

Memorandum



CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **November 10, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On October 29, 2021, a DRAFT City Council Agenda for November 10, 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.

Additions:

47. 21-2077 Authorize a construction services contract for the construction of Fire Station No. 41 replacement facility located at 5920 Royal Lane - Post L Group, LLC, best value proposer of eight - Not to exceed \$4,458,098.00 - Financing: 2020 Certificates of Obligation Fund
48. 21-2168 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("the TIF District") to: **(1)** increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and **(2)** make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and, at the close of the public hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City
49. 21-2115 Authorize the execution of a Memorandum of Understanding ("MOU") with Dallas Area Rapid Transit ("DART") to allow the City to market six DART-owned sites for development - Financing: No cost consideration to the City

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SUBJECT **November 10, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

Revisions:

23. 21-2082 Authorize **(1)** a Chapter 380 Economic Development Grant Agreement, upon approval as to form by the City Attorney, in an amount not to exceed \$250,000.00; and **(2)** nomination to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank; with CBRE, Inc. or an affiliate thereof in connection with jobs created and retained and workforce development associated with a new office development in accordance with the City's Public/Private Partnership Program - Not to exceed \$250,000.00 - Financing: Public/Private Partnership Fund

This item is being revised to make edits to the Resolution. Please contact Robin Bentley, Director, Office of Economic Development, at 214-670-0170, for more information.

38. 21-1570 Authorize a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Plaza Area of the Southern Gateway Deck Plaza project located at Interstate Highway 35E between Marsalis Avenue and Ewing Avenue - Financing: No cost consideration to the City

This item is being revised to update the estimated construction cost in the Background section. Please contact Ryan O'Connor, Senior Park & Recreation Manager, Park & Recreation Department, at 214-670-4124, for more information.

39. 21-1828 Authorize a ten-year development agreement, with one five-year renewal option, with Dallas 3100, LP ~~for the development, operation, and maintenance of a trail rest area and public trail from an adjacent development access to the Katy Trail located at 4825 Cole Avenue~~ to: (1) develop the property adjacent to the Katy Trail located at 4825 Cole Avenue; and (2) develop a portion of the Katy Trail with enhanced improvements to operate and maintain a trail access and trail rest area –

Financing: No cost consideration to the City
This item is being revised to make edits to the Subject and Resolution. Please contact Ryan O'Connor, Senior Park & Recreation Manager, Park & Recreation Department, at 214-670-4124, for more information.

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Deletions:

4. 21-1579 Authorize **(1)** an operating agreement for a peer-to-peer car sharing operation with Allstate Non-Insurance Holdings, Inc. for a primary term of two years with three, one year renewal terms in the aggregate at a rental rate of five percent of gross sales, as defined; and **(2)** the receipt and deposit of funds from the concessionaire - Estimated Annual Revenue: Aviation Fund 5 percent of gross sales as defined
This item is being deleted due to discrepancies in vendor name and number. Please contact Mark Duebner, Director, Department of Aviation, at 214-670-1481, for more information.
8. 21-1851 Authorize an amendment to the conditional grant agreement with St. Jude, Inc. for the rehabilitation of 180 permanent supportive housing units to modify the income restrictions at or below 30% Area Median Income (AMI) at or below 50% AMI for 60% of the units and at or below 80% AMI for 40% of the units at the St. Jude Center - Park Central, a permanent supportive housing development located 8102 Lyndon B. Johnson Freeway, Dallas, Texas 75251 - Financing: No cost consideration to the City
This item is being deleted to allow staff additional time to report back to the Housing and Homelessness Solutions Committee on the outcomes of the conversation regarding the AMI cap between St. Jude and staff as it relates to the this project. Please contact David Noguera, Director, Department of Housing & Neighborhood Revialization, at 214-670-5988, for more information.
9. 21-2016 A resolution **(1)** declaring approximately 3,280 square feet of undevelopable City-owned land unwanted and unneeded, located near the intersection of Main and South Akard Streets; **(2)** authorizing its sale to Main Street Investors Joint Venture, the abutting owner; and **(3)** authorizing a twenty-year operation and maintenance agreement with one five-year renewal option with Main Street Investors Joint Venture for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area - Revenue: General Fund (\$3,000.00) and Capital Gifts, Donation and Development Fund (\$342,000.00)
This item is being deleted to allow additional time to deliberate this matter. Please contact Dr. Robert Perez, Director, Department of Public Works, at 214-670-0737, for more information.
46. 21-1988 Authorize a thirty nine-year lease agreement, with two ten-year renewal options, with Refuge City of Dallas, Inc. for approximately 12.865 acres of City-owned land located at 12000 Greenville Avenue to be used for the development, use and operation of a integrated homeless and recovery center for the period November 1, 2021 through October 31, 2060 - Financing: No cost consideration to the City

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This item is being deleted at the request of Refuge City of Dallas, Inc. Please contact Dr. Robert Perez, Director, Department of Public Works, at 214-670-0737, for more information.

