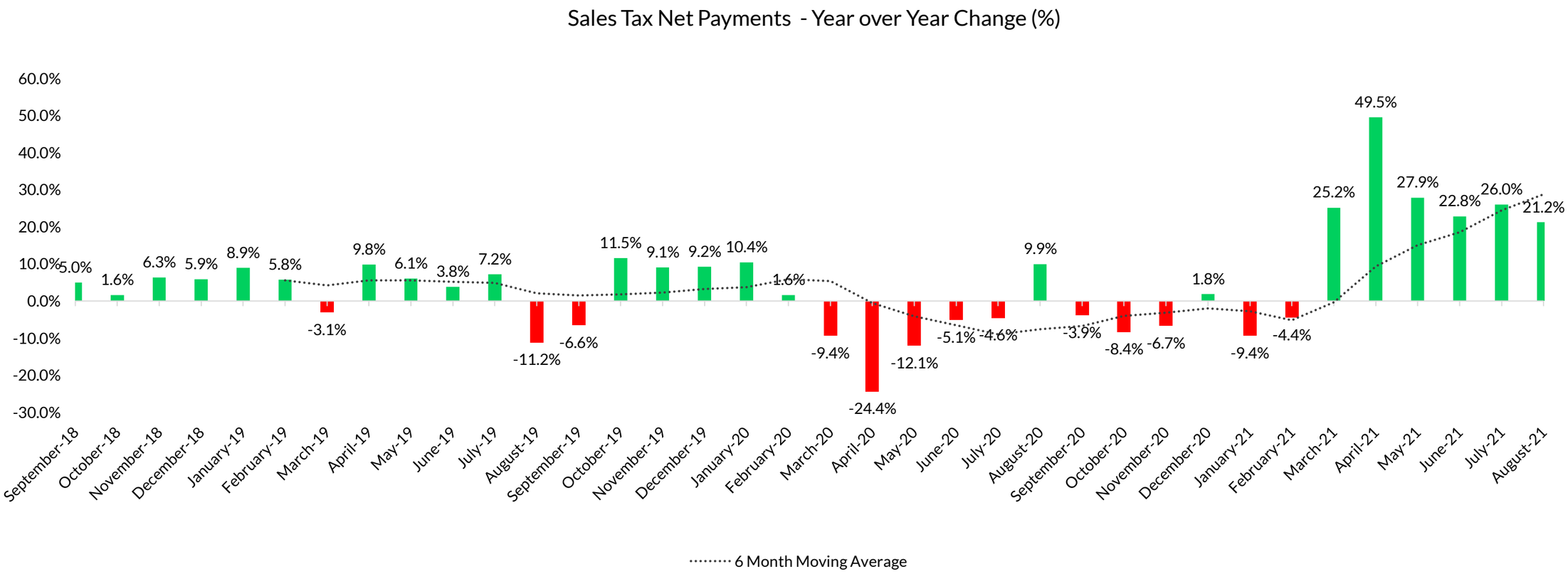
[2] *FY 2020-21 budget increased on June 9 and September 9 as part of the mid-year and end of year appropriation adjustment process.*



Sales Tax

as of August 2021





Memorandum

CITY OF DALLAS

DATE October 7, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Bachman Lake Dredging Construction Award**

The Bachman Dam and Spillway was built in 1901 to form Bachman Lake, a 205-acre lake located on the north side of Love Field Airport. The Bachman Lake area includes a highly utilized park with features such as a hike and bike trail, recreation center and planned improvements including an aquatics center, skate park and connections to adjacent green belt style recreation areas.

In 2016, the City Council authorized a feasibility study that yielded three alternatives for Bachman Lake. A Task Force made up of City staff and council district appointed representatives evaluated the issues and alternatives and recommended to "Maintain the Lake." This recommendation was briefed to the Mobility Solutions, Infrastructure and Sustainability Committee on April 8, 2019, who voted to approve the recommendation.

Following this recommendation, Dallas Water Utilities (DWU) has completed engineering for dredging improvements at Bachman Lake. Dredging improvements were bid in June 2021 and construction award is scheduled for City Council consideration on October 27, 2021. Construction award is recommended to the lowest responsible bidder, Renda Environmental, Inc. for $24,775,602.98. Funding will be provided by DWU with Park and Recreation contributing $4 Million, to be paid back to DWU over the next 5 years.

Dredging work is anticipated to begin this Winter and be completed in approximately 12 months. The work will result in the removal of 370,000 cubic yards of accumulated sediment. Dam and spillway improvements are in the final design phase and planned for construction following the conclusion of the dredging work. These improvements will help revitalize the lake, improve water quality, ensure dam safety and regulatory compliance, minimize flood risk, and allow residents to enjoy the lake for years to come.

If you have any questions, please contact Terry Lowery, Director of Dallas Water Utilities.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
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M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of September 27, 2021 – October 1, 2021 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at (214) 670-4413 and/or by email at john.page@dallascityhall.com should you need further information.

Jon Fortune
Assistant City Manager
[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D6	LIDO ADULT THEATER	7035 JOHN CARPENTER FRWY	SOB	9/29/2021	RENEWAL	DARDY AUSTIN TAYLOR

License Definitions

NINES BAR

DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week

DH - Class "C"Dance Hall - Dancing Scheduled One Day At A Time

DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only

LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00

BH - Billiard Hall - Billiards Are Played

SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Theater / Escort Agency / Nude Model Studio

AC - Amusement Center

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Proposed Lease Agreement with Refuge City of Dallas, Inc.**

This memo is in follow up to questions received during and after the October 4 Economic Development Committee briefing regarding the proposed lease of 12000 Greenville to Refuge City of Dallas, Inc.

The City Council item to consider this lease has been delayed from October 13 to October 27 to ensure that each council member has sufficient time to understand the project and receive answers to all questions from staff. We will be contacting each of your offices to offer individual meetings to discuss the project next week. Any questions that arise during those meetings will be addressed in a follow-up memo which will be circulated next week.

Was this project selected in conformance with city procurement policies?

Lease or sale of city owned land is not governed by City policies, but rather by state law. While there are various statutes that govern lease dispositions, leases are generally not subject to state notice and bidding requirements applicable to sales or land exchanges. Chapter 253 of the Texas Local Government Code provides various exceptions to both the notice and bidding requirements and the fair market value requirements imposed on most sale transactions. Section 253.011 specifically is an exception to the general fair market value requirements, and it provides for a conveyance of real property or an interest in real property (such as a lease) to qualified nonprofits in consideration for an agreement with the nonprofit to use the property in a manner that primarily promotes a public purpose of the municipality. The 253.011 agreement includes provisions to detail (i) the nonprofits' public purpose use obligations and (ii) the reversion of the real property to the municipality if the nonprofit at any time fails use the property in that manner. As such, Section 253.011, is a valuable sale or lease conveyance tool available to a municipality to secure qualified nonprofit entity commitment and agreement to serve an identified public purpose, arguably qualitatively equivalent to the real property interest value being provided by the municipality.

The City has previously utilized Section 253.011 to sell and lease real property to entities including H.I.S. BridgeBuilders (5210 Bexar Street for a mixed-use development including affordable housing), In the City for Good, Inc. (1502 Pennsylvania Avenue to establish a food pantry and community garden), Farmers Assisting Returning Military (606 and 700 S. Good Latimer for an urban farm development), the Dallas Symphony Association, Inc. (Morton H Meyerson Symphony Center), and EdCor Health Initiative (1900 Wheatland Road for an integrated health clinic, though the lease was not ultimately executed at EdCor's election).

How was this deal introduced to the city?

The City considered using Proposition J from the 2017 Bond to build permanent supportive housing at 12000 Greenville. Refuge was working with DISD to purchase land in South Dallas,

and was introduced to Bonton Farms and began visioning a project to serve North Dallas and other areas of the city.

The City previously approved an option agreement with this developer. What is the status of that agreement?

City Council approved an option agreement for this site pursuant to the Community Inspired Redevelopment Demonstration program in June 2020 and extended the option in January 2021. The demonstration program requires that the developer secure all project financing and submit a final application by the end of the option period. However, Refuge City of Dallas, Inc. (Refuge) determined that this model would not work for their needs. Unlike a debt and equity financed project, Refuge is in process of fundraising the entire budget of the project in a debt-free model. The development team has determined that site control is necessary to carry out significant fundraising, as it will signal progress and viability to the philanthropic community.

Therefore, Refuge proposed to withdraw from the Community Inspired Redevelopment Demonstration Project program, and instead to move forward with a lease of the site pursuant to Section 253.011 of the Texas Local Government Code. This statute allows the City to lease to nonprofit developers in exchange for the nonprofit's use of the site to carry out a public purpose.

This new arrangement will accomplish several important things. First, it will give Refuge site control so that it can finalize the development plan, continue with fundraising, and begin site improvements. Next, the lease will contain specific deliverables and benchmarks to ensure that Refuge is making progress with the proposed development in furtherance of the public purpose served by the development. Failure to satisfy these requirements will result in termination of the lease, which mitigates risk to the city by allowing the city to easily regain site control if the development is unsuccessful.

Why is the lease term 40 years?

Per the city attorney's office, a 39- or 40-year term is a standard lease term for this type of project. The term allows the developer sufficient time to complete the public purpose that is the consideration for the lease.

Why are we not charging rent for the site? If rents were collected, would they go into the general fund or the DWU enterprise fund?

In accordance with Section 253.011 of the Texas Local Government Code, the City is permitted to lease real property to a 501(c)(3) nonprofit organization in consideration of a tenant's use of the real property in a manner that promotes a public purpose of the City. The lease sets forth a series of obligations for the tenant, including specific development and programmatic obligation and deadlines, that contractually obligate the tenant to fulfill the stated public purpose. If the tenant at any time fails to use the property for the specified public purpose, the City may terminate the lease.

If any rents were charged, those proceeds would be deposited into the DWU enterprise fund, not the city's general fund.

DATE October 8, 2021

SUBJECT **Proposed Lease Agreement with Refuge City of Dallas, Inc.**

Are there underwriting reports?

No, there are no underwriting reports for this project. The Office of Economic Development and Department of Housing and Neighborhood Revitalization submit projects for financial underwriting when a developer is seeking incentives. In those instances, the underwriting report helps verify the need for gap financing for the project. Under the Debt free model, Refuge is not looking at gap financing. It is anticipated that Refuge may make application for available funding from city sources including recovery and equity funds, and the appropriate application and procedures, including any competitive procurements, will be followed.

Why is site control necessary for the developer to secure financing? Please explain how the proposed ground lease, which is cancelable if fundraising goals aren't meant, gives Refuge Dallas the "greater site control" it desires, or gives funders any more comfort, than the original purchase option does?

Site control in the form of an approved lease signals to the philanthropic community that the developer and city are both committed to the project's success and shows potential donors that the developer has the approvals necessary to move the project forward. The lease gives donors assurance that all city council approvals have been received, as opposed to an option which is contingent upon a future council approval. Per Refuge, donors are already committed, but are waiting on the lease approval to finalize the donations.

Were others offered the opportunity to develop this site? Are there any other projects ripe for this site?

Since acquiring the site in 2016, DWU has received three inquiries about developing the property. There were two internal inquiries: Dallas Animal Services investigated the site for a possible city use in January 2019 and Office of Homeless Solutions looked at the site in March 2019. The Refuge project (and its predecessor project in partnership with Bonton Farms) is the only external inquiry received regarding the site.

When did the City acquire the site?

Acquisition of the site by Dallas Water Utilities was authorized by Council on February 24, 2016.

What is the MVA classification of the property?

12000 Greenville is an unclassified site under the MVA, since it does not have a current residential use. The surrounding residential parcels are classified as C (south), E (west), H (north), and G (east). The property lies at the confluence of strong and weak residential markets.

What populations will the project serve?

This project will serve the entire community. It will provide community assets opportunities to share spaces and serve with dignity those in crisis, including but not limited to victims of domestic violence and sex trafficking, persons impacted by incarceration, and unsheltered residents.

DATE October 8, 2021

SUBJECT **Proposed Lease Agreement with Refuge City of Dallas, Inc.**

Have staff talked to the Continuum of Care (CoC) about this project and how it aligns with the CoC's goals? Does it align with our plans for homelessness solutions?

Broad conversations have happened between staff and the MDHA Chair, Peter Brodsky with more in-depth discussions to follow. The goals of this project do align with those of the CoC's to reduce and end homelessness through appropriate pathways to housing. This project focuses on those who are in crisis, which is not relegated solely to the unsheltered but does provide avenues to housing for them as the program fits their needs.

This path to housing for our unsheltered residents also aligns with the goals of the Office of Homeless Solutions (OHS), to decrease homelessness through immediate and long-term efforts via rapid rehousing and the development of longer-term affordable housing, wrap around services, and other initiatives.

Over the next several weeks, MDHA leadership will organize meetings between Refuge and CoC board members to ensure that each board member is fully briefed on the proposed project. Refuge has worked with CoC's in the other cities in which it has developed similar projects and will do the same in Dallas.

Will local nonprofits have the opportunity to partner with the developer on this project?

Yes. Refuge's vision is to create a collaborative model by partnering with local businesses and nonprofits in order to make a collective impact on those living on their campus as well as the broader community. The Dallas nonprofit community will be welcomed by Refuge in the delivery of the essential, wrap around services needed by those coming out of crisis situations.

Does the City of Atlanta provide funding to the Atlanta project?

Yes

What is the annual operating budget for Refuge and its parent organization? How much does this entity raise nationally each year? Has the entity ever missed fundraising goals?

City of Refuge Atlanta has an annual operating budget of $10,000,000. Per Refuge, the entity has never missed a fundraising goal. Refuge is a 501c3 nonprofit with a separate board and local leadership. Refuge will be finalizing an operational budget over the next few months.

Has staff reviewed the financials for the entity? Have we reviewed the current financing commitments?

If Refuge applies for city incentives, the entity will undergo the normal financial vetting associated with the relevant incentive program application. At this time, no financial assistance has been requested and so no such financial review has occurred. The tenant's ability to carry out the project is secured via lease benchmarks. If the tenant does not have the capacity to satisfy the lease benchmarks, the city may terminate the lease.

