



**City of Dallas**

# **Bullington Truck Terminal Operations**

**Government Performance  
and Financial Management  
Committee**

**September 23, 2024**

John Johnson, Director  
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Real Estate Management*  
City of Dallas

# Presentation Overview



- Purpose
- Background/History
- Business Operations
- Proposed Action
- Next Steps



# Purpose



- Provide City Council with an overview of Bullington Truck Terminal and pedestrian concourse, history and operations
- Detail expenses and revenues for this asset
- Present recommendations to achieve a more cost-neutral operation of this asset for the City
- Seek feedback and guidance on next steps



# Background/History

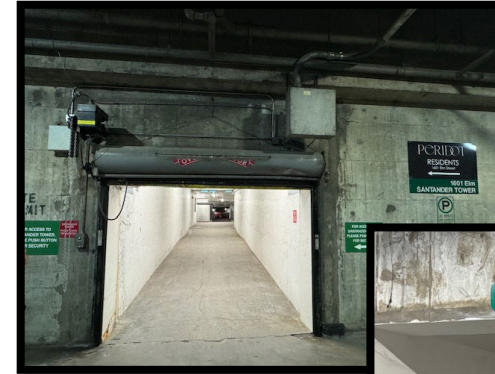
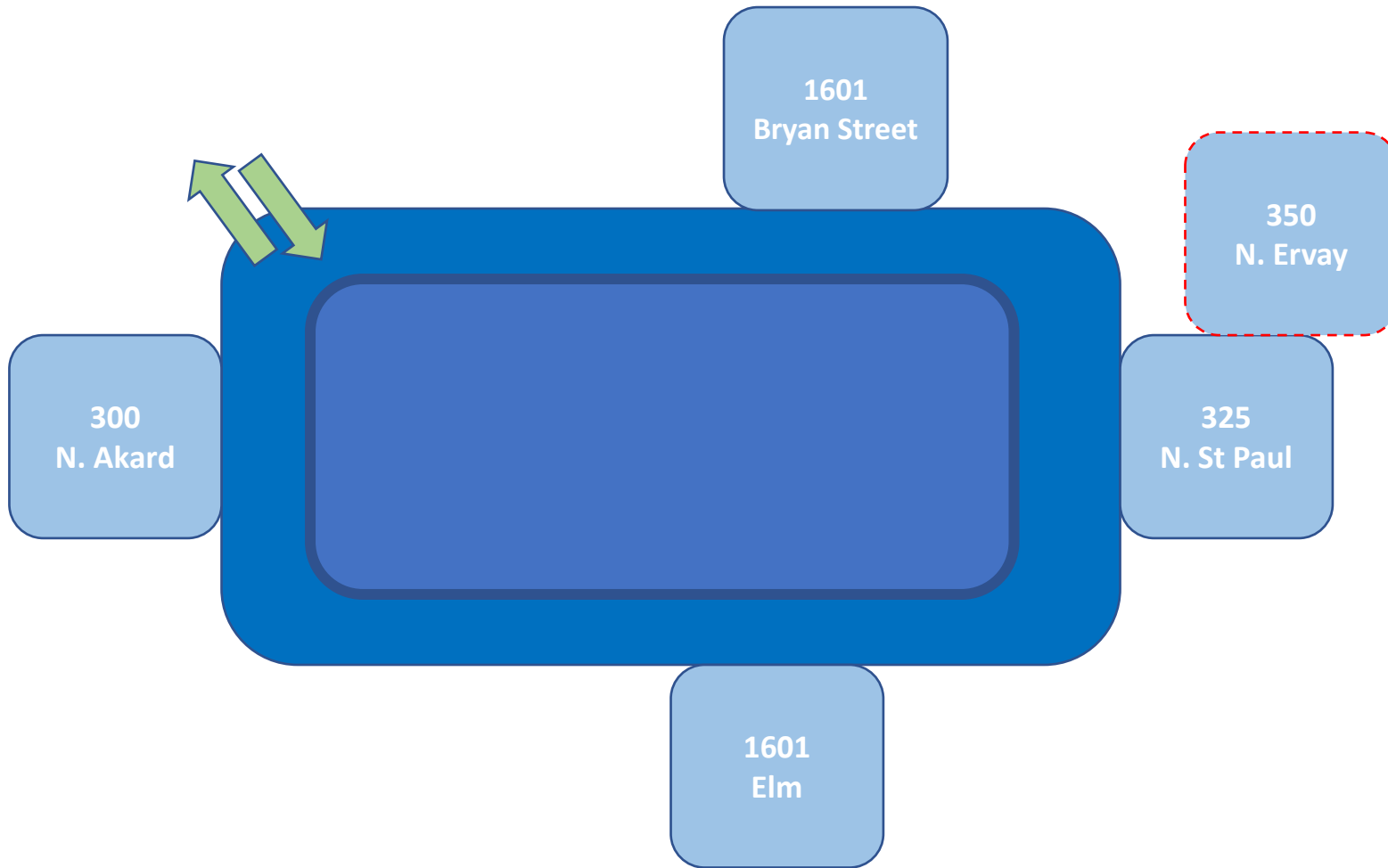


- The Bullington Truck Terminal was established to relocate street loading/unloading underground for four connected surface buildings near Thanks-Giving Square.
- Responsibilities and terms for all parties are outlined in a 75-year agreement executed with the Thanks-Giving Foundation in 1973.
- The agreement also requires an annual lease payment for the underground pedestrian concourse.
- The City owns and operates the truck terminal and leases, operates, and maintains the pedestrian concourse.
- Truck terminal is Codified under Chapter 28-128 (Section 6B) of the City Code.





# Bullington Truck Terminal Layout



# Business Operations



- Historically, only truck terminal operating expenses (security, maintenance/repair, utilities, etc.) have been billed back to Bullington Truck Terminal users
- The City's annual lease payment for the pedestrian concourse has not been previously factored into Bullington Truck Terminal's annual operating expenses

Thanks-Giving Square Truck Terminal / Concourse	FY21	FY22	FY23
Operating Expenses*	\$382,482	\$368,600	\$382,485
Annual Lease Payment	\$398,592	\$425,620	\$425,620
Security (Reimbursement)	(\$63,872)	(\$80,300)	(\$91,274)
Revenue	(\$300,315)	(\$259,501)	(\$263,339)
<b>Unrecovered Expenses</b>	<b>\$416,887</b>	<b>\$454,420</b>	<b>\$453,492</b>

\*Only \$191,243 is currently appropriated in FRM's FY25 operating budget for Bullington Truck Terminal



# Current and Proposed Actions



- Collaborate with all connected surface users to understand their needs and current utilization of the truck terminal
- Clarify Code language to document City's desire to operate these assets as cost-neutral as possible
- Revise City Code to ensure approved/current uses in the truck terminal are not in conflict with the Ordinance, along with other updates
- Update processes to factor in all operating expenses (truck terminal and pedestrian concourse) into costs billed back to connected surface users
  - Allowing a two-year phase to allow benefactors to budget for the increase



# Next Steps



- Staff recommends:
  - Revising Section 28-128 (Division 6B) of City Code
  - Incorporate all truck terminal and pedestrian concourse expenses (lease payment and operations) into the entire cost of service, which is billed back to four surface users, per the terms of the agreement
  - Deploy a phased implementation of billing changes
- Receive feedback from the City Council on the proposed path forward







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