

Memorandum

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CITY OF DALLAS

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CITY OF DALLAS
DALLAS, TEXAS

DATE October 4, 2013
TO Members of the Economic Development Committee:
Rick Callahan, (Vice-Chair), Jerry R. Allen, Scott Griggs, Adam Medrano, Lee Kleinman
SUBJECT **Economic Development Committee**
Monday, October 7, 2013, 9:00 – 10:30 a.m.
1500 Marilla Street, City Hall, Room 6ES, Dallas, Texas 75201

AGENDA

1. Approval of September 16, 2013 Minutes of the Economic Development Committee
2. Reimagining Victory Park
Karl Zavitkovsky, Director
Office of Economic Development
(Estimated time 20 minutes)
3. Galleries on Hickory Project:
Cedars TIF District
Karl Zavitkovsky, Director
Office of Economic Development
(Estimated time 10 minutes)
4. KRR Construction, LTD -
Simpson Stuart/Bonnie View
Grocery Store Project
Karl Zavitkovsky, Director
Office of Economic Development
(Estimated time 20 minutes)
5. Upcoming Agenda Items
 - GBD DDM, LLC Belinda D. Marsaw DDS
 - Authorize a Resolution Amending the City of Dallas Public Improvement District (PID) Policy
 - Authorize an Amendment to the Development Agreement with SMU for Reimbursement of Local Match and Extension of Project Deadlines (TOD TIF District)

Tennell Atkins, Chair
Economic Development Committee

C: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, Interim City Manager
Rosa Rios, City Secretary
Warren M.S. Ernst, Interim City Attorney
Judge Daniel Solis, Administrative Judge Municipal Court
Craig Kinton, City Auditor
Frank Libro, Public Information Officer
Ryan S. Evans, Interim 1st Assistant City Manager
Forest Turner, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Mgr.
Jeanne Chipperfield, CFO, OFS
Karl Zavitkovsky, Director, OED
J. Hammond Perot, Assistant Director, OED
Elsa Cantu, Assistant to the CMO

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

A closed session may be held if the discussion on any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested to the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The Purchase, exchange, lease or value of real property, if the deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if deliberation in an Open Meeting would have a detrimental affect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving appointments, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment or specific occasions for implementation of security personnel or device. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meeting Act.

Economic Development Committee **DRAFT**

Meeting Record September 16, 2013

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: September 16, 2013 **Meeting Start time:** 9:00 AM

Committee Members Present:

Tennell Atkins
Rick Callahan
Jerry R. Allen
Adam Medrano
Scott Griggs
Lee Kleinman

Staff Present:

Ryan Evans, Interim First Assistant City Manager, City Managers Office
Karl Zavitkovsky, Director, Office of Economic Development
Jiroko Rosales, Assistant Director, Office of Economic Development
Brent Brown, Director, CityDesign Studio

Other Council Members Present:

Jennifer S. Gates

Other Presenters:

1. Approval of September 16, 2013 Minutes of the Economic Development Committee
Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes.

Motion made by: Mr. Griggs

Motion seconded by: Mr. Callahan

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

2. Bellview Browder District – wide Public Improvements – Cedars TIF District
Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Medrano

Motion seconded by: Mr. Griggs

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

3. Plaza Hotel Project Cedars TIF District

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Allen

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Vickery Meadows Mixed-Use Library Project

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Allen

Motion seconded by: Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Upcoming Agenda Items

5. Business Assistance Center (BAC) Contract Renewal

Presenter(s): Jiroko Rosales, Assistant Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Allen

Motion seconded by: Mr. Callahan

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

- **Follow-up (if necessary):**

6. World Affairs Contract Renewal

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend item to full council for approval

Motion made by: Mr. Allen

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

- **Follow-up (if necessary):**

7. Adoption of 2012 International Construction Codes

Amendment to Development and Operating Agreement (Cypress Waters MMD)

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend items to council for approval.

Motion made by: Mr. Medrano

Motion seconded by: Ms. Griggs

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

- **Follow-up (if necessary):**

Meeting Adjourned: 10:24 AM

Approved By: _____

Memorandum



DATE October 4, 2013

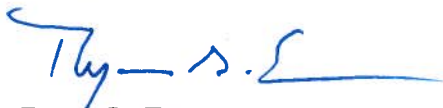
TO Members of the Economic Development Committee: Tennell Atkins (Chair), Rick Callahan (Vice Chair) Scott Griggs, Adam Medrano, Jerry Allen, Lee Kleinman

SUBJECT **Reimagining Victory Park**

On Monday, October 7, 2013 the Economic Development Committee will be briefed on the Victory Park technical and design studies recommendations and implementation – Sports Arena TIF District.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

C: A.C. Gonzalez, Interim City Manager
Rosa Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
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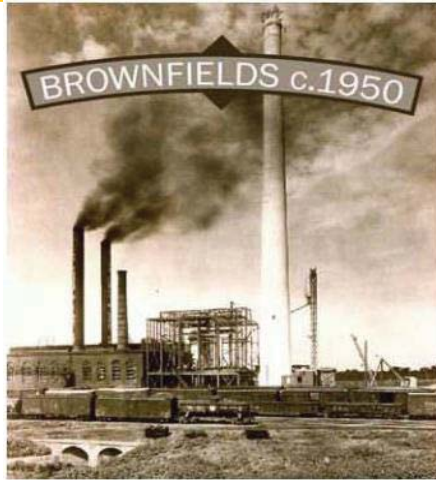
Reimagining Victory Park

Economic Development Committee
October 7, 2013

Purpose

- Provide history of Victory Park/Sports Arena TIF District
- Review District Wide Study Recommendations
- Review Vision Implementation Steps
- Obtain Economic Development Committee's approval for consideration of first implementation projects by City Council on October 23, 2013

Victory Park *Background*



Former Electric Power Generating Plant



- 75 acre Brownfield
- Previous uses of the site included:
 - Electric power generating plant with cooling ponds
 - Garbage crematorium
 - Railroad maintenance facility
 - Packinghouse
 - Landfill
- 70% of site contaminated by/with:
 - Under ground and above ground storage tanks
 - Petroleum Hydrocarbons
 - Metals
 - Solvents
 - Asbestos
 - Pesticides
 - Polynuclear Aromatic Hydrocarbons