DATE October 8, 2021

SUBJECT **Proposed Lease Agreement with Refuge City of Dallas, Inc.**

Will Refuge exclude participants based on faith? Will persons served be required to participate in religious events?

Refuge will welcome and serve all people regardless of religious affiliation or lack thereof. Participation in religious events will not be a condition of participation in any other program or activity.

Should you have any questions or need other information, please contact me at eric.anthony.johnson@dallascityhall.com or Kimberly Bizor Tolbert, Chief of Staff at k.bizortolbert@dallascityhall.com. We look forward to visiting with you next week to discuss any concerns or address any remaining questions.

Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
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Directors and Assistant Directors

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Enterprise Contact Center Solution Update**

On September 24-25th, Information Technology Services (ITS) deployed the City's new contact center software solution to multiple City departments. The cutover was challenging but was completed by Monday, September 27th. However, there are still some issues and malfunctions within the new system creating challenges for 311 Customer Service (311) and Dallas Water Utilities (DWU) customers.

Due to malfunctions and glitches within the new system, residents have experienced extended wait times when calling 311, Water Customer Service, Court & Detention Services, DPD Auto Pound, and Dallas Animal Services. Residents have reported other minor issues when attempting to pay their DWU account by phone.

Shortly after deployment, staff discovered a glitch in DWU's payment Interactive Voice Response (IVR) system, which utilizes a Cisco Virtualized Voice Browser (VVB) product. A software bug known to Cisco can cause the VVB to "hang," automatically pushing all callers out of the self-service IVR and into a 311 queue for an agent. This consistent and uncontrollable influx of callers being placed into an agent queue is creating extended wait times for 311 callers. Additionally, increased overall call volumes, combined with the extended wait times created by the VVB malfunction pushing additional calls into an agent queue, are causing the total number of calls to exceed the overall number of phone lines available for both incoming and outgoing calls. When the capacity of the system is exceeded, it results in a "fast busy" signal for callers.

311 and ITS reported all known issues and malfunctions to the appropriate vendor for resolution, and then escalated these issues with the various vendors. After continued escalation with no noticeable improvement or resolution to issues being submitted, ITS began to explore other options available to bring about timely resolution. On Tuesday, October 5th, staff from the City Manager's Office, ITS, DWU, and 311 met to discuss the lack of resolution on reported issues, discuss concerns of vendor performance, and outline a specific plan and timeline to remedy and resolve all known issues with the recent software deployment. A notice to cure will be issued to the City's vendor, specifically identifying contract deliverables which the contractor failed to timely, satisfactorily, or within quality standards deliver to the City, with a deadline required for remediation.

As part of the notice to cure, ITS will ensure the vendor:

- Provides the City a mutually agreed-upon inventory of all remaining products, fixes, and services due
- Provides the City an updated schedule for delivery of all remaining/outstanding products and services due

DATE October 8, 2021

SUBJECT **Enterprise Contact Center Software Update**

- Addresses each of the specific items outlined in the City's cure notice with potential relief

In the interim and until the issues with the new software can be fixed, and to address resident requests as timely as possible, 311 has: cancelled all training classes to allow for maximum staff on the phones; temporarily reassigned trained DWU staff to help with increased water customer service call volume; made temporary internal policy changes freeing administrative staff to take calls.

Exacerbating the current technology malfunctions in 311 are multiple vacancies caused by the global labor shortage. Like other City departments, it's a challenging talent market when trying to fill vacant positions. Interviews are conducted and offers and made almost biweekly to new applicants, however, many candidates will not complete the entire onboarding process or simply stop responding mid-way through the hiring process. Salary adjustments for call center positions, which were necessary to bring pay in line with the market, were included in the FY21-22 budget and are expected to help with recruitment and stem excessive turnover and attrition. 311's new pay rates became effective on October 1, 2021, allowing 311 to offer a highly competitive living-wage to new applicants. To that end, a 311 job fair has been tentatively scheduled on October 19 to fill as many vacancies as possible.

For questions related to the contact center software, malfunctions, and plan to remedy the issues, please contact Bill Zielinski, Chief Information Officer. For questions related to 311 operations, job fair, or customer service, please contact John Johnson, Director of 311 Customer Service.



T.C. Broadnax
City Manager

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Directors and Assistant Directors

Memorandum

DATE October 8, 2021

CITY OF DALLAS

TO Honorable Mayor and Members of the City Council

SUBJECT **Federal and State Lobbyist Contract Renewals**

On Wednesday, October 13, 2021 the City Council will consider renewing contracts with the City's federal and state lobbyists. These include:

1. Ralph Garboushian (CapitalEdge) – federal - $160,000
2. Paul Schlesinger and Hector Alcalde (Alcalde and Fay) – federal - $85,000
3. Randy Cain, Kwame Walker, and Lorena Campos (Individual Contractors) – state - $201,000

Below is additional information on each of these individuals and the services provided to the City of Dallas.

1. **Ralph Garboushian** serves as the City's primary federal lobbyist on all City-related issues. Mr. Garboushian has extensive contacts with federal legislative offices, as well as key contacts in the federal Administration, which has been beneficial to the City in advancing its federal legislative goals.

   Mr. Garboushian engages in the following activities:

   - Maintaining regular contact with the City's congressional delegation
   - Providing guidance on City advocacy efforts, including drafting letters and talking points for City officials, and generally making sure the City's voice is heard in Washington
   - Providing the City with a weekly Washington Report while Congress is in session including a comprehensive list of all grant and regulatory items of potential interest to the City
   - Providing the City with regular updates on current issues, including detailed summaries of major legislation and regulatory actions
   - Working with national public interest groups such as the United States Conference of Mayors and the National League of Cities, with which the City has a strong working relationship
   - Staffing City officials when they visit Washington, including preparing background and talking points, helping draft testimony, and handling all logistical items

- Helping City staff draft comments on regulatory issues of interest to the City
- Ensuring that the City is aware of all federal grant opportunities and working to secure grant and other funding

In addition to the City of Dallas, Mr. Garboushian also represents the cities of Austin, Denton and Arlington in Texas, collectively known as the Texas Legislative Cities Coalition. These cities collaborate with Dallas on areas of mutual concern.

Mr. Garboushian also works to defeat detrimental legislation and/or federal policy, most notably efforts to erode the City's home-rule authority, with particular emphasis on managing rights of way, unfunded mandates, and fiscal policy. Mr. Garboushian also works to protect and ensure robust funding for core local government programs such as CDBG, HOME, homeless, and criminal justice/homeland security.

Mr. Garboushian's recent successes include:

- Spearheading Texas city efforts to secure direct and flexible fiscal assistance to cities in the American Rescue Plan Act, including a direct allocation of Coronavirus State and Local Fiscal Recovery Funds of $355 million to the City,
- Securing tens of millions in additional direct funding to the City from the Coronavirus Response and Relief Supplemental Appropriations Act and the American Rescue Plan Act, including $90.8 million for emergency rental assistance, $21.3 million for emergency homeless assistance, and flexible funding for Love Field and Executive Airport,
- Working with the City to lead efforts and prepare comments to secure the broadest possible use of Coronavirus State and Local Fiscal Recovery Funds allowed by law,
- After passage of ARPA and previous relief bills, providing the City with information, including detailed summaries of Treasury guidance documents, other agency guidance documents, and other detailed information,
- Working with the City's delegation, the House Transportation and Infrastructure Committee, and allied organizations to secure an increase in the local funding share of Surface Transportation Block Grant (renamed Surface Transportation Program) and Transportation Alternatives Program in the House-passed surface transportation reauthorization bill,
- House Energy and Commerce Committee approval of legislation, sponsored by Representative Veasey, to reauthorize the Energy Efficiency and Conservation Block Grant ($12-$14 million per year to the City if authorized and funded) and inclusion of the authorization in the infrastructure package the House passed last year and inclusion of authorization and funding in the pending infrastructure package,
- Continued progress on Hensley Field, including visits from White House and Navy officials.

2. **Paul Schlesinger and Hector Alcalde** serve as the City's federal lobbyists on infrastructure. They have specific expertise in water, flood control and transportation, and have extensive contacts with Congress and the Administration, including the US Army Corps and the US Department of Transportation.

   Specifically, they help with:

   - Securing funding for water, flood control and transportation infrastructure
   - Advancing the City's interests as it relates to federal policy impacting infrastructure in Dallas, including water resources and transportation authorization legislation and federal rulemaking

   Examples of their recent successes include:

   - Assisted in securing over $100 million in federal funding for the Trinity bridges
   - Helped secure federal authorizations for the Dallas Floodway and the Dallas Floodway Extension, including language to allow Army Corps participation in components of the Dallas Floodway project which are not generally available for federal assistance
   - Helped secure $480 million to fulfill the objectives of the Dallas Floodway, Dallas Floodway Extension, and Lewisville Dam safety improvement construction projects
   - Worked to secure congressional directives that might better enable the City to obtain Army Corps funding for local projects

3. **Randy Cain, Kwame Walker and Lorena Campos** have been the City's eyes and ears at the Capitol in Austin for several sessions. Every session they continue to preserve the City's ability to keep our local rulemaking intact by amending and negotiating legislation as it moves throughout the process. Their ability to have contacts on both sides of the isle has been extremely beneficial to the City over time. And as they continue to advocate on the City's behalf, staff is recommending that we renew their contracts at the new amount in preparation for additional special sessions and an abnormal interim session.

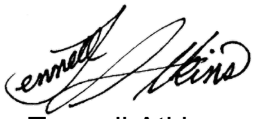
   As a collective group of individual contractors, they engage the legislature to advance the City's priorities through the following activities:

   - Maintain regular contact with the City's State delegation, leadership offices, and State agencies to help facilitate access to those offices throughout the interim and Legislative sessions.
   - Provide guidance on City advocacy efforts during interim and Legislative sessions that have secured over $189 million dollars in state direct funding for the City of Dallas since 1995.

- Ensure that the City is aware of state grant opportunities and working to secure additional funding on behalf of the City while monitoring over 25 grants totaling over $49 million annually.
- Advocacy for projects that continue to improve the City such as the Convention Center Hotel (HB 262 – 78th), UNT-Dallas School of Law, Texas Task Force-2 (SB 1 – 81st), Fair Park legislation (SB 2181 – 87th), Homeless Initiatives funding (SB 1 – 81st), Urban Land Bank program (HB 2801 – 78th), Film Incentive legislation (HB 873 - 81st), and TIF financing (SB 771 – 79th).
- Collaboration with statewide public interest groups such as the Texas Municipal League, Big City Mayors, and the North Central Texas Council of Governments, all of which we have a strong working relationship.
- Staffing City officials during agency or leadership meetings, preparing testimony, and handling logistics in and around the City of Austin.

Funding for these contracts is included in the FY 2021-22 City Council adopted budget.

Please contact me if you have any questions.



Tennell Atkins
Chair, Ad Hoc Committee on Legislative Affairs

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Kimberly Bizor Tolbert, Chief of Staff
Preston Robinson, Administrative Judge
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

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Fitch Ratings Assigns New 'A+' Rating and Stable Outlook for City of Dallas Hotel Occupancy Tax Revenue Refunding Bonds, Series 2021 – RATING ACTION**

Today, Fitch Ratings (Fitch) assigned its 'A+' credit rating and stable outlook to the anticipated Hotel Occupancy Tax (HOT) Revenue Refunding Bonds, Series 2021, currently scheduled for a negotiated sale on October 19 to refund outstanding Series 2009 Convention Center bonds for savings. The pledged revenues securing the bonds are 4.718 percent of the net 7 percent hotel occupancy tax collected within the City, excluding HOT generated at the convention center hotel. This is a new rating, as Fitch has not previously rated the Convention Center debt.

According to the published rating action commentary, the City's "'A+' rating on the bonds reflects the strong growth prospects of the pledged revenues due to the city's profile as a significant destination for business, leisure, and convention travelers," continuing that "the resilience of the revenue stream is indicated by the resumption of travel activity in the second half of fiscal 2021 and prospects for continued recovery and growth." Additionally, "the rating is also based on an expectation that the city will leverage pledged revenues once revenues recover to maintain coverage near but above the additional bonds test for anticipated improvements to the city's convention center." Notably, the analysis states, "Fitch anticipates recovery of HOT revenue growth to pre-pandemic levels in the next few years."

The rating decision by Fitch on the bonds is a strong reflection of the City's strategic recovery efforts and ability to provide public benefit during the COVID-19 pandemic, while sustaining tourism and convention interests, and is a favorable addition to the City's credit profile.

Attached is the rating report provided by Fitch today. Please let me know if you need additional information.

Sheri Kowalski
FOR M. Elizabeth Reich
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff
Jon Fortune, Assistant City Manager
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Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

FitchRatings

RATING ACTION COMMENTARY

Fitch Rates Dallas, TX $236.6 Million HOT Rev Rfdg Bonds 'A+'; Outlook Stable

Fri 08 Oct, 2021 - 4:08 PM ET

Fitch Ratings - Austin - 08 Oct 2021: Fitch Ratings has assigned an 'A+' rating to the $236,595,000 City of Dallas, TX Hotel Occupancy Tax (HOT) Revenue Refunding Bonds, Series 2021.

The bonds are scheduled for a negotiated sale on Oct. 19 and will refinance debt outstanding for interest cost savings.

The Rating Outlook is Stable.

SECURITY

Pledged revenues securing the bonds are 4.718% of the net 7% hotel motel tax (HOT) collected within the City, after deducting HOT generated at the city convention center hotel.

ANALYTICAL CONCLUSION

The 'A+' rating on the bonds reflects the strong growth prospects of the pledged revenues due to the city's profile as a significant destination for business, leisure and convention travelers. The resilience of the revenue stream is indicated by the resumption of travel activity in the second half of fiscal 2021 and prospects for continued recovery and growth. The rating is also based on an expectation that the city will leverage pledged revenues once

revenues recover to maintain coverage near but above the additional bonds test for anticipated improvements to the city's convention center.