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

15. 21-1234 Authorize **(1)** the Fourth Amendment to the Project Supplemental Agreement with Dallas County for additional paving and drainage improvements on Medical District Drive from Interstate Highway (IH) 35E to Southwestern Medical Avenue; and **(2)** payment to Dallas County for the City's share of additional project costs for paving and drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue - Not to exceed \$500,000.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
[City Council was briefed by memorandum regarding this matter on June 23, 2017.](#)
23. 21-2082 Authorize **(1)** a Chapter 380 Economic Development Grant Agreement, upon approval as to form by the City Attorney, in an amount not to exceed \$250,000.00; and **(2)** nomination to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank; with CBRE, Inc. or an affiliate thereof in connection with jobs created and retained and workforce development associated with a new office development in accordance with the City's Public/Private Partnership Program - Not to exceed \$250,000.00 - Financing: Public/Private Partnership Fund
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)
24. 21-2075 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Thirteen, the Grand Park South Tax Increment Financing ("TIF") District ("the Zone") to: **(1)** increase the geographic area of the Grand Park South TIF District to add approximately 151 acres to promote development or redevelopment of the District; **(2)** authorize an amendment to the participation agreement with Dallas County to extend its financial participation in the Grand Park South TIF District from 2026 to the end of the current term in 2035; and **(3)** make corresponding modifications to the Grand Park South District boundary and Project and Financing Plans; and, at the close of the hearing, consideration of an ordinance amending Ordinance No. 26147, as amended, previously approved on October 26,

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2005, and Ordinance No. 26773, previously approved on June 13, 2007, to reflect this amendment - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)

25. 21-2086 Authorize City nomination of Village Practice Management Company, LLC (“VillageMD”) proposed project, with 10152 Lake June Road as the main qualified site, to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)

36. 21-2089 Authorize a one-year subrecipient agreement to provide childcare assistance to qualifying residents affected by the COVID-19 pandemic for the Office of Community Care - United Way of Metropolitan Dallas, most advantageous proposer of two - Not to exceed \$375,000 - Financing: 2020 CARES Act Relief CDBG #3 Fund
[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on October 8, 2021.](#)

37. 21-2162 Authorize a two-year subrecipient agreement for certified skills training, workforce training, and education services for employment opportunities in regional high demand industries to re-skill or up-skill City residents for the Small Business Center – United Way of Metropolitan Dallas in the amount of \$2,249,830.45 and Oak Cliff Empowered, Inc. in the amount of \$749,943.45, most advantageous proposers of eight – Total not to exceed \$2,999,773.90 – Financing: 2020 CARES Act Relief CDBG #3 Fund
[The Workforce, Education and Equity Committee will be briefed by memorandum regarding this matter on November 8, 2021.](#)

42. 21-1877 Authorize acquisition from Jeffrey Ray Bishop and Mark Flanery of a tract of land containing approximately 342,106 square feet, improved with commercial structures and supporting facilities, located on Rector Street near its intersection with East Kiest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$4,142,004.00 (\$4,120,004.00, plus closing costs and title expenses not to exceed \$22,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund) (\$22,000.00) and Trinity River Corridor Fund (1998 General Obligation Bond Fund) (\$4,120,004.00)
[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the US Army Corps of Engineers Supplemental Bi-Partisan Budget Act of 2018 \(PL 115-123\) on April 19, 2019.](#)

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48. 21-2168 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("the TIF District") to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and (2) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)

Please feel free to reach out to me or Kimberly Bizer 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
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for November 10, 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 November 10, 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 14 agenda items; Six items on this agenda include an M/WBE goal. Of those six items, two exceed the goal, two meet the goal, and two do not meet the goal but were found to have complied with the BID Policy. This agenda includes eight items that did not have an applicable M/WBE goal; however one of these items did include M/WBE participation (agenda item 31).