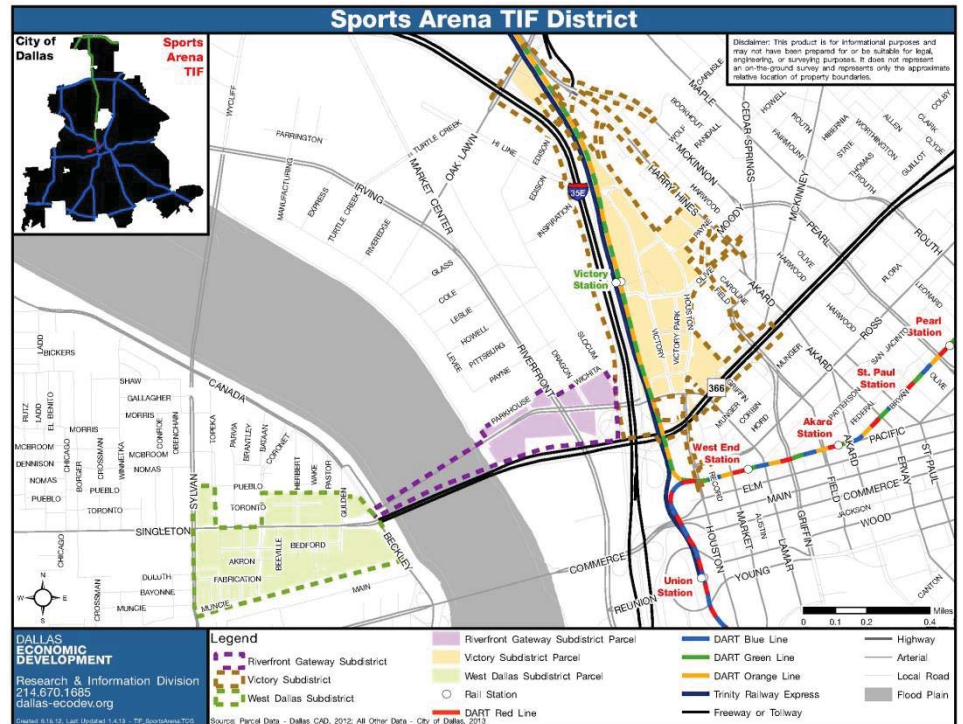
Victory Park

Background

- **March 1993** – Stars announce move to Dallas
- **June 1994** – Council approves negotiation of new sports arena
- **June 1995** – Study of potential sites commissioned by Council
- **February 1996** – Tom Hicks buys the Stars
- **April 1996** – Ross Perot Jr. buys the Mavericks
- **June 1997** – Brimer Bill passes, City arena funding mechanism
- **January 1998** – Council briefing on Sports Arena terms
- **January 1998** – Arena proposition passed by Dallas voters
- **October 1998** – Sports Arena TIF District created
- **May 1999** – Sports Arena naming rights sold to American Airlines
- **August 1999** – Hicks sells interest in Victory to Perot
- **August 1999** – City secures participation in TIF district from DISD, Dallas County and DCHD
- **January 2000** – Perot sells Mavericks' controlling interest to Mark Cuban
- **July 2001** – American Airlines Center opens; TIF infrastructure improvements completed

Sports Arena TIF District Background

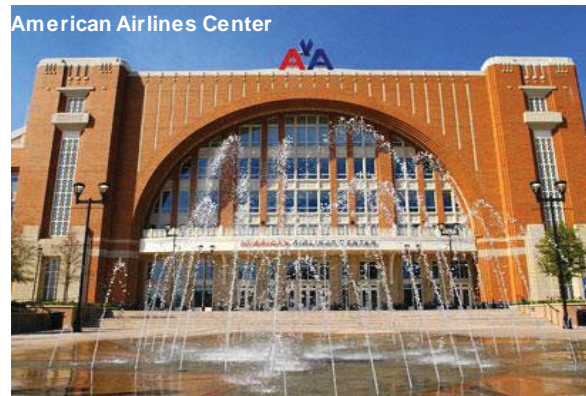
- Originally created 1998
- Amended May 2012
 - Extended term to December 31, 2028
 - Boundary expanded to create Riverfront Gateway and West Dallas Sub-districts
 - Created 10% set-aside of Victory Sub-district increment for West Dallas Sub-district
 - Increased budget for TIF district
- Purpose of District Amendment
 - Allows collection of additional tax increment in Victory Sub-district to address parking, circulation, and neighborhood design
 - Supports new development in West Dallas by dedicating 10% of increment generated in Victory Sub-district
 - Exponentially increases property value of Victory Sub-district during extended term



Sports Arena TIF District

Victory Sub-district Successes

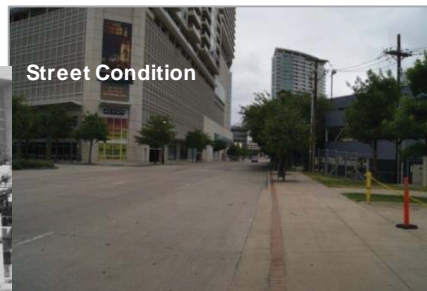
- Value of district increased from \$16.4M to \$461.8M (2712% increase)
- American Airlines Center, Residential Development, Office Development, Victory Park Light Rail Station; Access to the KATY Trail, Entertainment



Sports Arena TIF District

Victory Sub-district Missteps

- Current street system focused on AAC event arrival and departure
- Limited District connection to KATY Trail
- One-way Houston St. and Victory Ave. design prevents connectivity to adjacent neighborhoods
- Parking and circulation is confusing and inconvenient
- Pedestrian circulation throughout the district is disjointed and
- Retail environment is monochromatic, not distinct or inviting
- Victory Park Lane is a one-sided retail street; one-side retail does not work
- Poor signage and wayfinding throughout the District
- Development lacks overall density and retail critical mass