KEY RATING DRIVERS

Revenue Growth Prospects: The Dallas market is an important business, leisure, and convention traveler destination in the state and nationally. Prior to the pandemic, HOT revenue growth was robust, with the 10-year CAGR exceeding U.S. GDP. Fitch anticipates recovery of HOT revenue growth to pre-pandemic levels in the next few years.

Sensitivity of Pledged Revenues: Similar to other areas of the country, HOT collections dropped precipitously in fiscal 2020, recording a 38% decline from the prior year results. Commencing in March 2021, HOT collections have been demonstrating a notable recovery but are not projected to achieve 2019 levels until the end of fiscal 2023 per a city consultant's study, providing solid MADS coverage. Plans are under consideration for potential improvements to the city's convention center, which could lead to sizable future debt issuance.

RATING SENSITIVITIES

Factors that could, individually or collectively, lead to positive rating action/upgrade:

--Recovery and growth of pledged revenues that consistently exceeds U.S. GDP and provides a substantial cushion above MADS.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

--Failure of pledged revenues to recover to their pre-pandemic levels by 2024 and historical growth patterns thereafter;

--Additional leveraging of the revenue stream, along with stagnant or declining revenues, that results in debt service coverage below 1.35x.

BEST/WORST CASE RATING SCENARIO

International scale credit ratings of Sovereigns, Public Finance and Infrastructure issuers have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of three notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of three notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'.

Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit https://www.fitchratings.com/site/re/10111579.

ECONOMIC RESOURCE BASE

Dallas is located in North central Texas. With a population of 1.33 million it ranks among the top 10 U.S. cities by population. The city serves as corporate headquarters for AT&T, Southwest Airlines, Texas Instruments, 7-Eleven, Inc., HollyFrontier Corp., Pizza Hut, Inc. and other large corporate organizations. Large employers in the education, government and health services sectors lend stability to the city's employment base.

The city's role as a wholesale and retail trade center is enabled by a strong transportation network of airports, rail and interstate highways. Dallas Area Rapid Transit (DART) provides major employers access to a highly skilled work force to support growing technology, finance, business and medical service sectors. Dallas is recognized as a business, leisure, and convention destination for travelers. The Dallas hotel inventory consists of approximately 38,000 rooms, 5,100 of which have been added to inventory since 2016. Another 1,600 rooms are expected to be added in the city within the next two to three years.

DEDICATED TAX CREDIT PROFILE

The pledged revenues do not meet the requirements set out in Fitch criteria for treatment as "pledged special revenue" under section 902(2) of the bankruptcy code and are not otherwise insulated from the operating risk of the city. Surplus revenues after the payment of debt service are maintained within the convention center enterprise fund and used for convention center operating expenses and capital needs.

Per state statute, the city levies a 7% HOT based on the room price on all hotels within the city's boundaries. The room rate must be over $2 per day and the stay must be for a period of less than 30 consecutive days. As permissible under state law, HOT revenues generated at the hotel adjacent to the city's convention center are pledged to the repayment of bonds issued to construct the hotel. Therefore, those amounts are deducted from the 7% HOT collections. By city ordinance, 4.718% of the net 7% HOT collections, after deducting the convention center hotel component, is pledged to the repayment of the HOT bonds. State law requires that HOT revenues be used for programs to attract tourists and conventions, convention center/visitor complex expenditures, convention center bond debt service, and other purposes authorized by the state.

Leisure and business travel, which represent approximately 70% of HOT collections, have led a revenue rebound in the second half of fiscal 2021. Preliminary 2021 projections point to a slight decline in pledged revenues from fiscal 2020; potentially less than 5%. Pre-pandemic, pledged revenue growth was robust, with the 10-year CAGR exceeding U.S. GDP in each of the prior seven years through 2019, which had a 10-year CAGR of 7.8%.

Assuming no additional leverage in the near term and an essentially level debt service schedule, with the city's consultant's forecasted recovery and growth of pledged revenues, debt service coverage in fiscal 2022 to 2026 is projected to range from 2.2x to 2.6x. However, Fitch fully expects the city will leverage pledged revenues in the future to address improvements to the city convention center. Assuming issuance to the additional bonds test, the debt service cushion is adequate at 3x the 6.7% revenue decline produced by FAST in a 1% GDP decline scenario and 1.3x the largest cumulative revenue decline (prior to 2020) of 15.5%. Fitch considers these results consistent with the 'a' resilience assessment and contributes to the 'A+' rating.

DATE OF RELEVANT COMMITTEE

07 October 2021

In addition to the sources of information identified in Fitch's applicable criteria specified below, this action was informed by information from Lumesis.

ESG Considerations

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of 3 - ESG issues are credit neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity.

For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

RATING ACTIONS

ENTITY/DEBT	RATING

ENTITY/DEBT	RATING		
Dallas (TX) [General Government]			
• Dallas (TX) /Tourism Tax Revenues - Hotel Motel Tax/1 LT	LT	A+ Rating Outlook Stable	New Rating

VIEW ADDITIONAL RATING DETAILS

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PARTICIPATION STATUS

The rated entity (and/or its agents) or, in the case of structured finance, one or more of the transaction parties participated in the rating process except that the following issuer(s), if any, did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure.

APPLICABLE CRITERIA

U.S. Public Finance Tax-Supported Rating Criteria (pub. 04 May 2021) (including rating assumption sensitivity)

APPLICABLE MODELS

Numbers in parentheses accompanying applicable model(s) contain hyperlinks to criteria providing description of model(s).

FAST Econometric API - Fitch Analytical Stress Test Model, v3.0.0 (1)

ADDITIONAL DISCLOSURES

Dodd-Frank Rating Information Disclosure Form

Solicitation Status

Endorsement Policy

ENDORSEMENT STATUS

Dallas (TX)	EU Endorsed, UK Endorsed

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US Public Finance Infrastructure and Project Finance North America United States

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Kroll Bond Rating Agency Affirms 'AA+' Rating and Stable Outlook for City of Dallas General Obligation Bonds - Information**

On October 4, 2021, Kroll Bond Rating Agency (KBRA) affirmed the 'AA+' credit rating and stable outlook for the City of Dallas, Texas Series 2020 General Obligation Bonds and Equipment Acquisition Contractual Obligations, in a statutorily required annual review. The KBRA report states that the rating affirmation reflects "the City's sound financial profile, disciplined, forward-looking financial management practices, healthy reserves, and ample liquidity," while the stable outlook reflects "the City's considerable budgetary flexibility and long-term favorable outlook for economic and revenue growth."

According to the report, KBRA continues to view the City's "strong financial profile reflecting fiscally conservative financial management practices, solid reserves, and healthy liquidity" and the "growing economic base, robust employment expansion and declining poverty levels" as credit positives. The report also states KBRA's view of credit challenges to the City, including elevated pension costs, "property tax levy limitation" that could have an impact on expenditures, and a "partial reliance on sales tax receipts". KBRA also notes, "while the ultimate trajectory of recovery from the COVID-19 pandemic remains uncertain, KBRA views continued growth in property values, together with a strong recovery in FY 2021 sales tax receipts, as indicative of the City's economic resilience."

This affirmed rating is a positive indication of the rating agency's view of the City's credit profile in anticipation of upcoming General Obligation debt issuances that are currently being reviewed by KBRA for a planned November 2021 bond sale. KBRA's upcoming review will include updated information on financial policies and the adopted FY 2022 Budget, which further reinforce the City's strong credit profile and marketability to investors.

Attached is the published report for your review. Please let me know if you need additional information.

M. Elizabeth Reich
Chief Financial Officer

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff
Jon Fortune, Assistant City Manager
Majed A. Al-Ghafry, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

City of Dallas, Texas

Issuer		
Affirmed	**Ratings**	**Outlook**
General Obligation Refunding and Improvement Bonds, Series 2020A	AA+	Stable
General Obligation Refunding Bonds, Taxable Series 2020B	AA+	Stable
Equipment Acquisition Contractual Obligations, Series 2020B	AA+	Stable

Methodology

- U.S. Local Government GO Methodology
- ESG Global Rating Methodology

Analytical Contacts

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Rating Summary: KBRA has affirmed the long-term rating for the City of Dallas, Texas Series 2020 General Obligation Bonds and Equipment Acquisition Contractual Obligations (collectively, "the Bonds"). The affirmation reflects the City's sound financial profile, disciplined, forward-looking financial management practices, healthy reserves, and ample liquidity. As a regional hub for technology, healthcare, finance and tourism, Dallas is among the nation's top-ranked cities for economic growth, with robust employment expansion and declining poverty levels.

The Bonds are secured by a pledge of an annual ad valorem tax levied on all taxable property within the City. The State Constitution and the City Charter limit the ad valorem tax rate to $2.50 per $100 of taxable assessed valuation for all purposes, including payment of debt service. The State Attorney General will not approve debt if, based on then current taxable property values, more than $1.50 of the maximum $2.50 is required for aggregate general obligation debt service, inclusive of the bonds being proposed.

In addition, effective January 1, 2020, the Texas Property Tax Reform and Transparency Act of 2019 (SB2) caps the City's ability to grow property tax revenue (without voter approval) at 3.5% per year. Revenue to pay voter approved debt is excluded from the SB2 cap, as is revenue growth from new construction. In KBRA's view, the combination of conservative forecasting, disciplined expenditure controls and continued growth in property values support the City's ability to maintain structurally balanced operations within the more constrained property tax revenue framework imposed by SB2. While the ultimate trajectory of recovery from the COVID-19 pandemic remains uncertain, KBRA views continued growth in property values, together with a strong recovery in FY 2021 sales tax receipts, as indicative of the City's economic resilience.

The City cites the positive impact of Federal stimulus on disposable personal income and unemployment levels, both of which have almost fully rebounded from sharp pandemic-related declines, as contributing to a recovery in General Fund revenues for the fiscal year ending September 30, 2021. The City was allocated COVID-19 federal funding totaling approximately $627.3 million.

Detailed Financial Management Performance Criteria (FMPC) originally adopted by City Council in 1978, as periodically revised, provide a policy framework for fiscal decision making and are an important contributor to the City's strong governance profile. Pursuant to the FMPC, the City maintains an unassigned General Fund balance, which includes Emergency and Contingency Reserves, of at least 50 days and not more than 70 days of General Fund operating expenditures less debt service. The FY 2020 unassigned fund balance in the General Fund of $250.4 million after interfund transfers, equated to 68 days of General Fund operating expenses less debt service. However, due to rapidly growing pension and overtime costs, the City's proposed biennial FY 2022 and FY 2023 budget projects the unassigned fund balance to decline to 40 days in FY 2024 and to only 8.4 days by FY 2026 (budgetary basis). The City states that it will not allow a budget imbalance to occur, and will maintain structural balance by corrective actions, including budget reductions and/or revenue increases.

The City's sizable tax-base and strong financial position help to mitigate the burden posed by elevated pension liabilities, in KBRA's view. Pension reforms enacted in 2017 have eliminated the prospect of the Police and Fire pension plan's insolvency, increased contributions, and reduced the net pension liability. While pension costs are expected to remain elevated, overall fixed costs are affordable, especially given the City's practice of rapid direct debt amortization. In the context of its otherwise conservative fiscal controls, KBRA does not view the City's plan for pension funding, which projects a long ramp-up to full funding, as reflective of credit weakness.

The Stable Outlook reflects the City's considerable budgetary flexibility and long-term favorable outlook for economic and revenue growth. The City has proven its ability to achieve budgetary balance through operating expense reductions and without the use of reserves. Fixed costs are expected to remain moderately elevated but affordable, given recent pension reforms.

Key Credit Considerations

The rating was affirmed because of the following key credit considerations:

Credit Positives
- Strong financial profile reflecting fiscally conservative financial management practices, solid reserves, and healthy liquidity.
- Growing economic base, robust employment expansion and declining poverty levels.

Credit Challenges
- Property tax levy limitation could adversely impact expenditure flexibility.
- Partial reliance on sales tax receipts for operations exposes revenue base to economic fluctuation.
- Pension costs are expected to remain elevated.

Rating Sensitivities

▪ Ability to adapt to the new property tax limitation without significant impact on operations would be viewed positively.	+
▪ Deviation from the City's practice of conservative budgeting would increase credit risk.	-

Key Ratios	
Population Growth 2010 to 2019	
City	11.7%
State	14.8%
United States	6.1%
Top 10 Taxpayers as a % of Total Assessed Value	4.06%
Assessed Property Value 5-Yr CAGR Through FY 2021	9.2%
Unassigned General Fund Balance as % of Expenditures at FYE 2020	21.6%
Direct and Overlapping Debt as a % of Full Market Value in FY 2020	3.6%
Direct Debt Amortized Within 10 Years	75%
Fixed Costs as a % of Governmental Expenditures in FY 2020	24.2%

Rating Determinants (RD)	
1. Management Structure and Policies	AAA
2. Debt and Additional Continuing Obligations	AA
3. Financial Performance and Liquidity Position	AAA
4. Municipal Resource Base	AA+

There have been no updates to the above-mentioned rating determinants since KBRA's surveillance report published on September 30, 2020. The report incorporates a more detailed discussion of each rating determinant and includes a bankruptcy assessment.

RD 1: Management Structure and Policies

The City's strong management practices include a comprehensive budget process, a two-year balanced budget requirement, active financial monitoring, defined reserve policies, and five-year revenue and expenditure projections for the General Fund and each of the enterprise funds. Detailed Financial Management Performance Criteria (FMPC) establish a targeted unassigned General Fund balance, including Emergency and Contingency Reserves, of not less than 50 days and not more than 70 days of General Fund expenditures, less debt service. The City's fiscal year begins October 1 and ends on September 30. The FY 2021 Emergency Reserve was budgeted at $35 million which is unchanged since at least FY 2019 and is sized, in part, to withstand a 5% decline in property values. Use of the Emergency Reserve requires a super majority of City Council.

State Statutory Framework

Property Taxes

The State Constitution and the City charter limit the ad valorem tax rate to $2.50 per $100 of taxable assessed valuation for all purposes, including payment of debt service. The State Attorney General will not approve additional general obligation debt if, based on then current taxable property values, more than $1.50 of the maximum $2.50 is required for aggregate debt service, inclusive of the bonds being proposed.