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
5	\$1,375,000.00	Construction	25.00%*	25.00%	\$343,750.00	Meets Goal
16	\$12,423,914.65	Construction	32.00%	24.56%	\$3,051,879.23	Does not meet goal but complies with the BID Policy
22	\$4,355,000.00	Construction	32.00%	32.25%	\$1,404,426.00	Exceeds Goal
29	\$563,363.79	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
30	\$494,500.00	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with the BID Policy
31	\$8,626,122.00	Other Services	N/A	2.03%	\$175,522.44	M/WBE N/A Other Services Includes M/WBE participation
32	\$175,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services

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SUBJECT **M/WBE Participation for November 10, 2021 Council Agenda**

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
33	\$790,569.30	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
34	\$7,173,914.62	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
35	\$605,425.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
36	\$375,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
37	\$2,999,773.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
44	\$44,624,500.00	Construction	32.00%	32.00%	\$14,279,841.00	Meets Goal
47	\$4,458,098.00	Construction	32.00%	50.02%	\$2,229,907.00	Exceeds Goal

*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. 16 Authorizes a construction contract in an amount of \$12.4M for the 2022 Two-Year Term Agreement Slurry Seal and Polymer Modified Micro-Surfacing Contract. This item is not meeting goal; however Elite Emerald Construction, a non-minority subcontractor on this contract performing concrete work and asphalt repairs, is in the process of becoming M/WBE certified. This contract will meet goal if Elite Emerald Construction is granted M/WBE certification.

Agenda Item No. 30 Authorizes a three-year master agreement in an amount of \$495K for the purchase of plumbing pipe, fittings, fixtures, trim, and parts for city departments. Core and Main, LP is the manufacturer of plumbing pipe, fittings, fixtures, trim, and parts and will be drop shipping products from a factory located in Dallas.

Local Businesses

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 18 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	11	61.11%	7	38.89%	18
M/WBE Sub	6	18.75%	26	81.25%	32

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SUBJECT **M/WBE Participation for November 10, 2021 Council Agenda**

Small Business Center Alignment

As the Small Business Center prepares for its 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 30 days.

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



Kimberly Bizer Tolbert
Chief of Staff to the City Manager

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



CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Procurement Services and Office of Community Care
Agenda Item – November 10, 2021**

The following Office of Community Care (OCC) and Office of Procurement Services items will be considered by City Council on the November 10, 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 \$1.95M was allocated for a variety of client services programming, titled the “CDBG Drivers of Poverty”, within which \$375,000 was allocated specifically to support childcare services and the remainder to Client Assistance Programming. 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 to be provided 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.

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SUBJECT **Upcoming Office of Procurement Services and Office of Community Care Agenda Item #21-1917 – November 10, 2021**

The Workforce, Education and Equity was briefed via memorandum on this item on October 11, 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 subrecipients during the period March 2020 through July 31, 2022 for the purpose of administering the CV-COVID-19 (CARES Act Relief CDBG #3 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	Rank	Score	Amount Requested	Amount Awarded	% of Request Awarded
United Way of Metropolitan Dallas	1	94.25	\$375,000.00	\$375,000.00	100%
Harmony Community Development Corporation	2	85.25	\$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 11, 2021	Briefing via Memorandum to WEE Committee
November 10, 2021	City Council authorization of contract

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

SUMMARY

DATE November 5, 2021

SUBJECT **Upcoming Office of Procurement Services and Office of Community Care Agenda Item #21-1917 – November 10, 2021**

This memo provides an overview of the Drivers of Poverty-Childcare item that will be considered by City Council on November 10, 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.



Kimberly Bizzor Tolbert
Chief of Staff to the Manager

c: T.C. Broadnax, City Manager
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CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **FY 2022 Bike Lane Funding Plan**

Given the importance placed on multi-modal transportation, the Fiscal Year (FY) 2022 adopted budget includes \$2 million for the bike lane program. Upon review of available funds and community priorities of providing a connected network that connects to trails and key destinations, this memo will summarize the current plan for the programmed bike lane funds.