Sports Arena TIF District

Victory Sub-district Design and Technical Studies

- May 2012 City Council approved a TIF Grant to reimburse UST for design and technical studies for the district. The studies were completed May 2013.
- The studies examined the following:
 - Circulation
 - Two Way Traffic
 - Pedestrian Access
 - Bicycle Access
 - Parking
 - Current & Future Parking
 - Shared Parking Analysis
 - Urban Neighborhood Design
 - Placemaking
 - Victory Park Lane & Park Redesign
 - Signage & Wayfinding
 - Retail Analysis
 - Tenant Storefront Redesign Program
 - Complete Block D Retail & Activate Vacant Lots
 - Merchandise Strategy & Program



Collaborative Team Effort

District Wide Studies

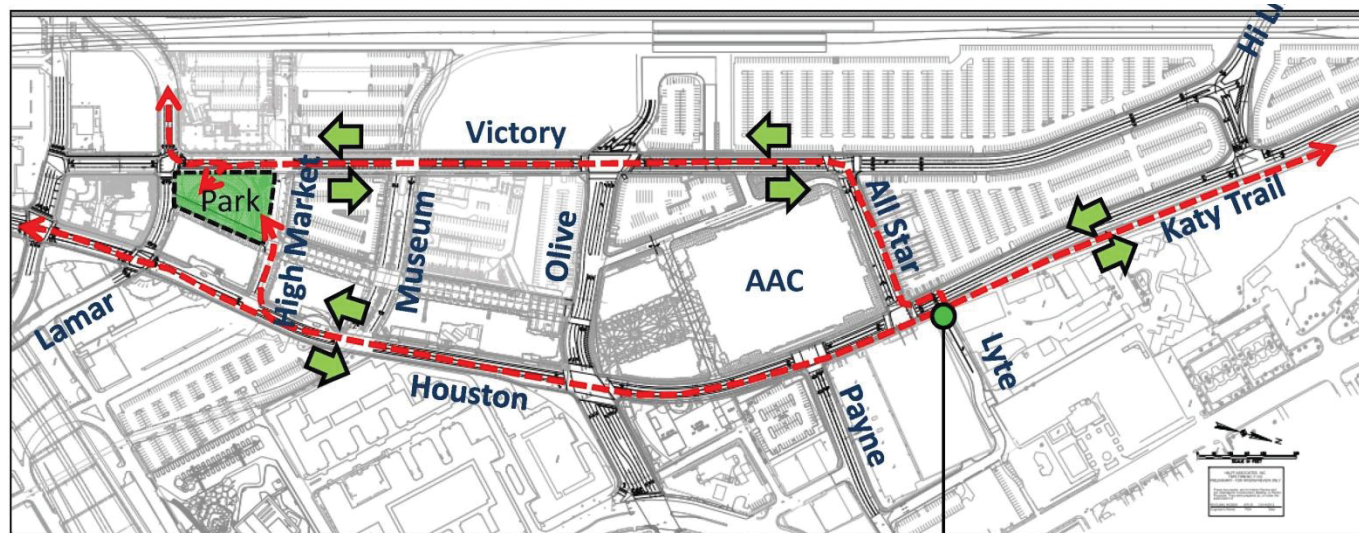
- Estein & Associates (UST Owners)
- Trademark Property Company
- Cushman & Wakefield
- Stantec (w/Belle Firma)
- RTKL Associates, Inc.
- Halff Associates, Inc. (w/Savant Group, HWA Parking, GRAM NTX, Quality Counts)
- CityDesign Studio
- City Staff
- Victory Stakeholders
 - Hillwood
 - Center Operating Company (COC)
 - Victory Tenants
 - Victory Residents
 - Local Dallas residents



Technical Studies

Circulation – Recommendations

- Two-Way Conversion
 - Amend City's Thoroughfare Plan to convert Houston Street and Victory Avenue to two-way traffic flow
- Pedestrian Access
 - Provide traffic calming improvements on Olive Street
 - Enhance sidewalk environment on Victory Park Lane
 - Encourage seamless flow of visitors and users throughout the urban district
- Bicycle Access
 - Improve bicycle circulation throughout the sub-district
 - Capitalize on Victory's proximity to KATY Trail; relocate terminus of trail to district park



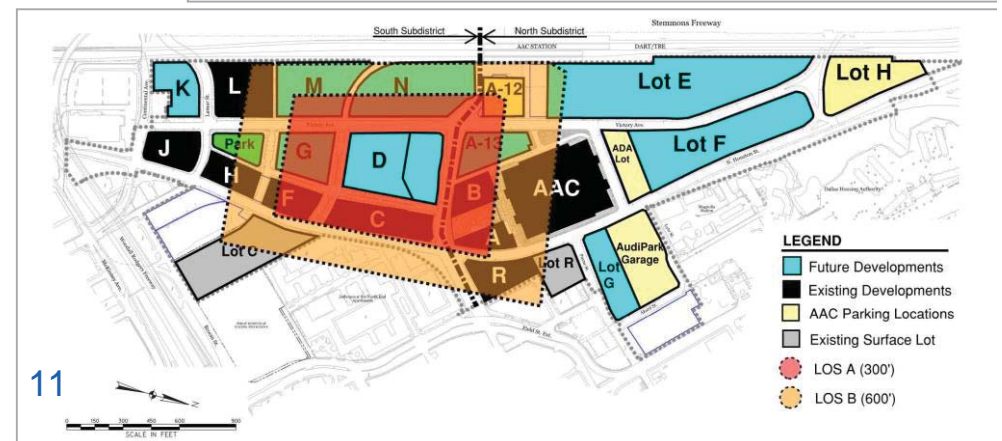
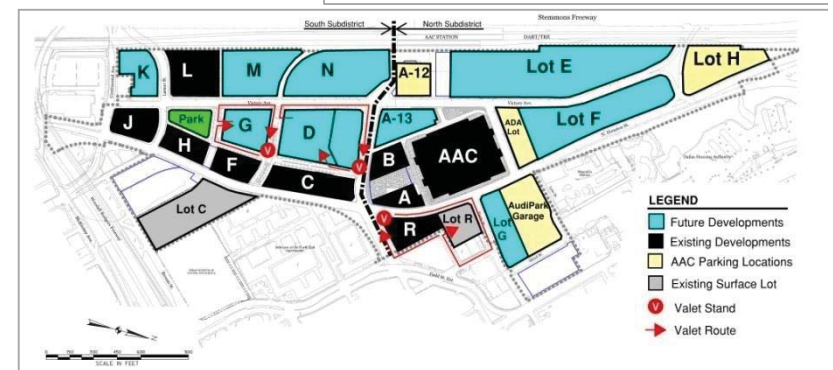
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On-Street Off-Street