In addition to the statutory cap on ad valorem tax rates, the Texas Property Tax Reform and Transparency Act of 2019 (SB2) caps the City's ability to grow property tax revenue at 3.5% without voter approval. Revenue to pay voter approved debt is excluded from the cap, as is revenue growth from new construction. The effective date of the legislation is January 1, 2020; thus FY 2021 was the first year impacted by the 3.5% cap (a cap of 8.0% was previously in place).

Pursuant to the Property Tax Code, all property is required to be reappraised at least once every three years. State law limits the appraised value to the lesser of i) market value or ii) 110% of the appraised value for the preceding tax year plus the market value of all new improvements (the 10% Homestead Cap). Additionally, the City grants an exemption of 20% of the market value of residence homesteads, as well as an additional homestead limitation, for persons 65 years of age or older or disabled.

The City has 19 active tax increment zones. Ad valorem taxes generated from approximately $18.9 billion of 2021 tax year reported certified value are dedicated to the tax increment zones and thus not pledged to general obligation debt.

Property tax collection rates are favorable, with FY 2022 property tax revenues estimated to be 98.51% of the levy.

City Sales Tax

The State sales tax rate totals 8.25%, with 6.25% being the State's share and 2% representing the local share. Pursuant to the Municipal Sales and Use Tax Act, Texas Tax Code, Ch. 321, the City levies a 1% Local Sales and Use Tax within the City (the "City Sales Tax"), with proceeds credited to the General Fund and not pledged to the payment of the Obligations. An additional 1% of the sales tax is dedicated to Dallas Area Rapid Transit (DART) (AAA/Stable), a regional transportation authority.

Debt Limits

The City has ample debt capacity. The City Charter limits bonded debt payable from ad valorem taxes to 10% of assessed property value; additionally, the FMPC limits net GO debt to 4% of market value. The City's total bonded ad valorem debt is 3.6% of full market value as of September 30, 2020.

Labor Relations

The City recently settled two large lawsuits concerning pay. In FY 2018, $62 million of GO bond proceeds and bond premium were utilized for the settlement of a lawsuit for pay of uniformed police officers. In addition, in January 2019 the courts gave final approval to a $173 million settlement announced in 2018, related to police and fire pay that date as far back as the 1980s. The City again used GO bond proceeds to settle legal claims. The FY 2021 Budget assumed a

total sworn police force of 3,095 by the end of the fiscal year. The City maintained the starting pay of a police officer/firefighter at $61,367 and budgeted $4.6 million in FY 2021 for police and fire step/grade increases. For FY 2022, the starting salary of a police/firefighter was increased by 4.6% to $64,194. The forecast assumes a 3% market increase in FY 2023 and a 3% merit increase annually in FY 2024 through 2026.

ESG Management

Environmental Factors

Matters relating to climate risk are under the purview of the Chief of Equity and Inclusion, who supervises the City's Office of Environmental Quality and Sustainability (OEQS). OEQS completed development of a Comprehensive Environmental and Climate Action Plan (CECAP) which was unanimously adopted by City Council in May 2020. The CECAP identifies objectives, actions and targets in the areas of air quality, emissions reductions, transportation sustainability, water resources protection, ecosystems/green spaces, and food access. A task force has been convened to advise on implementation of the CECAP. In keeping with the CECAP plan, the City's adopted FY 2022 Budget includes a total of $3 million in investments in additional air quality monitors throughout the City, testing of solar panels on City facilities, and a solar/energy storage initiative. The City also plans to relaunch efforts to reduce heat island effects and stormwater runoff through the planting of native trees.

The City Council also adopted a Green Energy Policy in 2019 and already uses 100% renewable energy for all municipal operations. The City's Energy Program Manager is responsible for the implementation of an energy management system to monitor energy use and opportunities for energy reduction.

To ensure the adequacy of future water supply, the City is finalizing components of the 150-mile Integrated Pipeline Project, which will connect the City's water supply system to Lake Palestine, providing an additional 102 million gallons per day to the system, sufficient to meet projected demand through 2050. The City is also completing a regional water supply project with the Tarrant Regional Water District, which is expected to improve reliability of supply.

Social Factors

The City's Chief of Equity and Inclusion is appointed by the City manager and is a member of the City's executive leadership team. City Council approved the City's first Racial Equity Resolution on March 24, 2021. The City's adopted FY 2022 budget funds various policy initiatives in line with the Racial Equity Resolution. Additionally, the Budgeting for Equity initiative of the City's bond and construction management program prioritizes projects located in underserved communities.

The proposed FY 2022 budget also includes infrastructure subsidies to incentivize developers to construct additional affordable housing, and to extend water, sewer and digital infrastructure into historically underserved areas of the city. The City plans to continue to provide over $100 million in rental assistance for pandemic victims using dedicated ARPA funding, and to make a $25 million contribution to leverage public and private investment in a program to reduce and prevent homelessness, in partnership with the County and other local stakeholders. Additionally, the budget includes an increase in the minimum wage for full-time City employees from $14.00 to $15.50 per hour in FY 2022 and to $16.00 per hour in FY 2023, reinstatement of market-based pay increases for uniformed employees and merit pay for non-uniformed employees, as well as a new parental leave benefit. A tiered health benefits contribution plan designed to provide all employees with affordable health benefits is in place.

Governance Factors

The City addresses cybersecurity threats in partnership with the U.S. Department of Homeland Security and has taken proactive steps to protect and secure its information technology and infrastructure, including operational controls and authentication enhancements, among other measures.

The City self-funds employee health insurance, most tort liability exposures, and certain workers' compensation claims, and uses commercial insurance where required and to insure city property (subject to a $750 thousand deductible per loss occurrence), as well as for workers compensation losses in excess of $1.5 million per occurrence.

RD 2: Debt and Additional Continuing Obligations

While the City has successfully relied upon pay-go financing, rapid debt amortization and the careful management of other continuing obligations to maintain a moderate pace of growth in total long-term liabilities, the adequacy of pension funding remains an area of credit focus. Please see KBRA's surveillance report published on September 30, 2020 for a more detailed discussion of this rating determinant.

Overall Direct and Overlapping Debt

Direct debt consists entirely of limited tax general obligation bonds and notes, of which $2.1 billion is outstanding as of September 30, 2021. (Figure 1) This amount includes $148.8 million in outstanding general obligation commercial paper notes issued under a $350 million commercial paper program approved by the City in October 2017. The program authorization requires maintenance of credit agreements sufficient to pay all amounts payable under the program.

Figure 1

Direct Debt Outstanding as of September 30, 2021
(dollars in thousands)

Direct Debt Type	9/30/2021
GO Bonds	$ 1,744,760
GO Pension Bonds	201,730
Equipment Acquisition Notes	48,295
Combination Tax and Revenue Certificates of Obligation	17,065
GO Commerical Paper Notes[1]	148,756
Total Direct Debt	**$ 2,160,606**

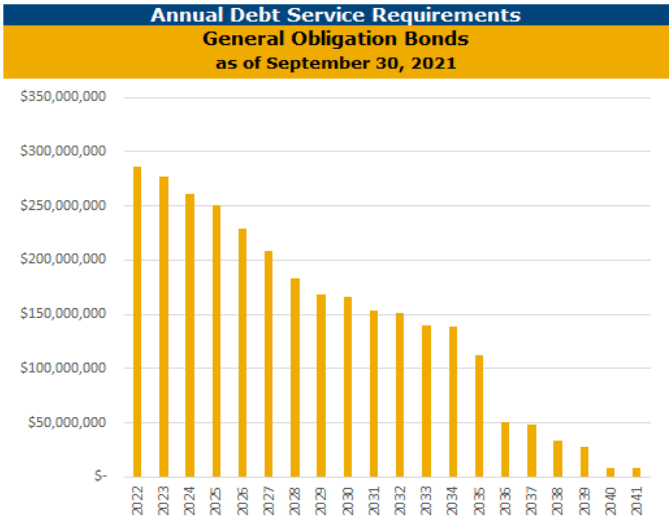
1. Projected outstanding as of 9/30/21
Source: City of Dallas

All outstanding long-term GO debt of the City is fixed rate. Debt service requirements are annually descending, with more than 75% of outstanding principal amortizing over the next decade. Maximum annual debt service (MADS) of $285.7 million occurs in FY 2022. (Figure 2)

The City's overall direct and indirect debt burden is moderate at $4,715 per capita or 3.6% of the full market value of taxable property. Debt service comprised an elevated but manageable 13.6% of governmental expenditures in FY 2020. (Figure 3)

Pursuant to the City Charter, the maximum bonded indebtedness outstanding at any one time and payable from taxation is limited to 10% of assessed valuation. However, the FMPC limits net GO debt to 4% of the true market valuation of taxable property. The FMPC debt management criteria sets forth various debt metrics to ensure that the amount and term of GO and Contractual Obligation debt is in keeping with financial resources. The City expects to be in compliance with these metrics in FY 2021 and beyond.

Figure 2



Source: 2022 Proposed Budget. Does not include Commercial Paper Notes.

Figure 3

City of Dallas, TX

FY 2020 Debt Ratios	Ratio
Overall Direct and Indirect Debt:	
Per Capita	$4,715
As a % of Full Market Value	3.6%
Debt Amortization	
Within 10 Years	75%
Within 20 Years	100%
Debt Service as a % of Governmental Expenditures	13.6%

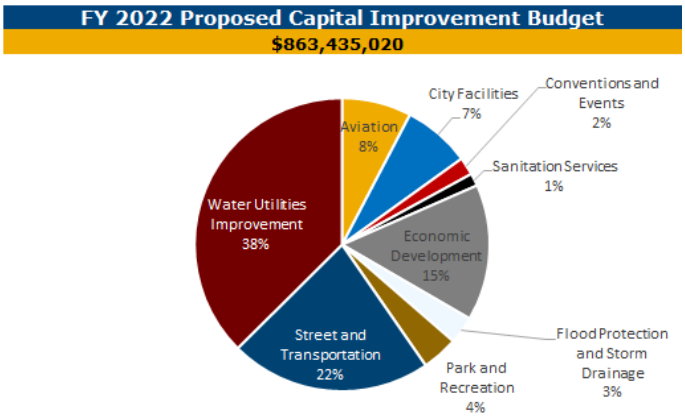
Source: City of Dallas

Capital Improvement Plan

The City maintains a comprehensive multi-year capital planning process encompassing the budget year plus two additional planned out-years. The City's proposed FY 2022 capital budget totals $863.4 million, including $445.1 million for general purpose capital improvements and $418.3 million for enterprise funds capital improvements. (Figure 4)

General purpose capital improvements address streets, parks and recreational facilities, libraries, police and fire protection facilities, cultural art facilities, flood protection and storm drainage, other City owned facilities and various economic initiatives. Enterprise fund capital improvements address water and wastewater, convention activity, airport facilities and sanitation services, and are primarily funded with revenue bonds and enterprise revenues.

Figure 4



Source: City of Dallas FY 2022 Proposed Budget

CIP Funding Sources

A $1.1 billion general obligation bond authorization for capital projects (the 2017 Bond Program) approved by voters in 2017 will be utilized through FY 2023. The City has spent or committed $456.9 million of this GO program budget to-date and anticipates issuing $178 million of GO debt in FY 2022 and 179.2 million in FY 2023. The City intends to continue its practice of initially funding projects with commercial paper, and subsequently refunding the CP with GO bonds.

Local Government Pension Obligation

The City participates in three single employer defined benefit pension plans. The Employees' Retirement Fund (ERF), Dallas Police and Fire System Combined Plan (DPFS Combined Plan) and the Dallas Police and Fire System Supplemental Plan (DPFS Supplemental Plan). The funding progress of the three plans, as measured by the ratio of fiduciary net position to total pension liability as of December 31, 2019, is weak at 64.6% for ERF, 43.5% for the DPFS Combined Plan, and 48.3% for the DPFS Supplemental Plan. However, the $22 million pension contribution remains manageable at 2.8% of FY 2020 full market value of taxable property, and 9.9% of governmental fund expenditures

Figure 5

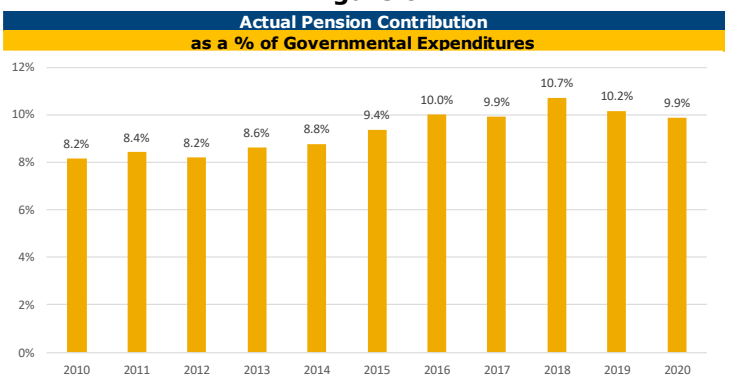
Pension Funding Status and Annual Contributions
FYE September 30 (dollars in millions)

	As of December 31, 2019 Measurement Date[1]				FY 2020		
	Total Pension Liability	Fiduciary Net Position	Net Pension Liability (NPL)	Fiduciary Net Position as a % of Total Pension Liability	Actual Contribution	Actuarially Determined Contribution (ADC)	Actual Contribution as a % of ADC
Employees' Retirement Fund (ERF)	$ 5,658.7	$ 3,658.1	$ 2,000.6	64.6%	$ 61.8	$ 92.6	66.8%
Dallas Police and Fire System Combined Plan (Combined Plan)	$ 4,732.0	$ 2,057.9	$ 2,674.1	43.5%	$ 161.9	$ 193.7	83.6%
Dallas Police and Fire System Supplemental Plan (Supplemental Plan)	$ 35.8	$ 17.3	$ 18.5	48.3%	$ 1.8	$ 1.8	100.0%
Total	**10,427**	**5,733**	**4,693**		**226**	**288**	**78.3%**

Source: CAFR

[1] As presented in FY 2020 CAFR.