Summary of Proposed Bicycle Infrastructure Projects for FY 2022:

In general, the bike lane funds programmed for FY 2022 will go towards updating the 2011 Bike Plan and projects that fill critical gaps, extend the reach of the bike network, help to provide connections to major destinations (including trails), and implement previously designed projects. Key projects that are proposed to receive funding for engineering, implementation and/or supplement third party funding with the bike lane general funds include:

- **Citywide:**
 - Funding to update the 2011 Dallas Bike Plan, which will supplement the \$150,000 previously awarded by the Regional Transportation Council. The plan refresh is intended to bring greater consensus on where bike facilities are needed and desired by the community, re-evaluate the feasibility of various routes, and develop a realistic implementation strategy that focuses on filling critical gaps and making meaningful connections.
- **South West Dallas Area:**
 - Zang Boulevard, Eldorado Avenue, Elisabeth Street – implementation of previously designed bicycle facilities that would connect the bike lanes on Zang Boulevard with the bike lanes on Bishop Avenue.
 - Vernon Avenue (DART rail line to Illinois Avenue) – implementation of previously designed protected bike lanes on Vernon Avenue that would connect residents to transit and commercial areas.
- **South Central Dallas Area:**
 - District 4 Bicycle Facilities – design and implementation of bicycle facilities. There are currently no existing or funded on-street bicycle facilities in District 4. The routes under consideration are intended to begin the on-street network in District 4 and include:
 - Corinth Road from 8th Street (DART's 8th and Corinth Station) and Morrell Avenue.
 - Spring Avenue, Myrtle Street, Exline Street, and Pine Street – design and implementation of bike facilities that would connect the existing bike lanes on Lagow Street and the existing bicycle facility on Bexar Street.

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SUBJECT **FY 2022 BIKE LANE FUNDING PLAN**

- **South East Dallas Area:**
 - Lawnview Avenue (Hunnicut Road to Military Parkway) – evaluation of the road infrastructure to accommodate bike lanes to connect the existing bicycle facility on Hunnicut Road and the existing bike lanes on Lawnview Avenue south of Military Parkway.

- **Central Dallas Area:**
 - Akard Street (AT&T Plaza to Belleview) – implementation of previously designed bike lanes that will connect South Dallas with Downtown Dallas.
 - Jackson Street (AT&T Plaza to Pearl) – design and implementation of a cycle track that would complete a connection between Deep Ellum and AT&T Plaza.
 - Union Bikeway (Houston Avenue to Woodall Rodgers frontage road via Nowitzki Way, Field Street, Ashland Street, and Harwood Street) – buffered cycle track connecting Katy Trail in Uptown to Klyde Warren Park near the Arts District

- **West Dallas Area:**
 - Sylvan Avenue (Singleton Avenue to Morris Street) – design and implementation of protected bike lanes that would fill a gap between the existing bike lanes south of Singleton and the existing bike lanes on the Sylvan Avenue bridge.

- **East Dallas Area:**
 - Fisher Road (White Rock Creek Trail at West Lawther Drive to Abrams Road) – implementation of previously designed bicycle facility.

- **North Central Dallas Area:**
 - Meandering Way (Belt Line Road to Peyton Drive) and Brookgreen Drive (Esperanza Road to Meandering Way) – design and implementation of bicycle facilities to connect the White Rock Creek Trail, Cottonwood Creek Trail, and Preston Ridge Trail.

This summary only includes the bike projects to be implemented with the bike lane general funds. Other bike projects will be implemented through bond-funded projects, with other external funding, or as part of traffic calming projects.

Should you have any questions or concerns, please contact Ghassan ‘Gus’ Khankarli, P.E., Director of the Department of Transportation, or Robert M. Perez, Director of the Department of Public Works.



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

c: T.C. Broadnax, City Manager
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CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Fair Park Multimedia Center Progress Report**

Honorable Mayor and Members of the City Council,

Since our last briefing for your action in April, the Fair Park Multimedia Center (FPMC) has had its soft opening, bolstering resilience through increased communications capacity. The purpose of this memo is to provide you an update on accomplishment of several strategic goals.

Recent Activity

Content created at the FPMC won the City of Dallas' first-ever Government Programming Awards (GPAs) from NATOA (the National Association of Telecommunications Officers and Advisors). Dallas earned an "Award of Distinction" for COVID-19 response and an "Award of Honor" for Overall Excellence among U.S. cities with an operating budget over \$1 Million. Dallas work produced at the FPMC was also honored at the 2021 conference of TATO, the Texas state chapter of NATOA, including an Honorable Mention for the FY2020 Budget Video and 3rd place awards for the Spanish language video on "Programa Para Reducir La Brecha Digita" (Closing the Digital Divide); the CARES Act Recap; and the 2021 Virtual MLK Awards Gala.