Technical Studies

Parking – Recommendations

- Implement parking wayfinding for district
- Implement valet system for district
- Amend 1999 Parking Rights Agreements – allow shared parking
- Amended PD 582 - revise parking requirements for the district
- Construct multipurpose garages providing usage at both AAC event and non-event times
- Improve retail patron walking distance from parking locations



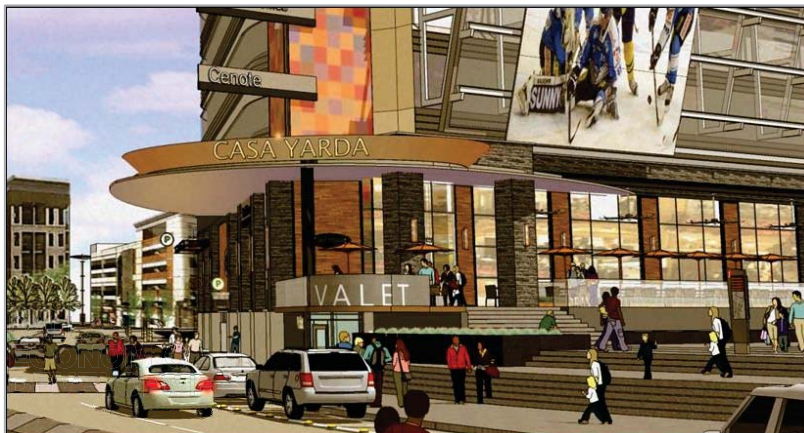
Technical Studies

Retail Analysis – Recommendations

- Implement a tenant storefront design criteria for all retail frontage



- Attract a large 'Food & Beverage' tenant at base of plaza office building



Technical Studies

Retail Analysis – Recommendations

- Develop a Retail/Office/Parking building on the existing Block D garage
- Develop additional commercial uses on Block G, to create a two-sided street retail condition
- Activate existing vacant lot at Olive St. and Victory Park Ln. with a Retail Pavillion



Technical Studies

Retail Analysis – Merchandise Strategy & Leasing Program

- Target entertainment anchor to support future restaurants
- Drive consistent daily non-event traffic with a diverse, unique tenant mix
- Engage local brokerage, restaurant and retail communities
- Attract quality grocery, cinema and service retail tenants
- Pursue mix of restaurants, bars, live music, entertainment options and shops targeting the 25-40 year-old demographic
- Capitalize on creative class office momentum
- Consider non-traditional uses (food truck garden, street vendors, artisan market)
- Explore public uses (festivals, movies on the lawn, new product demos)
- Pursue unique food concepts and gourmet “dive” restaurants

Urban Neighborhood Design Study

Recommendations

- Improve visual and pedestrian connectivity between Victory Park Lane and American Airlines Center encouraging the seamless flow of visitors



- Enhance Victory Park Lane as a distinctive place



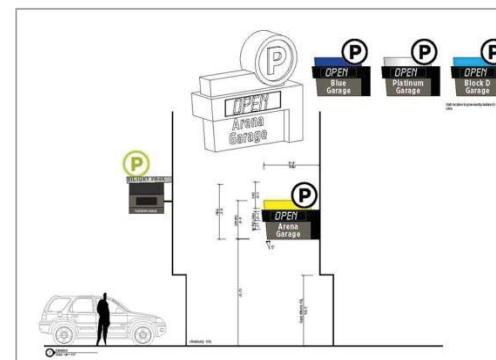
Urban Neighborhood Design Study

Recommendations

- Transform the Park into an active, lively destination, anchoring the southern end of Victory Park Lane



- Create a comprehensive Signing and Wayfinding Program that clarifies and simplifies information needed by visitors and customers to efficiently circulate through, park and arrive at the many Victory Park urban neighborhood destinations



Next Steps

- Olive Street Public Improvement Project
- Victory Park Lane Public Improvement Project
- Thoroughfare Plan Amendment

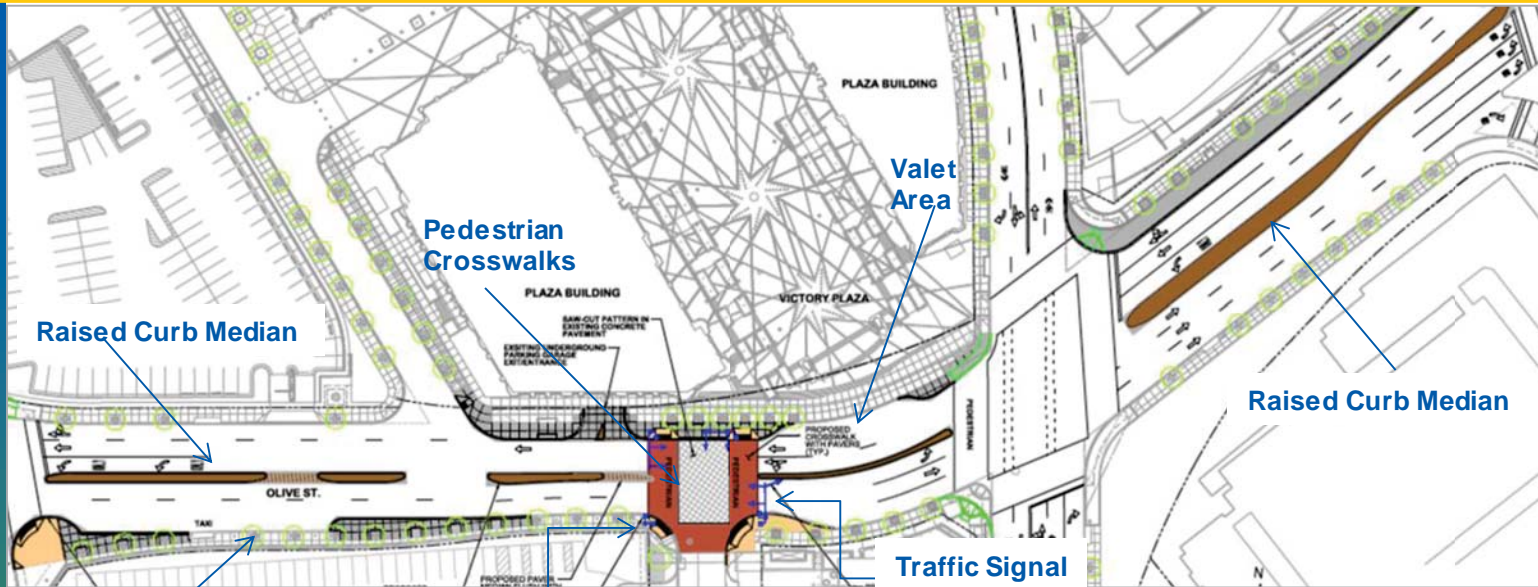
Sports Arena TIF District

Olive Street Public Improvement Project

- **Reconfiguration of Olive Street to address:**
 - street's current width makes crossing difficult for pedestrians
 - lack of crosswalk at Victory Park Lane
 - orientation of plaza does not successfully direct event patrons to retail component along Victory Park Lane
- **Project will:**
 - construct a raised curbed median from Victory Avenue to Field Street;
 - construct two new mid-block pedestrian crosswalks
 - Install vehicular and pedestrian traffic signals at Victory Park Lane
 - dedicate staging areas to valet cars along north curb line west of N. Houston St. and queue taxis along south curb line west of Victory Park Lane
- **Project Cost:** \$825,100
- **Project Start Date:** May 2014
- **Project Completion Date:** December 2015
- UST will front costs of project and will be reimbursed upon completion from TIF funds as they become available

Sports Arena TIF District

Olive Street Public Improvement Project



Taxi Queue

Pedestrian Signal



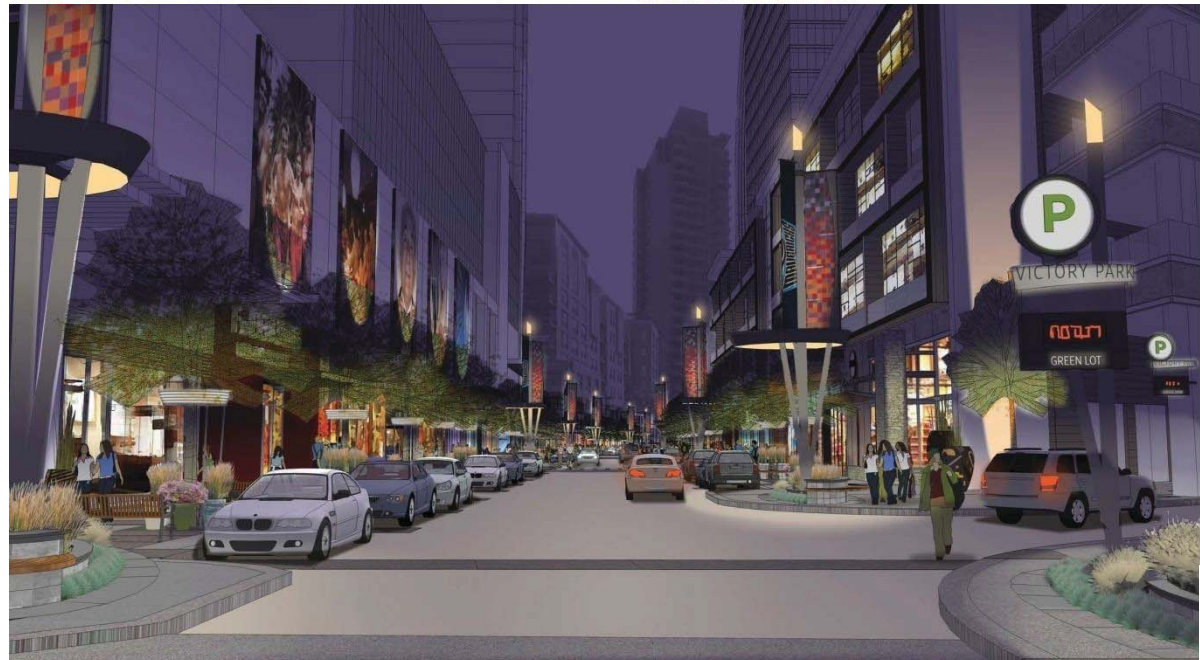
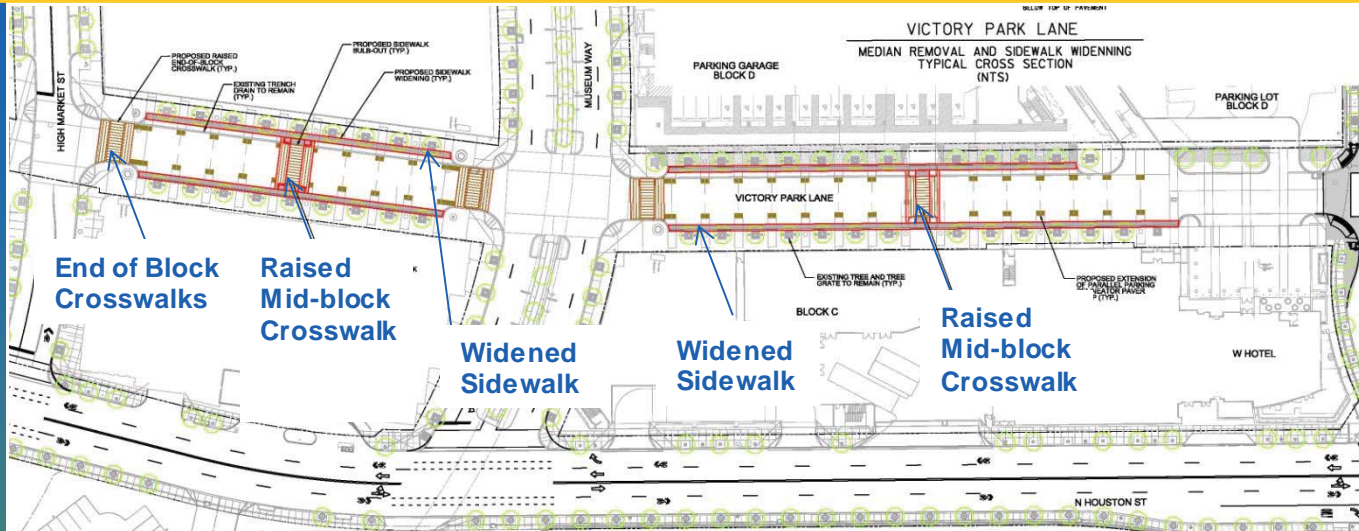
Sports Arena TIF District

