

# Memorandum



CITY OF DALLAS

DATE September 23, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On September 16, 2022, a DRAFT City Council Agenda for September 28, 2022, 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:

75. 22-2170 Authorize **(1)** the rejection of bids for a construction services contract for the 2023 Improved Alley Maintenance Projects Contract Nos PBW-2022-00019858, PBW-2022-00019859, PBW-2022-00019860, and PBW-2022-00019861; and **(2)** the re-advertisements for new bids - Financing: No cost consideration to the City
76. 22-2163 Authorize **(1)** the rejection of bids for a construction services contract for the 2023 Resurfacing Contract No. PBW-2022-00019324.; and **(2)** the re-advertisements for new bids - Financing: No cost consideration to the City
77. 22-2164 Authorize **(1)** the rejection of bids for a construction services contract for the 2023 Maintenance Contract No. PBW-2022-00019325; and **(2)** the re-advertisements for new bids - Financing: No cost consideration to the City
78. 22-2030 Authorize **(1)** assignment of the Chapter 380 Economic Development Grant Agreement (“grant agreement”) between KRR Construction LTD. and City of Dallas for the property located at 3540 Simpson Stuart Road to A&S Supermarkets LLC or an affiliate or subsidiary thereof (Cash Saver or Buyer); **(2)** execution of an assignment, amendment, and restatement of the grant agreement, as applicable, and any ancillary documents, approved as to form by the City Attorney; **(3)** execution of an assignment and amendment of the deed of trust, as applicable, and any ancillary documents, approved as to form by the City Attorney; and **(4)** the subordination of the Chapter 380 grant to American Continental Bank - Financing: No cost consideration to the City

DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions  
Memorandum**

**Revisions:**

6. 22-2016 Authorize the first amendment to the development agreement between the City of Dallas and Burchfield & Partners, LLC to extend the deadline to March 31, 2024 for completing the development project and to increase the City's reimbursement amount for the development of certain airport-owned common-use improvements at Dallas Executive Airport - Not to exceed \$600,000.00 - Financing: Aviation Construction Fund (subject to annual appropriations)  
**This item is being revised to include the committee statement. Please contact Mark Duebner, Director, Department of Aviation, at 214-670-6077, for more information.**
7. 22-2109 Authorize the Second Amendment to the Dallas Love Field Food and Beverage Concession Contract at Dallas Love Field Airport dated March 7, 2012, originally entered with Gina Puente Ventures, Inc. succeeded in interest by Puente Enterprises, Inc., with CBC SSP America DAL, LLC by Resolution No. 15-1335 to **(1)** exercise both one-year renewal terms provided for in the concession contract for the space formerly branded as Sky Canyon; and **(2)** add two one-year extension terms to the concession contract - Estimated Revenue: Aviation Fund \$824,000.00  
**This item is being revised to include the committee statement. Please contact Mark Duebner, Director, Department of Aviation, at 214-670-6077, for more information.**
36. 22-1580 Authorize contracts with fully-licensed childcare providers (**Exhibit A**), and with any other fully-licensed childcare providers, pursuant to the Early Childhood and Out-of-School Time Services Program (the "ECOSTS Program"), selected by eligible parents whose income falls in the low-to moderate income range of the U.S. Department of Housing and Urban Development Area Median Income (AMI) criteria and who otherwise meet the requirements of the ECOSTS Program and execute any and all documents required by the contract for the period October 1, 2022 through September 30, 2023 - Not to exceed \$550,000.00 - Financing: 2022-23 Community Development Block Grant Fund  
**This item is being revised to update the Resolution. Please contact Dannita Williams, Compliance Manager, Office of Community Care, at 214-601-4548, for more information.**
52. 22-1997 Authorize an Interlocal Cooperation Agreement with the Dallas Independent School District to maximize resources and programming opportunities for Dallas Independent School District students by ensuring mutual use of City of Dallas Park & Recreation Department and Dallas Independent School District athletic facilities through July 2027 - Financing: No cost consideration to the City

DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions  
Memorandum**

**This item is being revised to replace language in the Agenda Information Sheet and Resolution to include fee rate per player instead of fee rate per court and include the Fiscal Information section. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.**

55. 22-2066 Authorize an amendment to Resolution No, 19-0803, previously approved on May 22, 2019, which authorized the adoption of the Southern Dallas Investment Fund Program Statement; and increased the appropriations, future encumbrances, and disbursements as appropriate for a total amount not to exceed \$2,500,000.00 to replace the Program Statement shown in the resolution as Exhibit A - Financing: No cost consideration to the City  
**This item is being revised to update the Agenda Information Sheet and Resolution per the City Attorney’s Office. Please contact Joyce Williams, Director, Small Business Center, at 214-500-4217, for more information.**

Additionally, Agenda Item Nos. 58-74 were renumbered due to the rearrangement of items; Agenda Item Nos. 51, 65, and 68-72 were revised to include “subject to annual appropriations” language in the Subject and Resolution; and Agenda Item Nos. Z3 and Z4 were inadvertently placed under the incorrect category under Zoning Cases – Consent and have been corrected and placed under Zoning Cases – Individual.

### **Memorandums:**

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.

2. 22-1764 An ordinance amending Ordinance No. 32000, previously approved on September 22, 2021, as amended by Ordinance No. 32193, previously approved on May 11, 2022, authorizing certain transfers and appropriation adjustments for FY 2021-22 for various departments, activities, and projects; and authorize the City Manager to implement those adjustments - Not to exceed \$4,484,742,495 - Financing: General Fund (\$1,589,890,654), Enterprise, Internal Service, and Other Funds (\$1,513,321,031), Capital Funds (\$932,246,076), and Grants, Trusts and Other Funds (\$449,284,734) [City Council was briefed by memorandum regarding this matter on September 23, 2022.](#)
6. 22-2016 Authorize the first amendment to the development agreement between the City of Dallas and Burchfield & Partners, LLC to extend the deadline to March 31, 2024 for completing the development project and to increase the City’s reimbursement amount for the development of certain airport-owned common-use improvements at Dallas Executive Airport - Not to exceed

DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

\$600,000.00 - Financing: Aviation Construction Fund (subject to annual appropriations)

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 19, 2022.](#)

7. 22-2109 Authorize the Second Amendment to the Dallas Love Field Food and Beverage Concession Contract at Dallas Love Field Airport dated March 7, 2012, originally entered with Gina Puente Ventures, Inc. succeeded in interest by Puente Enterprises, Inc., with CBC SSP America DAL, LLC by Resolution No. 15-1335 to **(1)** exercise both one-year renewal terms provided for in the concession contract for the space formerly branded as Sky Canyon; and **(2)** add two one-year extension terms to the concession contract - Estimated Revenue: Aviation Fund \$824,000.00

[The Transportation and Infrastructure Committee was briefed by memorandum regarding this matter on September 19, 2022.](#)

11. 22-1962 Authorize **(1)** the sale of City owned property located at 4515 South Lancaster Road to the Dallas Public Facility Corporation (DPFC), pursuant to the Texas Local Government Code section 272.001(g), for the development of low and moderate income housing; and **(2)** a development agreement between the DPFC and Lavoro Acquisitions, LLC, under which the City will be a third party beneficiary entitled to the rights and benefits established by the development agreement as if it were a party thereto, for the development of Trove Valor, an approximately 332-unit, mixed-income multifamily development to be located at 4515 South Lancaster Road - Estimated Revenue: General Fund \$44,032.95

[The Housing and Homeless Solutions Committee was briefed by memorandum regarding this matter on August 22, 2022.](#)

36. 22-1580 Authorize contracts with fully-licensed childcare providers (**Exhibit A**), and with any other fully-licensed childcare providers, pursuant to the Early Childhood and Out-of-School Time Services Program (the "ECOSTS Program"), selected by eligible parents whose income falls in the low-to moderate income range of the U.S. Department of Housing and Urban Development Area Median Income (AMI) criteria and who otherwise meet the requirements of the ECOSTS Program and execute any and all documents required by the contract for the period October 1, 2022 through September 30, 2023 - Not to exceed \$550,000.00 - Financing: 2022-23 Community Development Block Grant Fund