Dallas' NATOA GPA-winning videos were created in part by apprentices in COM's Dallas Apprenticeship Program (DAP) launched during FY21 with partners including Dallas College PTECH, Dallas ISD, and Paul Quinn College. The DAP supported the City Manager's 2021 goal of using the FPMC to provide apprenticeships for local students and bolster resilience through additional communications capacity. COM's DAP also supports the City's 2020 BHAG (Big Hairy Audacious Goal) to create a national model for youth development, outreach and mentorship programs.

Since COM's last briefing memo shared for your action on April 28, new content and programs completed at the FPMC include:

- 1) *One Dallas Update*, new weekly news bulletin marketing City of Dallas programs and services to residents
- 2) *Conversations*, a new series for communication, outreach and marketing of City of Dallas' programs and services starting with an in-depth look at the Kay Bailey Hutchison Convention Center Master Planning process with OSE Director Rosa Fleming
- 3) Launching the Office of Homeless Solutions' communications and outreach strategy focusing on five pillars:
 1. Dallas Real Time Rapid Rehousing (DRTRR);
 2. Panhandling Diversion;
 3. Street Charity education
 4. Encampment Resolution; and
 5. emergency Inclement Weather Sheltering
- 4) Partner content highlighting initiatives of City department-funded programs and services for Dallas residents including OAC grant recipient Dallas Winds
- 5) Planning for OCC's second virtual Martin Luther King, Jr. Day week of festivities in 2022

DATE November 5, 2021
SUBJECT **Fair Park Multimedia Center Progress Report**

Metrics

The FPMC was also key to COM exceeding several of its FY21 performance metrics. During the 2021 Fiscal Year ending Sept. 30, content produced at the FPMC was viewed over 3,234 times for a total of 83.3 hours. Coupled with the launch of COM's virtual Language Access Center in FY2021, the percentage of original multicultural and multilingual content on public, educational, and government channels increased 57%, establishing the City as a trusted primary source for information and ensuring residents with limited English proficiency have access to programs and services as One Dallas.

Construction Update

While the FPMC is in-service, finishing touches have been delayed by COVID-19 while we remain in Phase 3 of the City's return to work plans. Global supply chain issues postponing shipments were compounded by an outbreak of the coronavirus among crew members performing construction and installation work, which forced a total work stoppage during the State Fair of Texas (when access was already challenging due to event traffic). Following guidance from the CDC and our contract health authority, Dallas County, we are cautiously optimistic grand opening festivities may be held in Q2 of FY22.

Thanks for your support of this transformational investment, and I welcome any questions you may have.

Respectfully submitted,



Catherine Cuellar
Communications, Outreach & Marketing Director

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor 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 November 5, 2021

TO The Honorable Mayor and Members of the City Council

SUBJECT **Bond Sale Results - General Obligation Refunding and Improvement Bonds, Series 2021; General Obligation Bonds, Taxable Series 2021; Combination Tax and Revenue Certificates of Obligation, Series 2021; and Equipment Acquisition Contractual Obligation Notes, Series 2021**

On November 4, 2021, the City received bids in a competitive sale for the General Obligation Refunding and Improvement Bonds, Series 2021 (the “2021 Bonds”), General Obligation Bonds, Taxable Series 2021 (the “Taxable 2021 Bonds”), Combination Tax and Revenue Certificates of Obligation, Series 2021 (the “2021 Certificates of Obligations”), and Equipment Acquisition Contractual Obligation Notes, Series 2021 (the “2021 Contractual Obligations”), collectively the “Obligations”.

As a result, the City issued \$237.1 million in 2021 Bonds at a true interest cost (TIC) of 1.75 percent, in a bid submitted by Morgan Stanley & Co., LLC. In total, the City received 6 bids for the 2021 Bonds, with TIC ranging from 1.75 percent to 1.85 percent. The City also issued \$3.1 million in Taxable 2021 Bonds at a TIC of 1.60 percent, in a bid submitted by BOK Financial Securities, Inc. In total, the City received 10 bids for the Taxable 2021 Bonds, with TIC ranging from 1.60 percent to 2.11 percent.

Additionally, the City issued \$45.9 million in 2021 Certificates of Obligations at a TIC of 1.01 percent, in a bid submitted by Wells Fargo Bank, N.A. In total, the City received 8 bids for the 2021 Contractual Obligations, with TIC ranging from 1.01 percent to 1.16 percent.

Finally, the City issued \$26.9 million in 2021 Contractual Obligations at a TIC of 0.62 percent, in a bid submitted by Wells Fargo Bank, N.A. In total, the City received 8 bids for the 2021 Contractual Obligations, with TIC ranging from 0.62 percent to 0.80 percent.

Following anticipation ahead of the Federal Open Market Committee (FOMC) this week, the market reaction was calm as the Federal Reserve announced no changes to its benchmark interest rate and a tapering of bond purchases. With rates unchanged, the response to the City’s bonds was exceptionally positive. Investor demand for the City’s bonds was very strong, despite restrictions on underwriting firms relating to recently passed legislation, Senate Bill 13 and Senate Bill 19. The City’s financial advisors, PFM, note that the successful pricing is a testament to, “the ongoing efforts of the City staff to maintain strong finances including a focus on multi-year planning on strengthening fund balance.”

DATE November 5, 2021

SUBJECT **Bond Sale Results - General Obligation Refunding and Improvement Bonds, Series 2021; General Obligation Bonds, Taxable Series 2021; Combination Tax and Revenue Certificates of Obligation, Series 2021; and Equipment Acquisition Contractual Obligation Notes, Series 2021**

I am pleased once again to report excellent results from a City of Dallas bond sale to finance ongoing City projects and equipment. Yesterday's bond pricing reflects the City's continued credit stability supported by attractive credit metrics, strong City policies, and prudent leadership. Thank you for your continued support during a very active bond season.



for M. Elizabeth Reich
Chief Financial Officer

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

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Dr. Eric A. Johnson, Chief of Economic Development & Neighborhood Services
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE November 5, 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 October 25, 2021 – October 29, 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) 316- 3848 and/or by email at john.page@dallascityhall.com should you need further information.

A handwritten signature in cursive script that reads "Jon Fortune".

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	KALUA DISCOTEQUE	2435 W. NORTHWEST HWY	DH CLASS A	10/28/2021	NEW	SAUL ROMO CARDONA

License Definitions

- DH - Class "A" Dance Hall - Dancing Permitted Three Days or more a Week*
- 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 Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*

Memorandum



CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – November 4, 2021**

New Updates

[OHS Street Outreach Update – Successful Encampment Resolution through the DRTRR!](#)

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.

On Friday, Oct. 29, 2021, the Dallas R.E.A.L. Time Rapid Rehousing (DRTRR) Initiative closed its first encampment through housing. The team of homeless service providers, co-led by OHS and MDHA, has been working with unsheltered residents in District 8, near Hwy 175 and S. Beltline Rd. over the past month to gain their trust, build relationships, identify barriers to housing like ID reclamation and medical needs, which allowed the Initiative to move everyone into housing on Friday.



The final day of this process saw unsheltered residents volunteering to work alongside OHS staff, DPD, and Debris removal staff to clean up their encampments, identifying items to be stored via the DRTRR, and moving into units prepared specifically for them. The new residents were shown their respective units, with each person given a round of applause to commemorate the experience. It was truly a remarkable day for the residents and DRTRR Encampment team as well, who were visibly excited to witness the culmination of this work.

Thanks to the support of the public and private entities backing the Initiative, this process has now housed several individuals experiencing chronic homelessness and will continue to do so, ultimately housing over 2,700 individuals; setting them on the path to self-

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sufficiency. This is the first of many success stories to come and we are excited about what the future holds for the DRTRR.

OHS continues to urge people who see an encampment to report via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. Please also stay tuned for the DRTRR Dashboard through MDHA, which is slated to be presented to the Citizens Homelessness Commission, Housing and Homeless Solutions Committee, and the Dallas Area Partnership Board later this month.

Before Photos:



After Photos:



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Throughout this process, 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 November 1–5 and November 8–12. 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](#) and feel free sharing this tool with residents. Should you have questions or concerns, please contact Christine Crossley Director of the Office of Homeless Solutions.