Victory Park Lane Public Improvement Project

- **Reconfiguration of Victory Park Lane to create:**
 - Wider sidewalks and provide more area for outside dining and activity
 - Enhance connectivity between plaza outside of American Airlines Center to retail and residential development south of Olive Street, and Park in the south end of District
 - Successful direction of event patrons to retail component along Victory Park Lane
- **Project will:**
 - remove existing raised medians and street lights
 - widen sidewalks
 - modify existing drainage system
 - construct raised mid-block crosswalks, sidewalk bulb-outs and end-of-block crosswalks
 - modify sidewalks at new street light and banner structures locations
 - construct foundation for new street light structures
 - install conduits to support street lights and communication infrastructure
 - install streetscape irrigation, drainage and power.
- **Project Cost:** \$1,226,500
- **Project Start Date:** May 2014
- **Project Completion Date:** December 2015
- UST will front project costs and will be reimbursed upon completion from TIF funds as they become available

Sports Arena TIF District

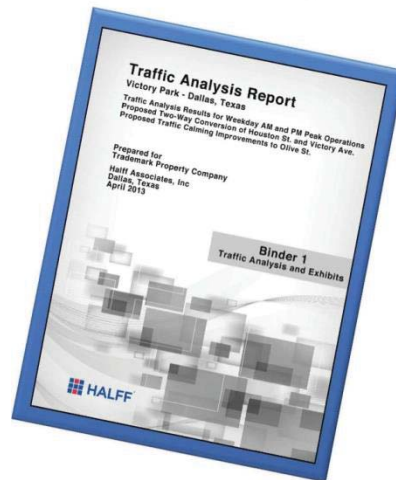
Victory Park Lane Public Improvement Project



Sports Arena TIF District *Thoroughfare Plan Amendment*

- Two- Way Traffic Conversion - Houston Street and Victory Avenue
 - **Schedule for Council Consideration**
 - City Plan Commission Transportation Committee – October 24, 2013
 - City Plan Commission Meeting – November 7, 2013
 - City Council Meeting (Public Hearing) – December 11, 2013

Traffic Analysis



AM/PM Peak
Operations Report

AAC Event Operations



Event
Operations Report

Recommendation

- Staff requests ECO Committee's approval for consideration by Council of:
 - Development agreement with Victory Park UST Joint Venture I, LP for TIF reimbursement not to exceed \$825,100 for Olive Street Public Improvement Project on October 23, 2013.
 - Development agreement with Victory Park UST Joint Venture I, LP for TIF reimbursement not to exceed \$1,226,500 for Victory Park Lane Public Improvement Project on October 23, 2013.



APPENDICES

Sports Arena TIF District

Private Development & Investment

• Block D Garage Finish Out	\$14,000,000
• Block G Development	\$70,000,000
• Development in district Park	\$2,250,000
• Temporary Retail Building (Block D)	\$720,000
• W Hotel Light Box (Removal)	\$375,000
• Existing Ground Floor Retail Lease Up Cost	<u>\$13,600,000</u>
Estimated Incremental Private Investment	\$100,945,000



Appendix A: Project Requirements/Other Information

Olive Street Public Improvement Project Facts	
Required Private Investment – (acquisition, construction hard and soft costs)	Min. \$825,000
Expected Total Project Cost	\$825,000
TIF Funding	\$825,000
% TIF funds to total project cost	100%
Deadline to Obtain Building Permit	May 31, 2013
Deadline to Obtain Final CO	December 31, 2015

Victory Park Lane Public Improvement Project Facts	
Required Private Investment	Min. \$1,226,500
Expected Total Project Cost	\$1,226,500
TIF Funding	\$1,225,500
% TIF funds to total project cost	100%
Deadline to Obtain Building Permit	May 31, 2014
Deadline to Obtain Final CO	December 31, 2015

Public Improvement Projects

Conditions of TIF Funding

- Minimum \$825,100 in Project costs funded by Developer; (Olive Street)
 - Minimum \$1,226,500 in Project costs funded by Developer; (Victory Park Lane)
- Obtain a building permit and start construction of the Project by May 31, 2014; (Both Projects)
- Obtain final acceptance of all public infrastructure improvements associated with the Project, as evidenced by the issuance of a Green Tag from the Public Works and Transportation Department within 30 weeks after Start Construction date and submit documentation to the Office of Economic Development (the “OED”) and in no case later than December 31, 2015; (Both Projects)
 - Execute an Operating and Maintenance agreement for “non-standard” public infrastructure improvements constructed with the Olive Street Project for a period not to exceed 20 years no later than December 31, 2015. Non-standard improvements are defined as improvements which exceed the City of Dallas’ standard design requirements, as determined by the City’s Department of Public Works and Transportation and shall include specially designed street/pedestrian lighting, brick pavers, sidewalks, pavement materials, landscaping and irrigation. Upon approval of the Director, the Operation and Maintenance Agreement may be assigned to another entity and this entity shall assume all requirements of the agreement; (Both Projects)

Public Improvement Projects

Conditions of TIF Funding (Continued)