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 12, 2022.](#)

DATE September 23, 2022

SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions  
Memorandum**

40. 22-2000 Authorize amendments to Resolution No. 21-1776, previously authorized on October 27, 2021, for a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and/or its affiliates (“Developer”) for the Oaklawn Place Project (“Project”), a proposed senior affordable multi-family development located on approximately 1.8 acres of property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing (TIF) Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) to: **(1)** increase the TIF Subsidy by \$975,852.00 from \$4,438,154.00 to \$5,414,006.00; **(2)** extend the deadline for obtaining a building permit from July 1, 2022 to July 1, 2023; **(3)** extend the deadline for completing construction of the Project, including associated public improvements and streetscape improvements and making all portions of the building occupiable from December 31, 2023 or the placed in service deadline established by Texas Department of Housing & Community Affairs (“TDHCA”) to December 31, 2024 or the placed in service deadline established by TDHCA; **(4)** change the Developer entity name from Sadler Circle Senior Apartments LLC to Resource Center of Dallas, Inc., and, as consideration; **(5)** increase the Developer’s required minimum amount of Investment Expenditures from \$17,000,000.00 to \$20,000,000.00; and **(6)** increase the Developer’s good faith effort goal from 32% to 36% for participation by certified Minority/Women-owned Business Enterprises in all hard construction expenditures on the Project - Total not to exceed \$975,852.00 - Financing: Maple/Mockingbird TIF District Funds  
[The Housing & Homelessness Solutions Committee was briefed by memorandum regarding this matter on October 25, 2021.](#)

[The Economic Development Committee was briefed by memorandum regarding this matter on September 6, 2022.](#)

41. 22-2008 Authorize a tax increment financing (TIF) development agreement and all other necessary documents with Island Rock Holdings, LLC and/or its affiliates in an amount not to exceed \$2,100,000.00, payable from future TOD TIF District funds (“TIF Subsidy”) and a Chapter 380 economic development grant agreement with Island Rock Holdings, LLC and/ or its affiliates in an amount not to exceed \$2,050,000.00 (\$250,000.00 payable from Equity Revitalization Capital Fund and \$1,800,000.00 payable from 2012 General Obligation Bond Fund) in accordance with the City’s Public/Private Partnership Program (“380 Grant”), in consideration of the Longhorn Ballroom Redevelopment Project (“Project”) on property currently addressed as 200 Corinth Street and 2202-2222 Riverfront Boulevard in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$4,150,000.00 - Financing: Equity Revitalization Capital Fund (\$250,000.00), Economic Development & Housing

DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

Development Program (2012 General Obligation Bond Fund) (\$1,800,000.00) and TOD TIF District Fund (\$2,100,000.00) (subject to annual appropriations from tax increments)

[The Economic Development Committee was briefed memorandum regarding this matter on September 6, 2022.](#)

44. 22-2014 Authorize a **(1)** one- year service contract for employment and workforce training services for formerly incarcerated individuals for the Small Business Center - Regional Black Contractors Association of North Texas, Inc. in the amount of \$500,000; and **(2)** two-year service contract for re-entry career pathway services for the Small Business Center - Volunteers of America Texas, Inc. in the amount of \$250,000 and First Step Community Empowerment in the amount of \$250,000, most advantageous proposers of five - Total not to exceed \$1,000,000 - Financing: General Fund (\$500,000) and Texas Department of Criminal Justice Grant (\$500,000) (subject to annual appropriations)

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 12, 2022.](#)