City Manager's Corner

Sanitation Brush Crew 745 includes Crew Leader Lee Joe, a 21-year City veteran, and truck drivers Michael Lopez (7 years), Paul Caraway (6 years) and Alejandro Oropeza (3 years). This team is



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recognized because of their constant dedication and determination to get the job done each day, ensuring the communities they serve are clean and clutter free. Sanitation Brush Crews work in all weather conditions, from dawn to dusk, until the job is done. In FY 2020-21, Sanitation Brush Crews collected over 181,000 tons of brush and bulky debris throughout Dallas. On an average day, Crew Leader Joe and Brush Crew 745 collect approximately 22 tons, or over 6,500 tons a year. They are hard workers with a can-do attitude and are valued members of our Sanitation and City of Dallas team!

Vaccine Incentive Update

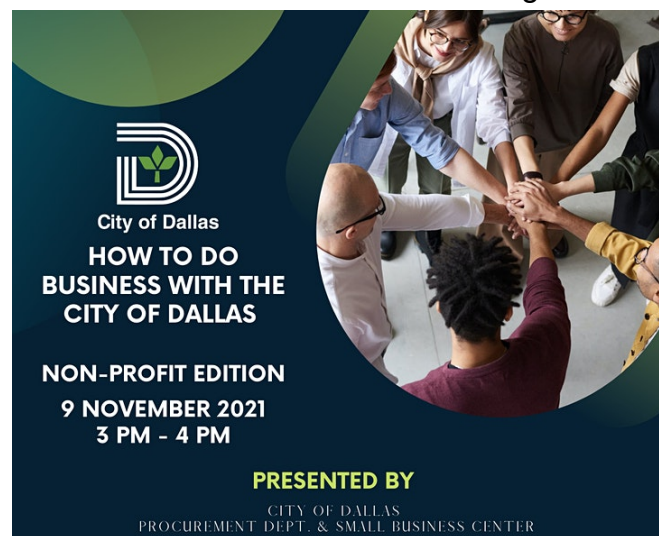
The vaccine incentive offered to City of Dallas employees who self-reported their vaccine status was a tremendous success! As of the final participation deadline on November 1, 2021, approximately 8,069 employees had uploaded their COVID19 Vaccine documentation into the Apricity@Work app. HR and the U.S. Wellness team will be reviewing the documentation through December 1st and employees may expect to see their leave time available in Workday by December 15, 2021. The U.S. Wellness is the sub-contractor under CareATC that created the app (algorithms) for the Apricity@Work app we are using. They will review any “unreadable” or suspicious documents that may have been uploaded or manually added. As a reminder, vaccine incentive leave will be maintained in a separate bank and may not be paid out or transferred for any reason. A special thanks to everyone that supported this initiative! Staff will provide an update on the vaccination incentive program and the final phase of the Return to Work Plan at the December Ad Hoc Committee on COVID-19 Recovery and Assistance. For additional information, please contact Human Resources Director Nina Arias.

How to do Business with the City of Dallas – Non-Profit Edition

The Office of Procurement Services and the Small Business Center are hosting a virtual learning event on how non-profits can engage with the City of Dallas. Participants will learn to do business with the City as well as hear about upcoming opportunities. This free event will be held on Tuesday, November 9 from 3:30-4:30pm.

Residents can register at the following link: <https://www.eventbrite.com/e/how-to-do-business-with-the-city-of-dallas-non-profit-edition-tickets-203244318227>.

For additional information, please contact Chhunny Chhean, Director of Procurement Services.



DATE November 5, 2021
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[Redistricting](#)

The Redistricting Commission met on Thursday, October 28, 2021 in the City Council Chambers. They were given a preview of the redistricting website, DallasRedistricting.com, and approved a regular meeting schedule that consists of the 2nd Monday of the month at 6:30 p.m. and the 4th Monday of the month at 3:30 p.m., until the end of the year. 2022 meeting dates are to be determined. They were unable to approve a public town hall meeting schedule and decided to hold it under advisement until their next meeting on Monday, November 8, 2021, at 6:30 p.m., as part of their next regular Commission meeting. Once the public town hall meeting schedule is finalized, we will notify the City Council of those dates. The town hall meetings will now likely take place in December and January.

Meanwhile, the redistricting website is now live. Residents are encouraged to visit DallasRedistricting.com for the latest information on the redistricting process, getting involved, communicating directly with Redistricting Commissioners and submitting their very own maps. The Office of Government Affairs continues to work with the Office of Equity and Inclusion and the third-party consultant to ensure the website is ADA compliant.