Figure 6



Source: CAFRs

Employees' Retirement Fund (ERF)
The Employees' Retirement Fund (ERF) covers 16,498 members and beneficiaries as of December 31, 2019. In 2005, the City issued pension obligation bonds (POBs) for the ERF, of which roughly $127 million are outstanding as of September 30, 2021.

The City contributes 63% of the required ERF contribution, with membership contributing the remaining 37%. The City's contribution covers both POB debt service and ERF contributions. Although the total contribution is actuarially determined, contributions are adjusted to reflect provisions of City Code that (i) limit the combined employee and employer annual contribution to 36% of covered payroll, (ii) limit the annual maximum increase or decrease to 10%, and (iii) allow for adjustment of the contribution rate only if the actuarial valuation develops a rate which differs from the prior rate by more than 300 basis points. The total FY 2020 contribution was equivalent to the maximum allowed 36% of covered payroll, resulting in a contribution below the ADC. Of the City's portion of the payroll contribution, 14.20% was paid to the plan in cash and 8.48% was used to pay debt service on outstanding POBs. Because contributions fell short of the ADC, the actuarial valuation was based on a blended 5.93% discount rate. Voters approved a new benefit tier for ERF employees hired after December 31, 2016. The new tier increased the normal retirement age, thus lowering the fund's normal cost and future liabilities. The ERF includes an annual COLA based on CPI capped at 5% for members hired prior to December 31, 2016, and 3% for members hired thereafter.

Dallas Police and Fire System Combined Plan (Combined Plan)
The Dallas Police and Fire Pension System (DPFPS), a contributory defined benefit plan covering 10,402 members and beneficiaries as of December 31, 2019, experienced a funding crisis in 2015 and was expected to become insolvent in less than 10 years when the State Legislature intervened in May 2017[1]. House Bill 3158 amended State statutory provisions and created a 38-year path to 100% funding of DPFPS. HB 3158 imposes a minimum annual City contribution ranging from $165.9 million to approximately $169.6 million in each of fiscal years 2021 through 2024. Beginning in 2025, the City is expected to contribute only computation pay (hiring plan payroll), the amount of which may vary from actual payroll in 2025 and beyond[2]. Also among the reforms included in HB 3158 were a significant increase in employee contribution rates, elimination of COLAs until such time as the plan achieves a funded level of 70%, and a reduction in benefits for early retirement.

In December 2019, the DPFPS Board adopted its own funding policy which was amended in July 2020 and is reflected in the most recent actuarial valuation dated January 1, 2020[3]. The Board's provisions shorten the amortization period to a closed 25 years from 30 years, thus increasing the ADC, and require future gains or losses each year to be amortized over separate, closed 20-year periods on a level percentage of pay basis. Like the HB3158 funding policy, the Board's funding policy targets 100% funding of the actuarial accrued liability.

Given the large number of current members who have accrued benefits at the higher pre-HB 3158 levels and the long amortization period dictated by the funding policy contributions of HB 3158, the actuary expects that actuarial funding progress, as measured by a decline in the unfunded actuarial liability, will not occur for 20 years or more, even if all assumptions are met. The actuary's 2020 estimate projects that based on the funding policy adopted by the State in HB 3158 and the City's payroll projections, the Combined Plan will not reach full funding until 2075. This expected amortization period can vary on an annual basis (the full funding year was projected at 2057 in the 2019 valuation). The pension board is monitoring the City's payroll projections and is required to adopt further reforms, including additional funding from the City, if funding guidelines are not met by 2024.

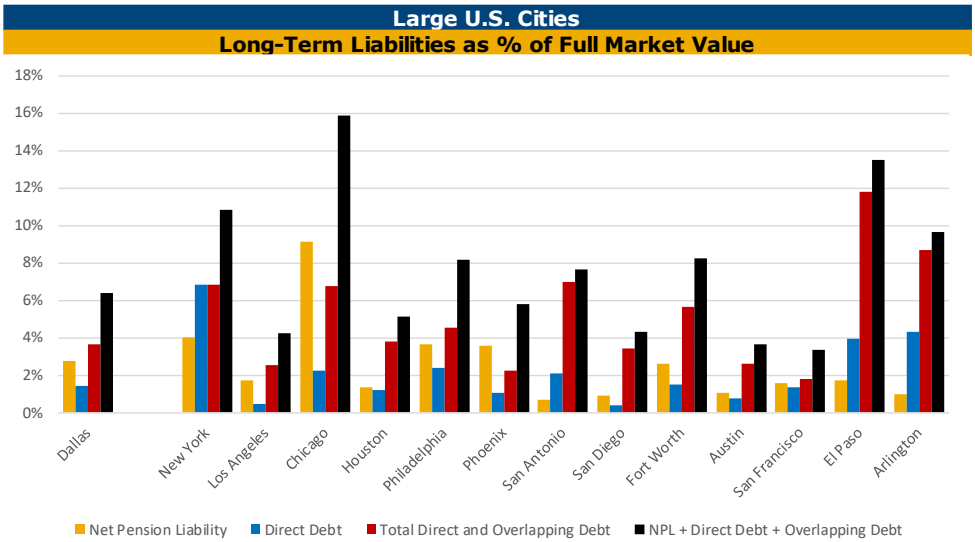
Total Pension Costs
The City's total FY 2020 pension contribution of $226 million was 78.4% of the actuarially determined contribution (ADC). While the funded position of the City's three pension plans is low, the FY 2020 net pension liability (NPL) across the three plans equates to only 2.8% of real property estimated market value and $3,570 per capita. KBRA considers these metrics to be favorable. Actual pension contributions in FY 2020 were 9.9% of governmental expenditures, down from 10.2% in FY 2019. Considering the City's favorable income and wealth levels as well as its rapidly declining debt service profile, pension obligations, while elevated, are manageable in KBRA's view.

Other Post-Employment Benefits (OPEB)
The City provides post-retirement healthcare benefits to 9,176 members as of FYE 2020. OPEB costs are moderate, and the long-term cost trajectory of the OPEB plan is contained since City-subsidized retirement healthcare benefits are only available to employees hired prior to January 1, 2010. The net OPEB liability as of September 30, 2020 was $531 million. FY 2020 benefit payments for retiree healthcare were $18.6 million, which represents a low 0.8% of governmental fund expenditures.

[1] Combined Plan provisions per State statute may only be amended by the state legislature.
[2] Differences between actual payroll and the City's hiring plan payroll in 2025 will impact when the System is projected to be fully funded. The City's plan reflects significant growth in payroll over 20 years which, if not realized, would slow actuarial funding progress.
[3] Based on plan assets as of December 31, 2019.

Fixed Costs
The City's FY 2020 fixed cost burden inclusive of pension contributions ($226 million), OPEB benefit payments ($18.6 million), and annual debt service ($310.2 million) was $554.8 million, equivalent to an elevated 24.2% of governmental expenditures. As shown below, although fixed costs comprise close to a quarter of total governmental expenditures, long-term liabilities as a percentage of full market value are in line those of many large cities across Texas and the U.S.

Figure 7



Source: CreditScope and FY 2020 CAFRs

RD 3: Financial Performance and Liquidity Position

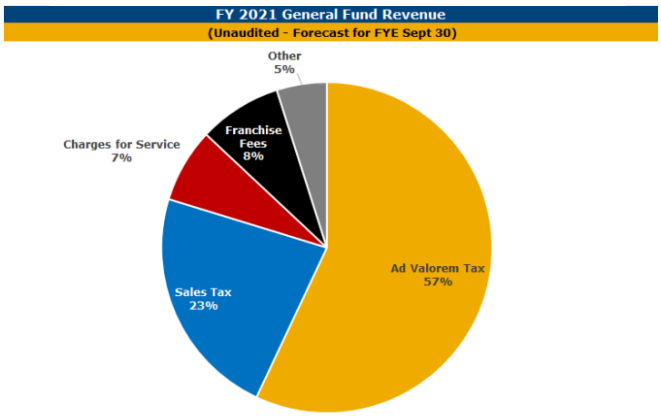
Financial operations reflect a trend of healthy operating surpluses and strong General Fund reserves with only modest sensitivity to recessionary impacts. The primary General Fund revenue sources, property taxes and sales taxes, account for 57% and 23% of forecast FY 2021 revenues, respectively. (Figure 8) In addition to the General Fund, other sizable components of governmental operations are the debt service fund, internal service fund and the water utilities fund.

The General Fund is the City's primary operating fund and the focus of KBRA's financial performance analysis. The City budgets on a cash basis of Generally Accepted Accounting Principles (GAAP) and the budget document is a complete financial plan for all City funds. The City Manager may transfer budgeted amounts within a department, while revisions altering total appropriations require City Council approval.

Property Tax

Property tax revenues support both the General Fund and the General Obligation Debt Service Fund. Strong growth in property tax values has contributed to consistent growth in ad valorem revenues despite year over year reductions in the tax rate since 2016. Of the FY 2021 ad valorem tax rate of 77.33 cents per $100 assessed value, approximately 20.75 cents is used to support debt service, with the remaining 56.58 cents used to pay for General Fund operating and maintenance costs.

Figure 8



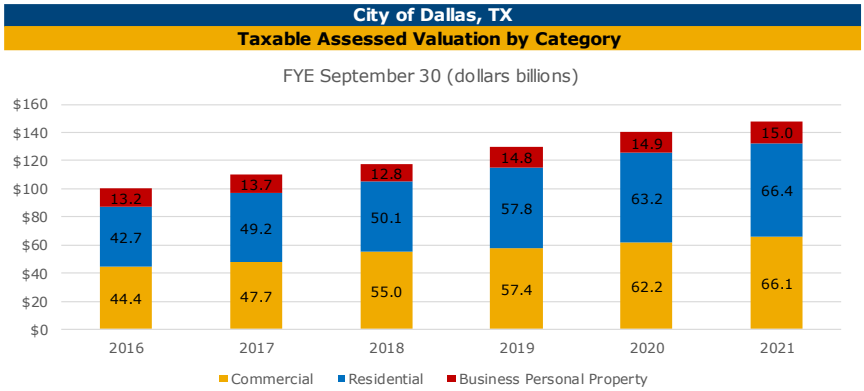
Source: City of Dallas, TX.

The City's FY 2021 supplemental taxable assessed value[4] grew 6.35% from the prior year, to $149.1 billion, and continued to increase by 4.56% for FY 2022. The City forecasts future year property value growth to moderate to 3.5%, reflecting an expected reduction in the rate of growth of reappraisals and new construction, as well as the impact of the Texas Property Tax Reform and Transparency Act of 2019 (SB2). SB2 caps the City's ability to grow property tax revenue at 3.5% unless approved by voters. Revenue to pay voter approved debt is excluded from the cap, as is revenue growth from new construction. SB2 became effective January 1, 2020 (impacting FY 2021). In FY 2020 the levy increase for existing properties was 3.7%. Had SB2 been in effect for FY 2020, approximately $2.8 million in expenditure reductions would have been required to balance the budget.

[4] FY 2021 supplemental values reflect values after resolution of disputes.

Property values in the City's 19 active Tax Increment Financing Zones (TIRZ) have increased dramatically in recent years. As of August 2021, over 47,000 new residential units were completed, under construction or planned, and more than 20 million square feet of commercial space has been built or redeveloped in the various TIRZ.

Figure 9



Source: City of Dallas

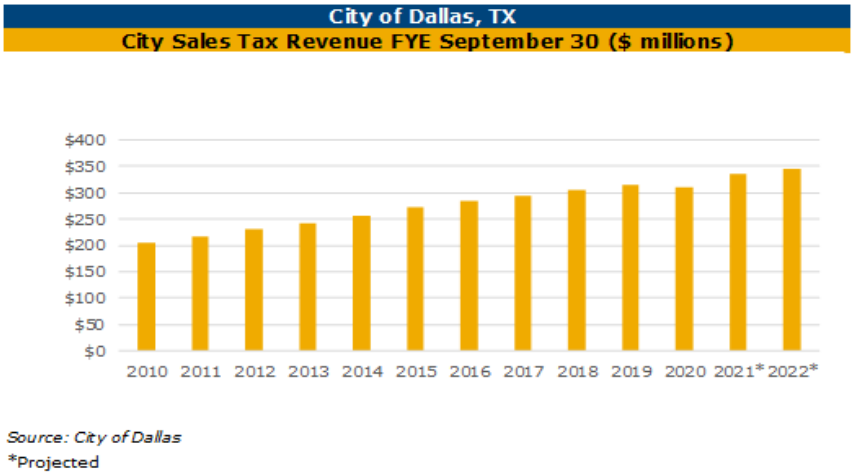
City Sales Tax

The 1% City Sales Tax is collected by the State and remitted monthly. It does not apply to motor vehicle sales or motor fuel sales, which somewhat tempers the inherent volatility of the revenue stream. Following a moderate 11% peak to trough decline during the Great Recession, sales tax revenues increased at a CAGR of 4.8% from FY 2011 through 2019.

The pandemic caused sales tax revenues to decline sharply during the second half of FY 2020. Full FY 2020 sales tax revenues of $310.7 million were down 0.87% versus $313.5 million recorded in FY 2019. With the reopening of the local economy, sales taxes have recovered more quickly than anticipated. July 2021 monthly sales tax receipts (most recent available) are up 26% from July 2020. Cumulative sales tax receipts over the 12-month period from July 2020 to July 2021 have increased by a robust 9.5%, reflecting rebounding economic conditions. The City amended its budget for FY 2021 sales tax revenue from $296.3 million to $305.1 million during the mid-year appropriation process. Currently projected FY 2021 sales tax revenues of $336 million exceed the amended budget by approximately 10% and are 7.2% above FY 2019 (pre-pandemic) sales tax revenues. The City has budgeted a further 2.5% increase in sales tax revenues for FY 2022 reflecting expectations for continued growth tempered by lower disposable personal income and inflationary pressures.