45. 22-2058 Authorize a **(1)** two-year service contract for programs to mitigate Drivers of Poverty for the Office of Community Care - Harmony Community Development Corporation in the amount of \$1,061,795 and After-School All-Stars in the amount of \$310,000; and **(2)** one-year service contract for programs to mitigate Drivers of Poverty for the Office of Community Care - Bridge Steps dba The Bridge in the amount of \$180,000 and I Look Like Love, Inc. dba iLookLikeLOVE, Inc. in the amount of \$48,496, most advantageous proposers of nine - Total not to exceed \$1,600,291 - Financing: General Fund (subject to annual appropriations)

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 12, 2022.](#)

46. 22-2107 Authorize **(1)** a one-year service contract in the amount of \$500,000, with two one-year renewal options in a total amount of \$500,000 (\$250,000 for each renewal year) with Redemption Bridge; and **(2)** a two-year service contract with Redemption Bridge in the amount of \$500,000, and The Salvation Army dba The Salvation Army, A Georgia Corporation in the amount of \$500,000, for re-entry social services and wraparound supports for the Office of Community Care - Total not to exceed \$2,000,000, most advantageous proposers of three - Financing: General Fund (\$1,000,000)

DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

and Texas Department of Criminal Justice Grant Fund (\$1,000,000) (subject to annual appropriations)

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 12, 2022.](#)

48. 22-2031 Authorize a five-year service contract in the amount of \$38,110,709.72, with a two-year renewal option in a total amount of \$15,244,283.88, as detailed in the Fiscal Information section, for auto pound management and tow services for the Police Department - AutoReturn US, LLC, most advantageous proposer of three - Total Estimated Revenue: General Fund \$53,354,993.60 (see Fiscal Information)

[The Public Safety Committee was briefed by memorandum regarding this item on September 12, 2022.](#)

65. 22-1998 A resolution to authorize payment of annual membership fees to **(1)** National League of Cities in the amount of \$38,384.00; **(2)** Texas Municipal League in the amount of \$59,542.00; **(3)** United States Conference of Mayors in the amount of \$40,235.00; **(4)** Dallas Regional Mobility Coalition in the amount of \$25,000.00; and **(5)** TEX-21 in the amount of \$25,000.00 - Total not to exceed \$188,161.00 - Financing: General Fund  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

66. 22-1966 An ordinance amending the Construction and Fire Prevention Standards and Chapters 2 and 8 of the Code of Rules and Regulations, respectively, of the Dallas Fort Worth International Airport Board - Financing: No cost consideration to the City

[The Transportation & Infrastructure Committee was briefed by memorandum regarding this matter on September 19, 2022.](#)

67. 22-2055 Authorize a personal services contract with Burkland Consulting, LLC for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$50,000.00 - Financing: Dallas Water Utilities Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

DATE September 23, 2022

SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions  
Memorandum**

68. 22-1897 Authorize a personal services contract with Campos Consulting Group for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$60,000.00 - Financing: General Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

69. 22-1896 Authorize a personal services contract with Kwame Walker & Associates for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$70,000.00 - Financing: General Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

70. 22-1875 Authorize a personal services contract with Paul Schlesinger for federal legislative services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$74,375.00 - Financing: General Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

71. 22-1895 Authorize a personal services contract with Randy C. Cain for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$71,000.00 - Financing: General Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

72. 22-1874 Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period November 1, 2022 through September 30, 2023 - Not to exceed \$160,000.00 - Financing: General Fund

The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

78. 22-2030 Authorize **(1)** assignment of the Chapter 380 Economic Development Grant Agreement (“grant agreement”) between KRR Construction LTD. and City of Dallas for the property located at 3540 Simpson Stuart Road to A&S Supermarkets LLC or an affiliate or subsidiary thereof (Cash Saver or Buyer); **(2)** execution of an assignment, amendment, and restatement of the grant agreement, as applicable, and any ancillary documents, approved as



DATE September 23, 2022  
SUBJECT **September 28, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions  
Memorandum**

to form by the City Attorney; **(3)** execution of an assignment and amendment of the deed of trust, as applicable, and any ancillary documents, approved as to form by the City Attorney; and **(4)** the subordination of the Chapter 380 grant to American Continental Bank - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on September 6, 2022.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager 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 Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors