

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

DATE October 8, 2021
SUBJECT **October 13, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

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

DATE October 8, 2021
SUBJECT **October 13, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

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 Bizzor 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
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