

# Memorandum



CITY OF DALLAS

DATE October 21, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **October 26, 2022 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On October 14, 2022, a DRAFT City Council Agenda for October 26, 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:**

46. 22-2513 Authorize the recommended most advantageous proposal submitted for City Solicitation BVZ22-00019439 (Request for Proposals for the development of City-owned vacant properties addressed as 3011-3039 South Lancaster Road) with UCR Development Services LLC, most advantageous proposer of three - Financing: No cost consideration to the City
47. 22-2517 Authorize **(1)** the City Manager or designee to execute a development agreement with UCR Development Services LLC ("UCR" or "Developer") incorporating the proposal submitted by UCR for City Solicitation BVZ22-00019439 to provide for the development of approximately 1.23 acres of land addressed as 3011-3039 South Lancaster Road generally at the northwest corner of South Lancaster Road and East Corning Avenue (the "Property"), and including the sale of the Property to UCR for a sale price no less than fair market value, and subject to **(i)** a right of reverter in favor of the City in the event UCR fails to develop the Property as required, **(ii)** a 365-day right-of-entry in favor of UCR for due diligence purposes, and **(iii)** other terms, including operating covenants, as may be deemed necessary and approved as to form by the City Attorney, to ensure that, after sale of the Property, the Property is developed and operated in substantial conformance with the Proposal; and **(2)** the Chief Financial Officer to receive and deposit proceeds of the Property sale - Estimated Revenue: General Capital Reserve Fund \$240,000.00
48. 22-2503 Authorize **(1)** the City Manager to amend Resolution No. 18-1158, previously approved on August 22, 2018 to include approval of the FOUR-TRACK STRATEGY proposed by Office of Homeless Solutions, implement track one (Increase Shelter Capacity - expand capacity of existing providers through contracted pay to stay shelter beds); and **(2)** adopt or approve the proposed

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updates as presented to the Housing & Homelessness Solutions Committee on September 29, 2022 - Financing: No cost consideration to the City

**Revisions:**

18. 22-2359 Authorize contracts with cultural organizations for the provision of artist services to the City through the Cultural Organizations Program for the period October 1, 2022 through September 30, 2023 (list attached to Agenda Information Sheet) - Not to exceed \$5,694,617.00 - Financing: General Fund **This item is being revised to update the Owner section information. Please contact Anne Marie Gan, interim Assistant Director, Office of Arts and Culture, at 214-671-7023, for more information.**
34. 22-2165 Authorize **(1)** the ratification of a meet and confer agreement between the City of Dallas and the Dallas Black Firefighters Association, Dallas Hispanic Fire Fighters Association, Dallas Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization, and the Dallas Police Association (collectively, the Meet and Confer Team); and **(2)** the City Manager to execute the agreement, approved as to form by the City Attorney, to be effective October 26, 2022 through September 30, 2025 - Not to exceed \$111,063,230.00 - Financing: General Fund (subject to annual appropriations) **This item is being revised to include a committee statement in the Prior Action. Please contact Jon Fortune, Deputy City Manager, City Manager's Office, at 214-670-5299, for more information.**
- PH1. 22-2292 A public hearing to receive comments and to approve ~~an ordinance~~ [a resolution](#) granting a request to consider the Ceremonial Street Name request for "Rosa Lopez" as a street topper on Winnetka Avenue between Canada Drive and Shaw Street, Shaw Street between Winnetka Avenue and Obenchain Street, Vecinos Boulevard between Winnetka Avenue and Shaw Street, and El Triunfo Street between Winnetka Avenue and Shaw Street - NC212-006(CM) – Financing: [This action has no cost consideration to the City](#) (see Fiscal Information for potential future costs) **This item is being revised to update language in the Subject. Please contact Samuell Eskander, Development Services, Assistant Director, at 214-948-4029, 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.

5. 22-2187 Ordinance authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2022C, in the amount of \$114,800,000 to the Texas Water Development Board; awarding the sale of the bonds; approving the execution of agreements in connection

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with the sale of the bonds; and all other matters related thereto - Total not to exceed \$330,050 - Financing: Dallas Water Utilities Fund  
[City Council was briefed by memorandum regarding this matter on April 15, 2022.](#)

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

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on October 21, 2022.](#)

6. 22-2197 Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City  
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on October 21, 2022.](#)

8. 22-2385 An ordinance amending Chapter 13, "Courts, Fines and Imprisonments," of the Dallas City Code by amending Section 13-10 by **(1)** authorizing the city marshal and his or her deputies to enforce the city's provisions regarding standing or walking on medians contained Section 28-61.1 of the Dallas City Code and the city's solicitation provisions contained in Section 28-63.3 of the Dallas City Code; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City  
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on May 23, 2022.](#)

[The Public Safety Committee was briefed by memorandum regarding this matter on October 11, 2022.](#)

10. 22-2330 Authorize the **(1)** sale of up to 5 Land Transfer Program lots to Citybuild Community Development Corporation, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution 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 5 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 a Health and Wellness Center on the Land Transfer Program lots – Estimated Revenue: General Fund \$6,500.00; Estimated Revenue Foregone: General Fund \$10,257.31 (see Fiscal Information)  
[The Housing and Homelessness Solutions Committee was be briefed by memorandum regarding this matter on September 29, 2022.](#)