- Evidence of investment by UST in three of the five following private improvements within the district within 6 months of project completion: (Olive Street)
 - Restaurant space adjacent to Olive Street;
 - Temporary retail building on Block D within the District;
 - Completion of W Hotel Victory Park rooms renovation project with a minimum of \$3.5 million investment ;
 - Removal of artistic light box in front of the W Hotel with associated place making elements such as seating and plant material;
 - Creation and Operation of a Valet Program to serve the Plaza restaurant tenants at Olive Street and Victory Park Lane;
- Sign leases for a minimum of 20,000 sq. ft. of total net leasable square footage of vacant retail space located along Victory Park Lane or adjacent to the park in Victory Park, from the date hereof until 12 months following completion; (Victory Park Lane)
- Obtain approval of construction Plans, Specifications and Estimate (PS&E) package from the City, execute 3-way Private Development Contract and Start Construction of the Project within 24 weeks after the City Council approval of the project but shall be completed no later than December 31, 2015. The 24-week period is contingent on the City review process of the PS&E package; (Victory Park Lane)
- Soft costs (non-construction related) and/or professional services contingency costs shall not exceed 20% of funds allocated to the Contingencies for Traffic Control and

Public Improvement Projects

Conditions of TIF Funding (Continued)

- Unforeseen Contingencies line item of the project's budget; the balance (80%) of the line item's funds shall be used for construction contingency costs; (Victory Park Lane)
- Soft costs (non-construction related) and/or professional services contingency costs shall not exceed 20% of funds allocated to the Contingencies for Traffic Control and Unforeseen Contingencies line item of the project's budget; the balance (80%) of the line item's funds shall be used for construction contingency costs. (Victory Park Lane)
 - Construction of Project improvements shall be in general conformance with design plans approved by the Sports Arena TIF Board of Directors and Dallas City Council; (Both Projects)
 - Developer shall submit to the Director of the OED a quarterly status report for ongoing work on the project, as well as public improvements. Status reports will be due once every three months after the Council approval date; (Both Projects)
 - Comply with the Business Inclusion and Development ("BID") goal of twenty-five percent (25%) Minority/Women-owned Business Enterprise (M/WBE) participation for TIF reimbursable improvements, and the Developer shall make a good faith effort to achieve a goal of 25% certified M/WBE participation for total private improvement construction expenditures for the Project, and meet all reporting requirements for each; (Both Projects)

Public Improvement Projects

Conditions of TIF Funding

- Prior to the TIF Board's consideration, review of the Project's design by the Urban Design Peer Review Panel (UDPRP), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager, is required for all City Center TIF District projects. The UDPRP shall review and provide recommendations on the Project's design to the TIF Board for their consideration. The Project's design plans shall include: (Both Projects)
 - A site plan showing the location of parcel boundaries clearly differentiating publically accessible space from private space.
 - A pedestrian lighting plan for the site using lighting acceptable to the City and spaced at approximately 75 feet unless otherwise required by the City's Public Works and Transportation Department. This lighting plan is required for all public and private streets included in the project.
 - A sidewalk plan for the project. Sidewalks with high anticipated levels of pedestrian traffic shall be designed to accommodate the traffic. The sidewalks shall have a minimum 7 foot walking zone and a minimum 3 foot landscaping and lighting zone, where possible. Landscaping and pedestrian lights shall be placed in the area closest to the back of curb for the length of the sidewalk. The plan shall show the location and type of all landscaping materials.

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen, Scott Griggs,
Adam Medrano, Lee Kleinman

SUBJECT **Galleries on Hickory Project (Cedars TIF District)**

On Monday, October 7, 2013, City Council will be briefed on the Galleries on Hickory Project. Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, Interim City Manager
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J. Hammond Perot, Assistant Director, Office of Economic Development
Lee McKinney, Assistant Director Office of Economic Development
Elsa Cantu, Assistant the City Manager – Council Office

Galleries on Hickory Project: Cedars TIF District

Economic Development Committee
October 7, 2013

Purpose

- Review TIF funding request for Galleries on Hickory proposal in the Cedars TIF District
- Economic Development Committee recommendation for approval of funding request by City Council on October 23, 2013

Cedars TIF District: Background

- Created December 9, 1992
- Located immediately south of the Downtown
- Bounded by
 - IH-30
 - South Harwood Street
 - Corinth Street
 - South Lamar Street
- Gateway to downtown
- Supports adjacent areas
 - Dallas Convention Center
 - South Lamar District
 - Dallas Heritage Village
 - Dallas Farmers Market



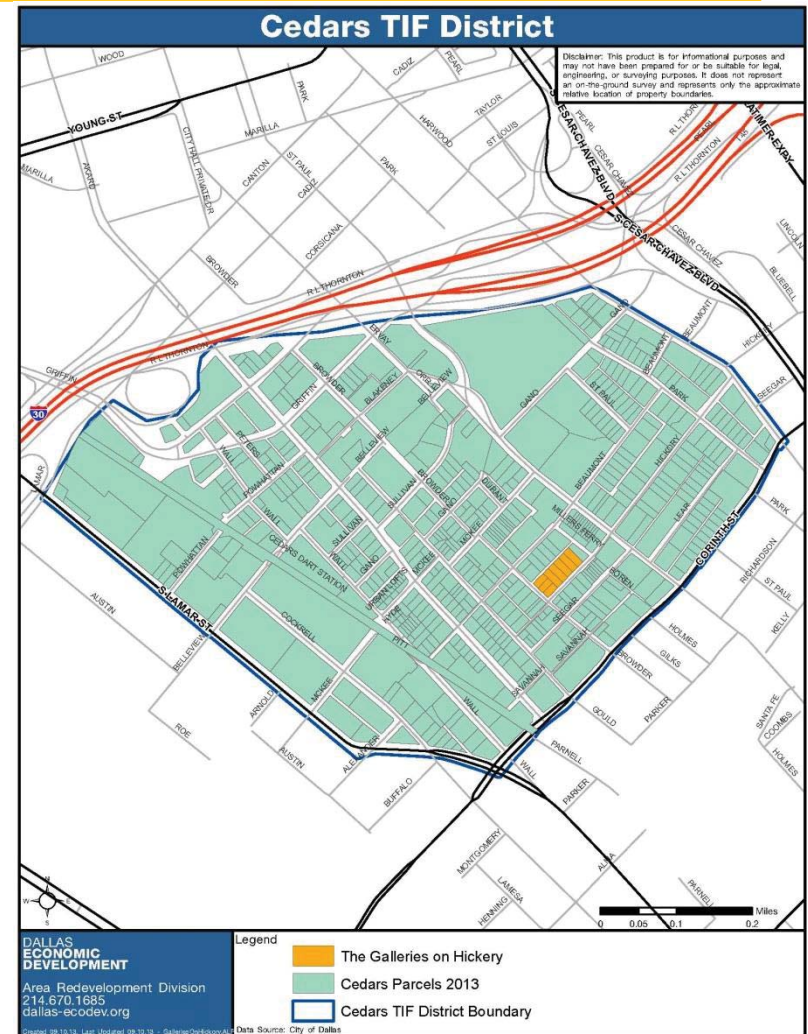
Cedars TIF District: Background (continued)