Although the pandemic illustrated the volatility of sales tax and other economically sensitive revenues of the City, KBRA views the combination of conservative forecasting, disciplined budget practices, sound reserves and continued growth in property values as supportive of the City's ability to maintain structurally balanced operations within the more constrained property tax revenue framework imposed by SB2.

Figure 10



Source: City of Dallas
*Projected

FY 2020 Audited Financial Results

Despite pandemic-related impacts on FY 2020 sales taxes, franchise fees, alcoholic beverage taxes, and other economically sensitive revenues, increases in ad valorem tax and operating grants allowed the City to maintain a trend of exceptional growth in reserves (15.4% CAGR in ending General Fund balance from FY 2016 through FY 2020).

Moreover, unassigned General Fund balance levels have consistently met or exceeded the City's policy. As of FYE 2020, unassigned General Fund balance grew to a very strong $250.4 million after interfund transfers, or 68 days of General Fund operating expenses less debt service, exceeding the FMPC's 40-day minimum in FY 2020. The minimum fund balance requirement was increased to at least 50 days but not more than 70 days of General Fund operating expenditures less debt service on June 9, 2021. FY2020 General Fund revenues grew 1.3% YoY, relative to 0.4% expenditure growth, thus increasing the operating surplus versus the prior year.

Figure 11

General Fund Summary Statement of Income and Balance Sheet FYE September 30 (Audited GAAP Basis) (dollars in thousands)	2016	2017	2018	2019	2020
Statement of Income					
Revenues					
Ad Valorem Tax	534,289	578,032	611,133	677,607	728,339
Sales Tax	285,669	295,361	307,149	320,413	314,385
Franchise Fees	135,098	138,998	146,209	135,697	120,944
Services to Others	109,736	126,498	122,924	109,491	102,021
Other	56,347	53,972	58,063	67,600	61,586
Total Revenues	1,121,139	1,192,861	1,245,478	1,310,808	1,327,275
Expenditures					
Public Safety	688,943	712,990	736,879	774,182	792,917
General Government	101,376	121,279	144,161	167,958	150,372
Culture and Recreation	128,089	136,984	143,813	141,594	132,749
Other	204,302	188,791	210,790	196,919	209,401
Total Expenditures	1,122,710	1,160,044	1,235,643	1,280,653	1,285,439
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,571)	32,817	9,835	30,155	41,836
Other Financing Sources (Uses)	6,432	11,316	11,255	10,745	5,641
Net Change in Fund Balance	**4,861**	**44,133**	**21,090**	**40,900**	**47,477**
Beginning Fund Balance	200,102	191,031	235,164	256,254	297,154
Restatement	(13,932)	-	-	-	-
Beginning Fund Balance After Restatement	186,170	191,031	235,164	256,254	297,154
Ending Fund Balance	**191,031**	**235,164**	**256,254**	**297,154**	**344,631**
Balance Sheet					
Assets					
Cash and Cash Equivalents	177,790	203,452	216,346	277,654	328,272
Receivables	113,905	142,490	142,466	119,530	128,026
Other	14,731	15,514	16,384	30,643	32,930
Total Assets	306,426	361,456	375,196	427,827	489,228
Liabilities					
Accrued Payroll	20,250	21,273	23,633	28,339	8,569
Accounts Payable	31,811	35,339	32,985	35,684	35,215
Other	22,112	20,648	12,680	13,416	44,083
Total Liabilities	74,173	77,260	69,298	77,439	87,867
Deferred Inflows of Resources (Unavailable Revenue)	41,222	49,032	49,644	53,234	56,730
Fund Balance					
Nonspendable	10,659	11,143	11,227	13,385	15,385
Restricted	9,593	12,061	10,244	11,185	8,724
Committed	1,250	1,250	1,250	1,250	2,000
Assigned	15,836	38,963	20,727	37,109	41,071
Unassigned	153,693	171,747	212,806	234,225	277,451
Total Fund Balance	**191,031**	**235,164**	**256,254**	**297,154**	**344,631**
Unassigned Fund Balance as a % of Expenditures	13.7%	14.8%	17.2%	18.3%	21.6%

Source: CAFRs

Liquidity Position

The City maintains ample liquidity as evidenced by consistent growth in year-end fund balance. The FY 2020 governmental funds cash position was $733 million, equating to a very strong 117 days cash on hand, with an additional $130 million of pooled cash and cash equivalents held in Internal Service Funds.

FY 2021 Operations and Forecasted Results

FY 2021 General Fund revenues rebounded more rapidly than anticipated. Forecast (unaudited) FY 2021 General Fund revenues of $1.5 billion are $31.9 million or 2.2% above budget, due primarily to stronger than anticipated property tax and sales tax receipts. The City forecasts FY 2021 General Fund expenditures of $1.5 billion, in line with budgetary expectations. The City projects an ending FY 2021 General Fund balance of $272.1 million, approximately 15% above the FY 2021 amended budget ending fund balance level.

FY 2022 and FY 2023 Budget Overview

The City Manager's proposed FY 2022 and FY 2023 biennial budget was submitted to City Council on August 10, 2021. The adopted $1.5 billion FY 2022 General Fund budget, up 6.2% from the FY 2021 amended budget, contemplates a $48.1 million or 4.1% increase in property tax revenues (despite a sixth consecutive annual decrease in the tax rate). Of this increment, approximately 52% is tax revenue to be raised from new property additions to the tax roll in FY 2021. The budget also projects a 13% increase in sales tax revenues over the amended FY 2021 budget (up 2.5% versus FY 2021 actuals).

The FY 2022 and FY 2023 budgets anticipate maintenance of the unassigned General Fund balance, which includes the Emergency and Contingency Reserves and residual reserves, at $272.1 million, or between 62 and 65 DCOH. While the budget projects a structural imbalance of $87 million in FY 2024 and a decline in the General Fund balance to $40.9 million (8.4 DCOH) by FY 2026 primarily as a result of increasing personnel costs, the City states that it will not allow a budget imbalance to occur, and will maintain structural balance by corrective actions, including budget reductions and/or revenue increases.

Reflecting legislative and community priorities made more tenable through the receipt of $355.4 million in ARPA funding, the proposed FY 2022 and FY 20233 biennial budget prioritizes the advancement of economic development, environment and sustainability, housing and homelessness solutions, public safety, culture and quality of life, transportation, infrastructure, and workforce, education and equity initiatives.

RD 4: Municipal Resource Base

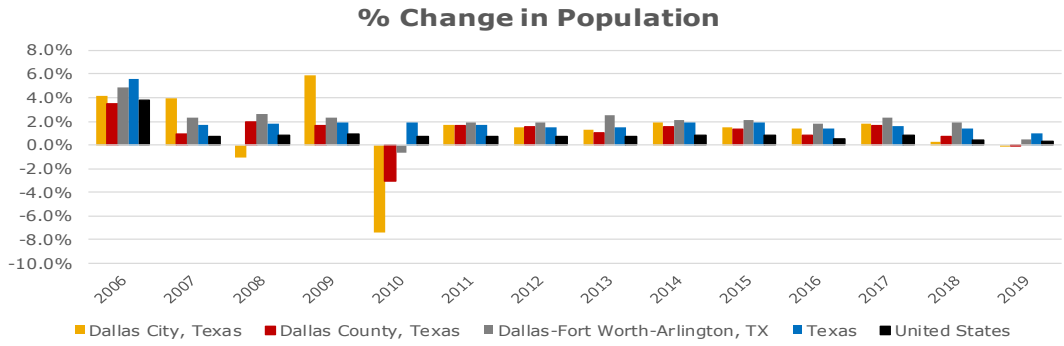
Incorporated in 1856, Dallas is approximately 378 square miles in area and is the county seat of the County of Dallas. The City, which is spread across four counties (Dallas, Collin, Denton and Rockwall) is the primary economic driver in the Dallas-Fort Worth-Arlington metropolitan statistical area (MSA), which is the fourth largest MSA in the nation behind the New York, Los Angeles, and Chicago.

The City is served by Dallas/Fort Worth International Airport ("DFW") (AA/Stable), which ranked 4th among commercial service airports in enplanements in 2019, before the COVID-19 pandemic, behind Hartsfield-Jackson Atlanta International, Los Angeles International, and Chicago O'Hare International (A+/Stable). In addition to DFW, Dallas Love Field and Dallas Executive Airport provide service to the City. The City is also a hub for rail service with lines to Chicago, Los Angeles, and San Antonio.

Population

The City is the 3rd largest city in the State of Texas (AAA/Stable) and 9th largest in the nation with a population of 1.3 million. Population growth in Dallas (11.7% since 2010) has significantly outpaced the nation but modestly lags the State. The City's growing employment base has fueled both domestic and international migration with foreign-born residents making up 24.8% of the City's population in 2019.

Figure 12



	2010	2019	Δ 2010 to 2019	10 Year CAGR (2019)
Dallas City, Texas	1,202,797	1,343,565	11.7%	0.33%
Dallas County, Texas	2,377,351	2,635,516	10.9%	0.73%
Dallas-Fort Worth-Arlington, TX	6,402,922	7,573,136	18.3%	1.62%
Texas	25,257,114	28,995,881	14.8%	1.58%
United States	309,349,689	328,239,523	6.1%	0.67%

Source: U.S Census

Per capita income of $36,288 is above the statewide average (112.5% of the State) reflecting the City's ability to attract higher wage jobs. With 48 colleges and universities in the Dallas MSA, educational attainment in the City surpasses the nation and state. The City's poverty rate of 17.5% is elevated relative to the state (at 13.6%) but has materially declined from 23.6% in 2010, which is a notable positive trend relative to other large cities.

Tax Base and Demographic Data

The City's taxable value has exhibited strong growth over the years, increasing by a 9.2% 5-Year CAGR to $155.9 billion in 2021. The City's tax base per capita is very strong at approximately $119,549. The top 10 taxpayers represent 4.06% of FY 2021 taxable assessed value, which KBRA views as diverse (Figure 13). Tax base concentration has declined from FY 2010, when the top ten taxpayers represented 5.28% of taxable assessed value. Property tax collections have historically been high, averaging over 98% annually since 2015. In FY 2020, the property tax collection rate was 98.2%.

Figure 13

City of Dallas Ten Largest Taxpayers			
Company	**Business**	**FY 2020-2021 Taxable AV ($000)**	**% of Taxable AV**
Oncor Electric Delivery co.	Electric Utility	$ 1,039,140	0.74%
Northpark Land Partners	Developer	$ 740,206	0.53%
Texas Instruments, Inc.	Electronics Mfg.	$ 707,863	0.50%
Southwest Airlines	Air Transportation	$ 653,943	0.47%
FM Village Fixed Rate LLC	Developer	$ 565,934	0.40%
AT&T Corporation	Telephone Utility	$ 550,322	0.39%
Atmos Energy	Gas Utility	$ 383,822	0.27%
Equinix LLC	Technology	$ 374,138	0.27%
Teachers Insurance	Insurance	$ 353,658	0.25%
Walmart Stores, Inc.	Retailer	$ 343,318	0.24%
Total		**$5,712,344**	**4.06%**

Source: City of Dallas 2020 Disclosure Tables

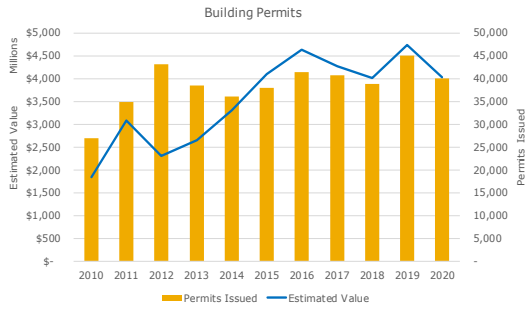
Economic Development Activities

The City has seen substantial commercial and residential development over the years as its population has grown. Since 2010, the number of building permits issued in the City has increased at a compounded annual growth rate of 4%, while the estimated value of new construction has increased by 8.1% to over $4.0 billion. The onset of the pandemic in 2020, however, negatively impacted new construction values and building permits issued which both declined from the previous year by 14.9% and 11%, respectively.

Employment

Since the Great Recession and prior to the incidence of the COVID-19 pandemic, City employment exhibited continuous growth. The City is the headquarters of nine Fortune 500 companies, including AT&T, Energy Transfer, Southwest Airlines and Texas Instruments. Despite pandemic-related declines in tourism related employment within the MSA, overall City employment as of July 2021 represents 101.5% of 2019 pre-pandemic levels, demonstrating significant resiliency, particularly compared to the State and nation, for which employment levels remain 1.5% and 2.5%, respectively, below pre-pandemic levels.

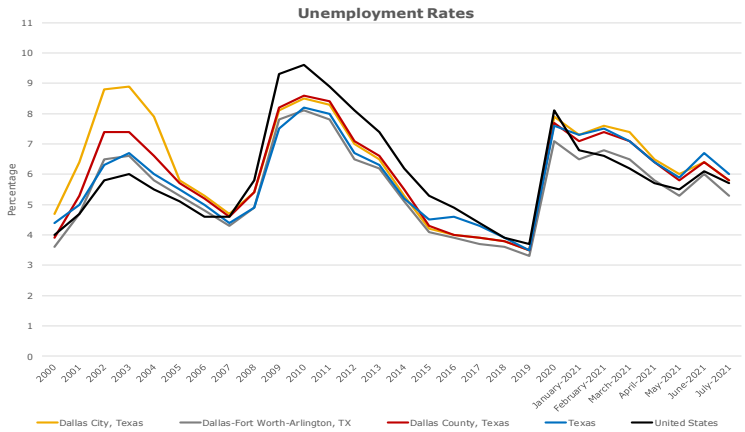
Figure 14



Source: City of Dallas Building Inspection Division

The City's unemployment rate declined each year from 2010 through 2019 and trended below that of the State from 2015 through 2019. As was the case in many urban areas, the onset of the pandemic in March 2020 caused the City's unemployment rate to surge from 3.5% in 2019 to 7.9% in 2020. As of July 2021, however, the City's unemployment rate of 5.8% is again below that of the State's at 6.0% and just slightly above the U.S. average of 5.7% (Figure 15).

