

Memorandum



CITY OF DALLAS

DATE April 21, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **April 26, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On April 14, 2023, a DRAFT City Council Agenda for April 26, 2023, 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.

Revisions:

2. 23-949 An ordinance amending Ordinance No. 32308, previously approved on September 28, 2022, authorizing certain transfers and appropriation adjustments for ~~FY 2023-24~~ FY 2022-23 for the maintenance and operation of various departments, activities, and amending the capital budget; and authorize the City Manager to implement those adjustments - Not to exceed \$4,651,236,410 - Financing: General Fund (\$1,727,562,642), Enterprise Funds, Internal Service, and Other Funds (\$1,639,630,557), Capital Funds (\$1,121,157,386), and Grants, Trust, and Other Funds (\$162,885,825)
This item is being revised to include the amount and financing. Please contact Janette Weedon, Director, Budget and Management Services, at 214-670-3550, for more information.

5. 23-773 A resolution approving notes issued pursuant to a commercial paper program to finance improvements at Dallas Love Field - Financing: No cost consideration to the City
This item is being revised to update the Prior Action statement. Please contact Sheri Kowalski, City Controller, City Controller's Office, at 214-670-3856, for more information.

6. 23-1173 A resolution to implement the Dallas Youth Scholarship for city-wide scholarship opportunities available for High School seniors who live in the City of Dallas - Financing: No cost consideration to the City (see Fiscal Information)

This item is being revised to adhere to the City Attorney’s Office recommendation. Please contact Kimberly Bizer Tolbert, Deputy City Manager, City Manager’s Office, at 214-671-9450, for more information.

11. 23-1007 Authorize **(1)** ~~a developer agreement with UCR Development Services, LLC, (Developer), or an affiliate thereof~~ the rescission of Resolution No. 21-1124, which a) authorized contracts for property management, supportive services and renovations for temporary and permanent housing for the Office of Homeless Solutions with CitySquare (VS0000000497) in the amount of \$3,291,666.00 and with Family Gateway, Inc. (244694) in the amount of \$2,991,856.00 in a total amount not to exceed \$6,203,522.00 (together, the “Contract”); and b) the authorization to the Chief Financial Officer to disburse funds in the amount not to exceed \$6,203,522.00 to Family Gateway, Inc. and CitySquare for the Contracts; and (2) the City Manager to execute a developer agreement with UCR Development Services, LLC, (Developer), or a wholly-owned affiliate thereof, in an amount not to exceed \$5,957,631.00 with \$3,612,358.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund and \$2,345,273.00 in ~~Homeless Assistance (J) Fund (2017 General Obligation Bond Fund), of which \$100,000.00 will be eligible for reimbursement upon City Council approval of the Agenda item and prior to contract execution for pre-development expenses,~~ 2017 General Obligation Bond Program - Proposition J) Funds for a turnkey project including the design, and redevelopment of the Miramar Hotel located at 1950 Fort Worth Avenue, Dallas, Texas (Property), into supportive housing for formerly unsheltered individuals; ~~and (2) a ground lease agreement with the Developer for the duration of the design and redevelopment of the Property in a total rent amount of \$5,000.00 to be paid by the Developer and conveyance back to the City upon acceptance of improvements pursuant to the lease~~ - Total not to exceed \$5,957,631.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (\$3,612,358.00)
This item is being revised to conform with the City’s legal requirements for procuring a developer. Please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at 214-670-3619, for more information.

12. 23-1017 Authorize the **(1)** Dallas Public Facility Corporation (DPFC) or its affiliate to purchase, using Community Development Block Grant (CDBG) Funds, and own property located at located at 9999 West Technology Boulevard, Dallas, Texas 75220 (the Property); **(2)** City Manager to negotiate and execute a development agreement and security instruments with the DPFC, each as approved to form by the City Attorney, and in compliance with 24 CFR 570.201(a) and (b), in an amount not to exceed \$10,000,000.00 in CDBG Funds to acquire and own, and facilitate the development of a mixed-

income affordable multifamily complex known as The Park at Northpoint to be located at the Property; and (3) DPFC to enter into a 75-year ground lease with the LDG The Park at Northpoint, LP (~~Developer~~ [Owner](#)) and/or its affiliate, for the development of the Project at the Property - Not to exceed \$10,000,000.00 - Financing: Community Development Block Grant Funds
This item is being revised to clarify roles of the developer and owner to adhere to compliance and legal requirements. Please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at 214-670-3619, for more information.