The Office of Government Affairs also continues to work with Communications, Outreach and Marketing to develop a communications and marketing strategy to promote the process and engage residents to get involved. This marketing strategy will be presented to the Redistricting Commission on Monday, November 8, 2021. Once approved, we will forward the strategy to the City Council and use the tools included in the strategy to notify as many residents as possible about the upcoming Redistricting Commission meetings and townhalls. For additional questions please contact Brett Wilkinson, Director of Government Affairs.

[Convention and Event Services Deck the Plaza 2021](#)

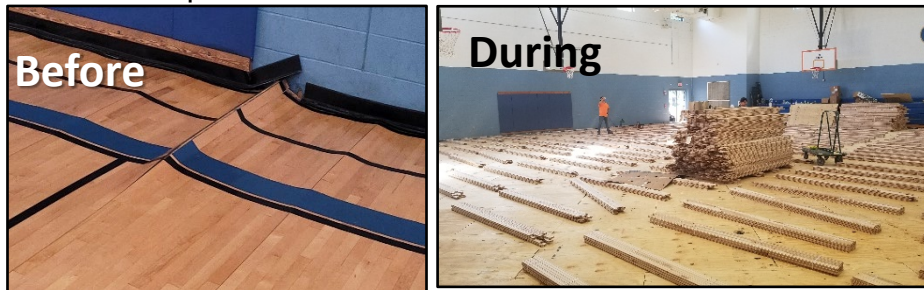
The City of Dallas will host the 4th Annual Deck the Plaza on Saturday, November 27th. The event will begin at 5:30 PM with the official tree lighting by Mayor Johnson and continue until 8:30 PM. Like last year, Deck the Plaza will be a public holiday drive-thru event at City Hall Plaza. The proposed route will begin eastbound along Young Street at Griffin Street and turn south on Browder Street, adjacent to the Plaza. The caravan will enter City Hall Plaza on Marilla Street and proceed through holiday entertainment, socially distanced waves of good cheer from volunteer city staff and elected officials, a festival of decorations, and end with a view of 35-foot holiday tree. As they caravan in their vehicles, attendees will be treated to holiday music and recorded messages from elected officials on Classical 101.1 WRR-FM.

Public health protocols will be in place. Walk-ups will not be allowed, and all attendees will be required to remain in their vehicles at all times. If you have additional questions, please contact Rosa Fleming, Director of Convention and Event Services.

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Eloise Lundy Recreation Center Gym Renovations

The Building Services Department (BSD) recently completed interior renovations at Eloise Lundy Recreation Center gymnasium located at 1229 Reverend CBT Smith Street. The project addressed damages from Winter Storm Uri including plumbing repairs and a new gym floor. For more information, please contact Errick Thompson, Director, Building Services Department.



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
BP22-00017598	EMV Credit Card Processing and Hardware Terminal-Leasing Services
BC22-00017917	Portable Truck Scale
BD21-00016281	Pre and Post Disaster Response Goods and Services

We are also pleased to share the latest, [Procurement Quarterly](#) listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#).

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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.

Look Ahead

City Council Briefings

November 16, 2021

- City Manager 2021 Goals
- Critical City Infrastructure – A New Data Center for the City of Dallas
- Sidewalk Master Plan Update

Media Inquiries

- DFR Fire Inspectors Put Apartment Complex on Notice to Repair Resident's Nearly Three-Month-Old Fire Damage
- WFAA 8 Talks to Firefighter Injured in Explosion
- Family of Man Kicked by DFR Member Calls for His Arrest
- NY Times Inquires About Member Who Abused COVID Leave
- Fire Displaces 11 From South Dallas Apartment Complex
- High Winds Cause Power Outages and Damages Throughout City
- DFR Under Scrutiny After Member Takes Picture of Homicide Victim
- Off-Duty Firefighter Rescues Two from House Fire
- Firefighter Who Kicked Man Dismissed from Department

The storylines listed above references the major media inquiries addressed by DFR during the period dating from October 26th – November 1st. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). In the event you are contacted by the press, or if you have any questions or concerns, please contact Chief Artis, Dallas Fire-Rescue. Other media requests from various news outlets are available to view at the following links: [Communications, Outreach and Marketing](#) or [Dallas Fire Rescue](#).

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



T.C. Broadnax
City Manager

DATE November 5, 2021

SUBJECT **Taking Care of Business – November 4, 2021**

c: Chris Caso, City Attorney
Mark Swann, City Auditor
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