Figure 15



	Dallas City, Texas	Dallas County, Texas	Dallas-Fort Worth-Arlington, TX	Texas	United States
July 2021	5.8	5.8	5.3	6.0	5.7
June 2021	6.4	6.4	6.0	6.7	6.1
Great Recession Peak	8.5	8.6	8.1	8.2	9.6
Point Δ Since Great Recession Peak	-2.7	-2.8	-2.8	-2.2	-3.9

Source: U.S Bureau of Labor Statistics

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Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **October 13, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On October 1, 2021, a DRAFT City Council Agenda for October 13, 2021 was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

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.

Deletions:

52. 21-1799 Authorize an amendment to the City of Dallas Comprehensive Housing Policy, as amended, to allow the City to provide targeted financial support for the development of non-income restricted housing units that provides consideration for such development and meets a public purpose - Financing: No cost consideration to the City
This item is being deleted because it was required for the passage of Item 53. Please contact Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization, at 214-670-4942.

53. 21-1796 Authorize the execution of a conditional grant agreement with WPC Acquisition, Inc., a subsidiary of the Wilbow Corporation, Inc. (Developer), or an affiliate thereof, in an amount not to exceed $1,550,000.00 in 2017 Proposition I Bond Funds for public infrastructure and construction costs related to the development of up to 156 market-rate single-family homes, and the dedication of 3.7 acres of land for the development of a park - Not to exceed $1,550,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)
This item is being deleted to give developer time to finalize development and financial terms for the project. Please contact Kyle Hines, Assistant Director, Department of Housing & Neighborhood Revitalization, at 214-670-4942.

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.

8. 21-1836 An ordinance **(1)** designating a certain geographic area in the City of Dallas as "Project Financing Zone Number One, City of Dallas, Texas" and providing an expiration date for the zone; **(2)** making certain findings related thereto; **(3)** directing the City Manager to notify the Texas Comptroller of Public Accounts of the zone's creation within 30 days of its designation by City Council and request that the Comptroller deposit incremental hotel-associated tax revenues from the zone into a suspense account held in trust for the City of Dallas' financing of

qualified project activities; **(4)** providing for notification to the Comptroller in the event that qualified project activities are abandoned or not commenced within five years of the initial deposit to the suspense account; and **(5)** containing other related matters - Estimated Revenue: Convention and Event Services Fund $2,200,000,000.00 over 30 years
City Council was briefed by memorandum regarding the Kay Bailey Hutchison Convention Center Dallas Master Plan on January 22, 2021.

City Council was briefed by memorandum regarding progress to-date on the Kay Bailey Hutchison Convention Center Dallas Master Plan on August 13, 2021.

9. 21-1837 An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 to **(1)** provide an extension of the temporary parklet program; **(2)** providing a penalty not to exceed $500.00; **(3)** providing a savings clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Revenue Forgone: Convention and Event Services Fund $15,000.00 over two months (see Fiscal Information)
The Transportation and Infrastructure Committee was briefed by memorandum regarding proposed amendments to the Special Events Ordinance - Chapter 42A on June 15, 2020.

The Transportation and Infrastructure Committee was briefed by memorandum regarding the proposed extension of the Temporary Parklet Program to April 30, 2021 on November 16, 2020.

The Transportation and Infrastructure Committee was briefed by memorandum regarding the proposed extension of the Temporary Parklet Program to September 30, 2021 on April 19, 2021.

City Council was briefed by memorandum regarding this matter on September 17, 2021.

11. 21-1360 Authorize **(1)** a conditional grant agreement with Dallas City Homes, Inc. and/or its affiliates for the purchase and installation of solar panels for the multifamily development to be located at 3115 Topeka Avenue, Dallas, Texas 75212 in the amount of $300,000.00; and **(2)** a HOME Investment Partnership loan agreement in an amount not to exceed $2,085,504.00 for the construction of affordable housing for the new Construction and Substantial Rehabilitation Program - Not to exceed $2,385,504.00 - Financing: HOME Investment Partnerships Grant Fund ($2,085,504.00) and General Fund ($300,000.00)
The Housing and Homelessness Solutions Committee was briefed regarding this matter on September 23, 2021.

12. 21-1631 Authorize a **(1)** preliminary adoption of Substantial Amendment No. 1 to the FY 2021-22 Action Plan for the HOME Investment Partnerships Program (HOME) to **(a)** reallocate $976,042.15 in HOME funds balance for Tenant-Based Rental Assistance Program (TBRA) to Housing Development Program; **(b)** reduce the unit production anticipated from 150 units to 108 for TBRA; and **(c)** increase the Development Loan Program production from 32 to 47; and **(2)** a public hearing to be held on December 8, 2021, to receive comments on Substantial Amendment

No. 1 to the FY 2021-22 Action Plan for HOME - Financing: No cost consideration to the City
The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on September 23, 2021.

20. 21-1649 Authorize **(1)** the transfer of $500,000.00 from the Grand Park South TIF District Fund to the Transportation Special Projects Fund to implement a public street lighting improvement project in Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District); **(2)** an increase in appropriations in an amount not to exceed $500,000.00 in the Transportation Special Projects Fund; and **(3)** the disbursement of funds in an amount not to exceed $500,000.00 from the Transportation Special Projects Fund - Not to exceed $500,000.00 - Financing: Grand Park South TIF District Fund
The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 20, 2021.

21. 21-1206 Authorize a personal services contract with Hector Alcalde for federal legislative services regarding water resources and flood control for the period November 1, 2021 through October 31, 2022 - Not to exceed $53,400.00 - Financing: General Fund
City Council was briefed by memorandum regarding this matter on November 8, 2019.
City Council was briefed by memorandum regarding this matter on October 8, 2021.

22. 21-1207 Authorize a personal services contract with Paul Schlesinger for federal legislative services for the period November 1, 2021 through October 31, 2022 - Not to exceed $31,600.00 - Financing: General Fund
City Council was briefed by memorandum regarding this matter on November 9, 2019.
City Council was briefed by memorandum regarding this matter on October 8, 2021.

23. 21-1861 Authorize a personal services contract with Kwame Walker & Associates for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed $70,000.00 - Financing: General Fund
City Council was briefed by confidential memorandum regarding this matter on November 9, 2020.
City Council was briefed by memorandum regarding this matter on October 8, 2021.

24. 21-1862 Authorize a personal services contract with Campos Consulting Group for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed $60,000.00 - Financing: General Fund
City Council was briefed by confidential memorandum regarding this matter on November 9, 2020.
City Council was briefed by memorandum regarding this matter on October 8, 2021.

DATE October 8, 2021

SUBJECT **October 13, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

25. 21-1863 Authorize a personal services contract with Randy C. Cain for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed $71,000.00 - Financing: General Fund
City Council was briefed by confidential memorandum regarding this matter on November 9, 2020.
City Council was briefed by memorandum regarding this matter on October 8, 2021.

26. 21-1205 Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period November 1, 2021 through October 31, 2022 - Not to exceed $160,000.00 - Financing: General Fund
City Council was briefed by memorandum regarding this matter on October 18, 2019.

City Council was briefed by memorandum regarding this matter on October 8, 2021.

27. 21-1864 A resolution to approve an easement to DART for construction, operation, and maintenance of the Silver Line at DFW Airport, as set forth in DFW Airport Board Resolution 2021-08-156 - Financing: No cost consideration to the City
The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 20, 2021.

28. 21-1865 A resolution to approve an easement to the City of Fort Worth for the installation, operation, and maintenance of a reclaimed water flush line at DFW Airport as set forth in DFW Airport Board Resolution 2017-04-089 - Financing: No cost consideration to the City
The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 20, 2021.

38. 21-1779 Authorize a three-year service contract, with two one-year renewal options, for third-party administrator services for the City's Property Assessed Clean Energy Program for the Office of Economic Development - Texas Property Assessed Clean Energy Authority dba Texas PACE Authority, only proposer - Financing: No cost consideration to the City
The Economic Development Committee was briefed by memorandum regarding this matter on October 4, 2021.

54. 21-1856 Authorize **(1)** designating approximately 5.4 acres of property addressed as 1823 North Hall Street, located at the northwest corner of North Hall Street and Flora Street in Dallas, Texas, as City of Dallas Neighborhood Empowerment Zone No. 19 ("City of Dallas NEZ No. 19"), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation of affordable housing and an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and **(2)** a real property tax abatement agreement with SEK Hall Street, LLC or an affiliate thereof ("SEK Hall Street") for a period of ten years in an amount equal to the City's taxes assessed on 90 percent of the increased taxable value of real property in conjunction with a new mixed-income and mixed-use development project (the "One City View Project") to be situated on approximately 5.4 acres at 1823 North Hall Street (the "Property") in City of

DATE October 8, 2021

SUBJECT **October 13, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

Dallas NEZ No. 19, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $3,892,504.00 over a ten-year period
The Economic Development Committee was briefed by memorandum regarding this matter on September 21, 2021.

Please feel free to reach out to me or Kimberly Bizor Tolbert, Chief of Staff if you have questions or should you require additional information at this time.

T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor 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

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for October 13, 2021 Council Agenda**

The policy of the City of Dallas is to involve certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's architecture & engineering, construction, goods, and professional services contracts. The City's Business Inclusion and Development Policy (BID Policy) is overseen by the Business Inclusion and Development (BID) division of the Small Business Center, which is providing this summary of M/WBE participation for the October 13, 2021 City Council Agenda.

As a reminder, the M/WBE goals that became effective on October 1, 2020 are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, BID reviewed 12 agenda items; Six items on this agenda include an M/WBE goal. Of those 6 items, two exceeded the goal and four did not meet the goal but were found to have complied with the BID Policy. This agenda includes six items that did not have an applicable M/WBE goal ; however one of these items did include M/WBE participation (agenda item 39).

Agenda Item No.	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Percentage	M/WBE $	Status
36	$1,599,301.00	Goods	N/A	N/A	N/A	M/WBE N/A COOP
37	$9,451,680.00	Goods	32.00%	0.00%	$0.00	Does not meet goal but complies with the BID Policy
38	$0.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
39	$8,939,088.00	Other Services	N/A	20.14%	$1,800,738.00	M/WBE N/A Includes M/WBE Participation
40	$110,091.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services

DATE October 8, 2021

SUBJECT **M/WBE Participation for October 13, 2021 Council Agenda**

Agenda Item No.	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE $	Status
41	$4,997,592.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
42	$3,307,568.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
43	$398,948.32	Goods	32.00%	0.00%	$0.00	Does not meet goal but complies with the BID Policy
45	$201,980.00	Architecture & Engineering	34.00%	0.00%	$0.00	Does not meet goal but complies with the BID Policy
48	$2,956,045.00	Architecture & Engineering	34.00%	34.20%	$1,011,140.00	Exceeds Goal
49	$13,892,600.00	Construction	32.00%	37.52%	$5,212,000.00	Exceeds Goal
50	$170,064.00	Construction	25.00%*	0.00%	$0.00	Does not meet goal but complies with the BID Policy

***This item reflects the previous BID Policy goal.**

The following items do not meet the M/WBE goal but comply with the BID Policy:

Agenda Item No. 37 Authorizes a three-year master agreement in the amount of $9.5M for the purchase of liquid dipotassium orthophosphate solution. The specifications for this item include a USA EPA mandate related to raw materials and chemical specifications for corrosion control.

Agenda Item No. 43 Authorizes the purchase of up to eight enclosed mobile heating, ventilation, and air conditioning trailer units in the amount of $399K. There is no opportunity for M/WBE participation on this item due to a lack of sub-contracting opportunities.

Agenda Item No. 45 Authorizes the professional services contract in the amount of $202K with Freese and Nichols, Inc. for pedestrian bridges condition assessments; performing routine inspections; developing standard inspection reports; creating ArcGIS online database; and developing spatial data for the 123 pedestrian bridges. These services are specialized therefore limited availability of certified M/WBE businesses who perform these services exist.

Agenda Item No. 50 Authorizes an increase in the construction services contract in the amount of $170K with Stoic Civil Construction, Inc. for emergency work at the pedestrian bridge over White Rock Creek in RP Brooks Park. The BID Policy does not apply to Change Orders or Emergency Construction contracts.

DATE October 8, 2021

SUBJECT **M/WBE Participation for October 13, 2021 Council Agenda**

Local Businesses

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 14 prime contractors considered in this agenda. Two agenda items have more than one prime contractor. The local status for each prime contractor and the percentage of local workforce is also included in the agenda information sheet.

Vendor	Local		Non-Local		Total
Prime	4	28.57%	10	71.43%	**14**
M/WBE Sub	8	72.73%	3	27.27%	**11**

Small Business Center Alignment

As the Small Business Center prepares for it's opening, the Business Inclusion and Development team work to align the City's contract spend data with initiatives and programming that help small businesses grow their capacity so they can compete. Intentional data driven efforts supported by metrics will drive the transformation of the small business community in Dallas. An update on the implementation of the Small Business Center is forthcoming in the next 60-90 days.

Please feel free to contact me if you have any questions or should you require additional information.

Kimberly Bizor Tolbert
Chief of Staff to the City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
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Directors and Assistant Directors

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Streetcar Service Suspension on TX-OU Game Day, Saturday, October 9, 2021**

This memo is to notify you that DART is proposing to suspend the Dallas Streetcar service on October 9, 2021, due to the additional operator resources required to run enhanced light rail service for the TX-OU game this upcoming Saturday. DART will resume normal streetcar services on October 10, 2021.

DART's leadership states that unfortunately due to the impact of COVID-19 and DART's recent voluntary retirement program, DART is experiencing a continuing shortage of light rail operators, controllers, and maintainers, making it difficult to operate the streetcar concurrently with the expanded light rail service. While operating the bus service along the streetcar alignment, DART commits that the fare remains the same as for streetcar and this change will be included in the rider alerts. DART will also denote the buses accordingly, and operators will be on alert to ensure that passengers know to board the bus.