34. 23-960 A resolution authorizing approval of the program statement Racial Equity Plan fund - Housing Stability through Rent Subsidies and Relocation Assistance Program, as shown in **Exhibit A**, to provide assistance to residents at risk of housing instability and/or displacement - Financing: No cost consideration to the City
This item is being revised at the request of the City Attorney's Office to include additional language in the agenda information background. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113, for more information.

41. 23-1021 Authorize a three-year cooperative purchasing agreement for the acquisition, service maintenance and support of a device threat detection response solution for the Department of Information and Technology Services with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement - Not to exceed \$873,104.50 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$282,212.50) and Data Services Fund (\$590,892.00) (subject to annual appropriations)
This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

Deletions:

6. 23-1038 Authorize the appointment of an underwriting syndicate consisting of TBD, for the issuance of (1) General Obligation Refunding and Improvement Bonds, Series 2023A in an amount not to exceed \$455,880,000; and (2) Combination Tax and Revenue Certificates of Obligation, Series 2023 in an amount not to exceed \$61,500,000 - Financing: No cost consideration to the City
This item is being deleted pending a new pool of underwriters. Please contact Sheri Kowalski, City Controller, City Controller's Office, at 214-670-3856, for more information.

8. 23-892 Authorize a Termination of Lease Agreements with DCS Aviation, LLC (“DCS”) dba Development & Construction Services, LLC to terminate two leases at Dallas Executive Airport and to pay DCS a termination payment - Not to exceed \$6,000,000.00 - Financing: Aviation Fund
This item is being deleted due to a pending consent issue. Please contact Patrick Carreno, Interim Director, Department of Aviation, at 214-670-6149, for more information.
9. 23-994 A resolution authorizing the preparation of plans and the payment of future costs and expenses for the issuance of (1) Revenue Bonds, Series A 2023, in an amount not to exceed \$200,000,000.00, for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan; and (2) the establishment of Master Plan Unit for the implementation of the KBCCD Master Plan - Financing: No cost consideration to the City
This item is being deleted to return on another agenda date. Please contact Rosa Fleming, Director, Department of Convention and Event Services, at 214-939-2755, for more information.

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.

11. 23-1007 Authorize (1) ~~a developer agreement with UCR Development Services, LLC, (Developer), or an affiliate thereof~~ [the rescission of Resolution No. 21-1124, which a\) authorized contracts for property management, supportive services and renovations for temporary and permanent housing for the Office of Homeless Solutions with CitySquare \(VS0000000497\) in the amount of \\$3,291,666.00 and with Family Gateway, Inc. \(244694\) in the amount of \\$2,991,856.00 in a total amount not to exceed \\$6,203,522.00 \(together, the “Contract”\); and b\) the authorization to the Chief Financial Officer to disburse funds in the amount not to exceed \\$6,203,522.00 to Family Gateway, Inc. and CitySquare for the Contracts; and \(2\) the City Manager to execute a developer agreement with UCR Development Services, LLC, \(Developer\), or a wholly-owned affiliate thereof, in an amount not to exceed \\$5,957,631.00 with \\$3,612,358.00 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund and \\$2,345,273.00 in ~~Homeless Assistance \(J\) Fund \(2017 General Obligation Bond Fund\), of which \\$100,000.00 will be eligible for reimbursement upon City Council approval of the Agenda item and prior to contract execution for pre-development expenses, 2017 General Obligation Bond Program - Proposition J\) Funds~~ \[for a turnkey project including the design, and redevelopment of the Miramar Hotel located at 1950 Fort Worth Avenue, Dallas, Texas \\(Property\\), into supportive housing for formerly unsheltered individuals; and \\(2\\) a ground lease agreement with the Developer for the\]\(#\)](#)

~~duration of the design and redevelopment of the Property in a total rent amount of \$5,000.00 to be paid by the Developer and conveyance back to the City upon acceptance of improvements pursuant to the lease~~ - Total not to exceed \$5,957,631.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,345,273.00) and American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds (\$3,612,358.00)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)