16. 22-2265 An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by adding Section 28-61.1. "Standing and Walking in Certain Areas Prohibited" **(1)** prohibiting standing and walking on medians measuring six feet or less in width, where no medians exist, or in an area designated as a clear zone; **(2)** providing a penalty not to exceed \$500.00;

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**(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

[City Council was briefed by memorandum regarding this matter on December 3, 2021.](#)

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

19. 22-2222

Authorize a public hearing to be held on November 9, 2022 to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing ("TIF") District (the "TIF District" or the "Zone") to: **(1)** increase the geographic area of the TIF District by approximately 244 acres including: (a) expanding the Bishop Arts/Jefferson Sub-District by approximately 96 acres in an area generally along Jefferson Boulevard from Storey Street to 6th Street west of IH-35 and (b) adding the Clarendon/Beckley/Kiest Sub-District with approximately 148 acres in an area including the future Southern Gateway Deck Park at IH-35 between Marsalis Avenue and Ewing Avenue and generally along Clarendon Drive from Moore Street to Beckley Avenue and along Beckley Avenue from Clarendon Drive to just north of Kiest Boulevard; **(2)** establish a termination date for the Clarendon/Beckley/Kiest Sub-District of December 31, 2052; **(3)** establish the percentage of tax increment contributed by the City of Dallas during the term of the Clarendon/Beckley/Kiest Sub-District at 90%; **(4)** authorize an amendment to the participation agreement with Dallas County to request the County's participation in the Clarendon/Beckley/Kiest Sub-District; **(5)** create a new budget category for the Clarendon/Beckley/Kiest Sub-District; **(6)** create a new budget category for the TIF District for homeowner stabilization, home repair, and displacement mitigation; **(7)** extend the termination date of the Oak Cliff Gateway Sub-District from December 31, 2027 to December 31, 2044 and reduce the City's participation rate from 85% to 50% during the extended term; **(8)** increase the total budget for the TIF District from \$28,621,027 net present value (approximately \$76,665,998 in total dollars) to \$99,381,853 net present value (approximately \$352,993,541 in total dollars); **(9)** increase the budget capacity of the Oak Cliff Gateway Sub-District and the Bishop Arts/Jefferson Sub-District to retain a portion of future tax increment to support future applications for project funding and annually transfer a portion of future tax increment to the following new budget categories: (a) budget line item for homeowner stabilization, home repair, and displacement mitigation programs and (b) Clarendon/Beckley/Kiest Sub-District; and **(10)** make corresponding modifications to the TIF District's boundary, budget, and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect these amendments - Financing: No cost consideration to the City

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[The Economic Development Committee was briefed by memorandum regarding this matter on October 3, 2022.](#)

34. 22-2165 Authorize **(1)** the ratification of a meet and confer agreement between the City of Dallas and the Dallas Black Firefighters Association, Dallas Hispanic Fire Fighters Association, Dallas Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization, and the Dallas Police Association (collectively, the Meet and Confer Team); and **(2)** the City Manager to execute the agreement, approved as to form by the City Attorney, to be effective October 26, 2022 through September 30, 2025 - Not to exceed \$111,063,230.00 - Financing: General Fund (subject to annual appropriations)  
[The Public Safety Committee was briefed by memorandum regarding this matter on October 11, 2022.](#)
35. 22-2176 Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 206,362 square feet, from One Morrell, LLC, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project - Not to exceed \$4,158,174.00 (\$4,135,174.00 plus closing costs and title expenses not to exceed \$23,000.00) – Financing: Storm Drainage Management Capital Construction Fund (\$1,492,597.87), Flood Protection and Storm Drainage Facilities Fund (1995 General Obligation Bond Funds) (\$230,198.11), Trinity Corridor Project Fund (1998 General Obligation Bond Funds) (\$423,328.83), Flood Protection and Storm Drainage Facilities Fund (1998 General Obligation Bond Funds) (\$323,075.58), Flood Protection and Storm Drainage Facilities Fund (2003 General Obligation Bond Funds) (\$125,605.60), and Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$1,563,368.01)  
[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding this matter on April 22, 2019.](#)
38. 22-2334 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
39. 22-2336 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 (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.

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40. 22-2337 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
41. 22-2338 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
42. 22-2340 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
43. 22-2341 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
44. 22-2342 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 (subject to annual appropriations) (This item was deferred on September 28, 2022)  
The Ad Hoc Committee on Legislative Affairs was briefed by memorandum regarding this matter on September 13, 2022.
46. 22-2513 Authorize the recommended most advantageous proposal submitted for City Solicitation BVZ22-00019439 (Request for Proposals for the development of City-owned vacant properties addressed as 3011-3039 South Lancaster Road) with UCR Development Services LLC, most advantageous proposer of three - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on October 3, 2022.](#)



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[The Housing & Homelessness Solutions Committee was briefed by memorandum regarding this matter on September 29, 2022.](#)

[City Council was briefed by memorandum regarding this matter on October 7, 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.

  
for 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, 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