If you have questions or concerns, please contact Ghassan Khankarli, Director of Transportation at 469-990-6292 or Ghassan.khankarli@dallascityhall.com.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
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Directors and Assistant Directors

Memorandum

CITY OF DALLAS

DATE October 8, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – October 7, 2021**

New Updates

Encampment Resolution (Cleaning) Schedule October 7th, 2021

OHS Street Outreach team kicked off the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative on October 1st, using 311 data and sites identified in the field to develop and implement the outreach and resolution via housing approach briefed to City Council on August 4th. The DRTRR encampment resolutions team, co-led by OHS and MDHA, is now addressing the first round of target encampments. Look for additional reports as these sites are closed. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS). Please see the attached schedule for homeless encampment cleaning the weeks of October 4th – October 8th and October 12th – 15th. Please note that these will be for debris removal and outreach only. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the dashboard using the link below and feel free sharing this tool with residents: https://dallasgis.maps.arcgis.com/apps/opsdashboard/index.html#/ccd41f0d795f407a94ae17e2c27bf073. Should you have questions or concerns, please contact Christine Crossley Director of the Office of Homeless Solutions.

City Manager's Corner

Angela Akins is a Procurement Manager overseeing the contract management team in the Office of Procurement Services. Under her leadership, Procurement processes contract changes (such as an assignment or an extension for time), trains all departments through the Dallas Contracting Officer Representative (DCOR) program, and helps resolve supplier disputes. Angela recently facilitated a "crosswalk," leading everyone from the past temporary labor contract to the new one and highlighting the different provisions for the benefit of the departments and the supplier. Angela has been with the City for 9.5 years, previously serving in roles in human resources, performance excellence, business diversity and grant



compliance. She embodies the City's values of service with grace. Thank you, Angela, for all that you do!

St. Jude Center – Park Central Ribbon Cutting



On October 6, 2021, the St. Jude Center – Park Central officially opened with a ribbon cutting attended by City of Dallas Chief of Staff Kim Tolbert, OHS Director Christine Crossley, OHS Program Administrator Gloria Sandoval, Housing and Neighborhood Revitalization Director David Noguera, and Dallas County representatives, Judge Clay Jenkins and Commissioner Theresa Daniel – all in support of the project run by Catholic Charities, the Catholic Housing Initiative, and the Catholic Diocese of Dallas. This non-denominational, permanent supportive housing site will offer long-term homes to 180 individuals. The goal of the Park Central location is to provide safe housing to Dallas County's chronically homeless via a partnership between Catholic Charities and the Metro Dallas Homeless Alliance (MDHA). Other on-site partners include: CitySquare, Metrocare, Veterans Administration Supportive Housing (VASH), and many others resulting in supportive services and activities ranging from moderate to intensive case management. This comprehensive case management will include multiple social services such as: mental health services on site, medical management plans, career planning services, community outreach, monthly food distribution to supplement food needs, recreational community activities, and vocational training. The Office of Homeless Solutions is coordinating a tour of the property for council members. Please contact Christine Crossley, Director, if you are interested.

Dallas Youth Commission Participates in National Night Out

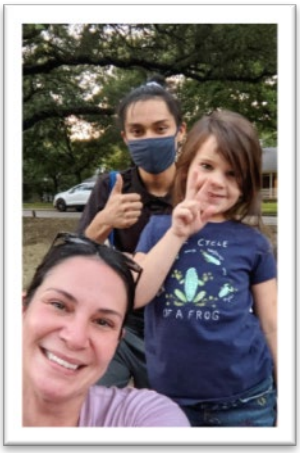
The Dallas Youth Commission participated in National Night Out, an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. The Youth Commission shared information about their strategic plans, recruited youth volunteers, received youth feedback regarding current youth policies and initiatives at the City, and encouraged students to apply for the Youth Commission. Attached are pictures from the events that happened across the districts. We currently have four vacancies on the Youth Commission, should you need any assistance in getting a selection of students to consider, please reach out to Taylor Moody, at taylor.moody@dallascityhall.com.

DATE October 8, 2021

SUBJECT **Taking Care of Business – October 7, 2021**

The Youth Commission conducts meetings on the second Tuesday of every month from 6pm to 8pm and we will continue to provide updates on their efforts. Please direct questions to Taylor Moody, Youth Commission Coordinator in the City Manager's Office.




Excellence in Performance Management

Budget & Management Services is pleased to announce that the City of Dallas is once again a recipient of the ICMA Certificate of Excellence in Performance Management. While the City has received recognition for our performance management efforts from ICMA for several years, this is the second year in a row that we have received the Certificate of Excellence. This highest level of recognition is a testament to our efforts to incorporate performance management into the City's public reporting, training, and operational and budget planning. For more information, please contact Jack Ireland, Director of Budget & Management Services.

Office of Arts & Culture Hispanic Heritage Month Highlight at the Latino Cultural Center

In celebration of Hispanic Heritage Month and in partnership with the Dallas Mexican American Historical League, the Latino Cultural Center presents the photography exhibition *Nuestro Oak Cliff.* This exhibition illustrates the neighborhood's transition throughout its history. Predominantly an Anglo-centric neighborhood from the 1910s to

1950s, Oak Cliff began to transition during the 1950s-1960s as Mexican American, African Americans, and Native Americans moved in. White flight and school desegregation further changed Oak Cliff. The change continues today as the neighborhood goes through gentrification. The exhibition is free and open to the public and runs through October 16th. Regular gallery hours are 10 am to 5 pm, Tuesday through Saturday. For more info, please visit: https://lcc.dallasculture.org/. For more information please contact Jennifer Scripps, Director of the Office of Arts & Culture.

Dallas Public Library Provides Digital Tools for Parkland Patients

Parkland Health and Hospital Services patients enrolled in long-term health monitoring programs are now able to check out necessary digital tools like Chromebooks and hotspots from Dallas Public Library as part of a new partnership. Clients in Parkland's Hypertension Remote Patient Monitoring Program will use the equipment to log blood pressure information and meet virtually with Parkland staff for the length of the program. This pilot program will likely expand to other PHHS programs like the Transitional Care Unit and Extending Maternal Care After Pregnancy (eMCAP) programs. For more information, contact Director of Libraries Jo Giudice.

Communication, Outreach & Marketing Menu of Services

Need a City-branded PowerPoint template for your next presentation? Want a podium, microphone, or photographer at your next City-sponsored event? Have information written in English and need it translated to Spanish or another language? Wish to provide a shareable social media graphic to other departments? Communications, Outreach & Marketing can assist you with this – and so much more! Please peruse COM's Menu of Services to see what COM can do to help your department spread the word, and to get an idea of when to get started to look and sound your best. Please also bookmark the COM Resource Library for links to request forms and our most popular and useful information. For more information, please contact COM Director Catherine Cuellar at comrequest@dallascityhall.com.

New Procurement Opportunities

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City's electronic bid portal:

Opportunity No.	Opportunity Name
CIZ-DWU-21 289	Storm Drainage Improvements at Various Locations – Phase B, Contract No. 21-289, by Dallas Water Utilities
CIZ21-PKR-2015	Hi Line Connector Trail, by Park and Recreation

We are also pleased to share the latest, Procurement Quarterly Forecast of FY22 Q1.pdf (dallascityhall.com) listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS website. Please be advised that once an opportunity is

advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

Upcoming Events

November 18, 2021
Breakfast with Champions **Registration Required** https://www.sotx.org/event-detail/12676902

Look Ahead

City Council Briefings

October 20, 2021

- 2020 Decennial Census Results
- Redistricting Update

Media Inquiries

As of October 5, 2021, the City has received media requests from various news outlets regarding the following topics:

- Two Sheriff's Deputies Injured by Hit and Run Driver
- Apartment Explosion Injures 4 Firefighters and 4 Civilians
- DFR Confirms No Responses for Gas Leaks at Apartment Building that Exploded Dating Back to 2020
- Injured Firefighters Upgraded from "Critical but Stable" to "Serious" Condition
- Arsonist Arrested for Fire That Killed Dog and Injured Firefighter
- One Firefighter and Two Civilians Injured at Northeast Dallas Apartment Fire
- Highland Hills explosion
- Police Audit
- Spray Ground Safety

The City has received other media requests from various news outlets at the following links: Communications, Outreach and Marketing or Dallas Fire Rescue.

DATE October 8, 2021

SUBJECT **Taking Care of Business – October 7, 2021**

Should you have any questions or concerns, please contact Kimberly Bizor Tolbert, Chief of Staff.

T.C. Broadnax
City Manager

c:
Chris Caso, City Attorney
Mark Swann, City Auditor
Bilierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff
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

Encampment Resolution (Cleaning) Schedule October 7th, 2021

LOCATION	
October 4th – October 8th	**October 12th – October 15th**
5459 S R L Thornton Freeway Sb	11500 Ferguson Rd
2600 Taylor Street	3246 Tres Logos Ln
5000 E R L Thornton Freeway	N Central Expy @ Forest Ln
1200 Riverbend Dr.	Ti Blvd @ Forest Ln
2290 Storey Service Rd	7591 Marvin D Love Fwy
9907 Harry Hines Blvd	1600 Woodall Rodgers
4476 Frankford Rd	2600 Taylor Street
Spring Valley And Dallas North Tollway	
North Central Expressway And Park Lane	
N Central Expressway And Walnut Hill	
North Central Expressway And Forest Lane Rd	
Lyndon B Johnson And Coit Rd	

PARKLAND HEALTH & HOSPITAL SERVICES

LAPTOP & HOTSPOT LENDING PROGRAM

DALLAS PUBLIC LIBRARY



Do you need a device to stay connected with your provider?

Now you can get one FREE from the library.

The Dallas Public Library checks out chromebooks, laptops, and wifi hotspots for free to program participants. If you are enrolled in Parkland Health and Hospital Services program, you can check out a device or devices for the length of the program.



Parkland

dallaspubliclibrary

Interested? Ask your provider.

For more information about the library and its services please call 214-670-1400 or visit **dallaslibrary.org.**

Memorandum

DATE October 8, 2021

CITY OF DALLAS

TO Honorable Chair and Members of the Workforce, Education and Equity Committee

SUBJECT **Upcoming Office of Community Care and Office of Procurement Services Agenda Item – October 27, 2021**

The following Office of Community Care (OCC) and Office of Procurement Services items will be considered by City Council on the October 27, 2021 Agenda:

File ID: 21-1917: Authorize a twelve-month service contract for childcare services to enable parents to participate in workforce training programs within the City of Dallas – United Way of Metropolitan Dallas, most advantageous proposer of two – Not to exceed $375,000 – Financing: 2020 CARES Act Relief CDBG #3.

Background

In 2020, the City of Dallas received a third allocation of CDBG funding from the CARES act to be used for services responding to the COVID 19 pandemic. A total of $1,950,000 was allocated for a variety of client services programming, titled the "CDBG Driver of Poverty", within which $375,000 was allocated specifically to support childcare services. The City of Dallas Office of Community Care (OCC) sought subrecipients through a request for proposal process, to provide childcare services to families to enable parents to participate in job skills training and educational opportunities to pursue employment and/or to seek and maintain employment. In keeping with the CARES Act requirements for COVID-9 response, services will be provided for individuals who have experienced job loss, reduced hours, unemployment or underemployment as a result of the COVID-19 pandemic, public health protocols implemented because of the pandemic, and economic contractions resulting from the pandemic. Services provided will include full payment of childcare assistance for a period up to six months per family.

A total of 45 children will be served through the United Way of Metropolitan Dallas's Southern Dallas Thrives Childcare Assistance Program, which will enable their mothers to participate in their workforce training program. Assistance is embedded within the Women's Workforce component of the Southern Dallas Thrives, which provides training in high-growth, in-demand sectors, such as the Manufacturing, Construction, and Hospitality, and career navigation services to equip unemployed/underemployed women in southern Dallas with the skills and supports they need to secure living wage jobs for their families. All women participating in the Childcare Assistance Program will be City of Dallas residents who have been financially impacted by COVID-19 and who are classified as low-income. This collaboration leverages the capacity and expertise of high-performing, community-based workforce development providers and the place-based initiative team of Southern Dallas Thrives to ensure that funding is being directed to those women in most need of the supplemental resource to continue their training.

DATE October 8, 2021

SUBJECT **Upcoming Office of Community Care and Office of Procurement Services Agenda Item – October 27, 2021**

Procurement

The City of Dallas Office of Community Care (OCC) sought proposals via a Request for Proposals (RFP) from non-profit agencies to serve as sub-recipients during the period March 2020 through July 31, 2022 for the purpose of administering the CV-COVID-19 (CARES funding) Drivers of Poverty-Childcare Program within Dallas city limits to residents who have been economically impacted because of the COVID-19 pandemic, and who are at or below 80% Area Median Income (AMI) under a subrecipient agreement. The solicitation required that programs target service delivery in locations that are accessible to or within communities in which poverty is concentrated and/or communities in which there are concentrations of populations as identified in the Mayor's Task Force on Poverty report.

The following organizations submitted a proposal, their ranking and score is listed in the table below:

Agency	Ranking	Amount Requested	Amount Awarded	% of Request Awarded
United Way of Metropolitan Dallas	1	$375,000.00	$375,000.00	100%
Harmony Community Development Corporation	2	$375,000.00	$0	0%

As noted in the timeline below, the RFP was advertised on May 20 and May 27,2021. A Pre-Proposal Conference was held on June 8, 2021 and submissions were due on July 8, 2021.

Date	Actions
May 20, 2021	RFP posted via Bonfire
May 27, 2021	Outreach – 289 invitations sent
July 8, 2021	RFP closed and submissions due
July 23, 2021	Application scoring completed
September 20, 2021	Notification of funding award
October 27, 2021	Council authorization of contract

The program services will begin once the contract have been executed.

SUMMARY

This memo provides an overview of the Drivers of Poverty-Childcare item that will be considered by City Council on October 27, 2021. If approved by the City Council, we will provide program updates through the Workforce, Education, and Equity Committee. Please feel free to contact me or Jessica Galleshaw if you have any questions or should you require additional information at this time.

DATE October 8, 2021

SUBJECT **Upcoming Office of Community Care and Office of Procurement Services Agenda Item – October 27, 2021**

Kimberly Bizor Tolbert
Chief of Staff to the Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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