12. 23-1017 Authorize the **(1)** Dallas Public Facility Corporation (DPFC) or its affiliate to purchase, using Community Development Block Grant (CDBG) Funds, and own property located at located at 9999 West Technology Boulevard, Dallas, Texas 75220 (the Property); **(2)** City Manager to negotiate and execute a development agreement and security instruments with the DPFC, each as approved to form by the City Attorney, and in compliance with 24 CFR 570.201(a) and (b), in an amount not to exceed \$10,000,000.00 in CDBG Funds to acquire and own, and facilitate the development of a mixed-income affordable multifamily complex known as The Park at Northpoint to be located at the Property; and **(3)** DPFC to enter into a 75-year ground lease with the LDG The Park at Northpoint, LP (Developer) and/or its affiliate, for the development of the Project at the Property - Not to exceed \$10,000,000.00 - Financing: Community Development Block Grant Funds
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)
13. 23-968 Authorize the **(1)** sale of up to 6 Land Transfer Program lots to Sankofa Building Group, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 6 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 6 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$6,970.49; Revenue Foregone: General Fund \$25,710.35 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)
14. 23-972 Authorize the **(1)** sale of up to 10 Land Transfer Program lots to Hedgestone Investments, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the

deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$11,756.69; Revenue Foregone: General Fund \$31,137.43 (see Fiscal Information)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)

15. 23-969 Authorize the **(1)** sale of up to 15 Land Transfer Program lots to BJT Homes, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 15 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 24 single-family homes on the Land Transfer Program lots - Estimated Revenue: General Fund \$26,050.35; Revenue Foregone: General Fund \$63,696.66 (see Fiscal Information)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)

16. 23-986 Authorize the Dallas Housing Finance Corporation to acquire and own Fitzhugh Urban Flats, a multifamily development located at 2707 North Fitzhugh Avenue - Estimated Revenue Foregone: General Funds \$11,762,667.00 (15 Years of Estimated Taxes)

[The Housing and Homelessness Solutions Committee was briefed by memorandum on March 21, 2023.](#)

17. 23-991 Authorize the Dallas Public Facility Corporation to acquire, develop, and own Larkspur Fair Park, a mixed-income, multifamily development to be located at 3525 Ash Lane (Project) and enter into a seventy-five-year lease agreement with Fair Park Holdings, LP, or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund \$361,038.00 (15 Years of Estimated Taxes)

[The Housing and Homelessness Solutions Committee was briefed regarding this matter on March 21, 2023.](#)

34. 23-960 A resolution authorizing approval of the program statement Racial Equity Plan fund - Housing Stability through Rent Subsidies and Relocation Assistance Program, as shown in Exhibit A, to provide assistance to residents at risk of housing instability and/or displacement - Financing: No cost consideration to the City

[The Workforce, Education and Equity Committee was briefed by memorandum on the Housing Stability through Rent Subsidies and Relocation Assistance Program on March 7, 2023.](#)

36. 23-987 Authorize **(1)** a public hearing to be held on May 24, 2023, to receive comments concerning the Dallas Tourism Public Improvement District (the District) expansion in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner’s consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing, **(2)** a resolution approving District boundary expansion to include 2 additional Qualifying hotels in the District not described in the resolution or petition renewing the District in 2016, and the resolutions approving the 2020, or 2022 boundary expansion (District expansion) - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The Economic Development Committee was briefed by a memorandum regarding this matter on April 3, 2023.](#)

37. 23-988 Authorize **(1)** a public hearing to be held on May 24, 2023, to receive comments concerning the renewal of the Oak Lawn Hi-Line Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District’s Service Plan for 2024-2033 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Oak Lawn-Hi Line Improvement Corporation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The Economic Development Committee was briefed by a memorandum regarding this matter on April 3, 2023.](#)

45. 23-939 Authorize a five-year consultant contract to provide analysis to support the Dallas Police Department in the assessment of the Department’s policing operations, district demarcation, and operational facility (Patrol Station) footprint - KPMG LLP - Not to exceed \$500,000.00 - Financing: Confiscated Monies-Federal Department of Treasury (subject to annual appropriations)

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[The Public Safety Committee was briefed by memorandum regarding this matter on April 10, 2023.](#)

50. 23-887 Authorize an amendment to the 2023 City Calendar to **(1)** move the Mayor & City Council Election Runoff (if needed) from June 3, 2023 to June 10, 2023; and **(2)** move the NCTCOG Regional Transportation Council meetings from September 7, 2023 to September 14, 2023 and December 7, 2023 to December 14, 2023 - Financing: No cost consideration to the City

[The Government Performance & Financial Management Committee was briefed by memorandum regarding this matter on August 22, 2022.](#)

[The City Council was briefed by memorandum regarding this matter on September 16, 2022.](#)

[The Government Performance & Financial Management Committee was briefed by memorandum regarding this matter on October 3, 2022.](#)

PH1. 23-967 A public hearing to receive comments on the proposed City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan and upon the close of the public hearing, approval of the City of Dallas FY 2022-23 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on March 21, 2023.](#)

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: Tammy Palomino, Interim 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
Dr. 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