- Originally, Cedars TIF District set to expire on December 31, 2012
- City Council extended to term through December 31, 2022 (in June 2011) to encourage additional development

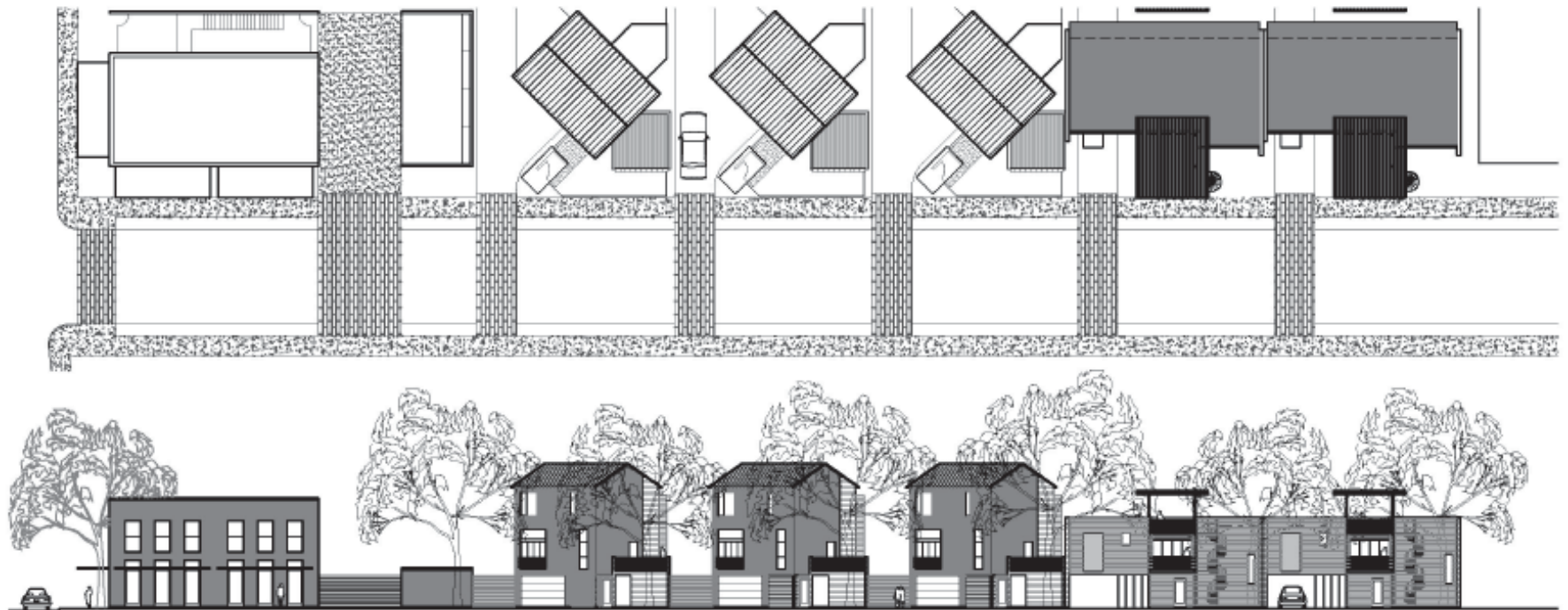


Galleries on Hickory Project

- **Location:**
 - 1509, 1513, 1517, 1521 and 1527 Hickory Street
 - 1814, 1818 and 1820 Browder Street
- **Project Site:** consists of 1.14 acres of vacant land
- **Planned improvements:**
 - Infrastructure, streetscape and landscaping improvements on Hickory Street and Browder Street
 - Paving of the adjoining alley between Browder Street and Ervay Street and a second connecting alley between Beaumont Street and Hickory Street



Galleries on Hickory: Elevations and Renderings



Hickory Street Elevation

Galleries on Hickory: Elevations and Renderings (continued)



Browder Street Elevation

Galleries on Hickory: Elevations and Renderings (continued)



“45 Degrees” Home Design (view from Hickory Street)



“Up and Over” Home Design (view from Hickory Street)

Galleries on Hickory: Conceptual Site Plan



Galleries on Hickory: TIF Subsidy

Infrastructure Improvements (TIF Eligible Project Costs)	
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/Public Open Spaces/Economic Development Grants	
Infrastructure Improvements extending beyond the project site along Hickory Street and the paving of the alley between Beaumont Street and Hickory Street	\$95,700
Site related Public Improvements along Hickory Street and Browder Street as well as the paving of the adjoining alley between Browder Street and Ervay Street	\$395,000
Total TIF Eligible Project Costs	\$490,700
<p><i>* Cost maybe reallocated among categories as long as the total TIF funding commitment does not exceed \$490,700. No interest shall accrue on any portion of the TIF subsidy.</i></p>	

Galleries on Hickory: Funding Sources and Uses

Funding Source	Amount	Use
Equity & Mortgage Financing	\$6,856,700	Land Acquisition \$726,000
		Construction \$4,745,000
		Soft Costs \$970,000
		Public Improvements & Contingency \$490,700
Developer/Owner (Private Equity)	\$75,000	Equity
Total	\$6,931,700	

Galleries on Hickory: Project Summary

Minimum residential space required	12,500 square feet
Minimum single-family housing units required (18 proposed)	10
Minimum required private investment – site acquisition, hard costs, soft costs, etc.	\$4,200,000
Expected total project cost	\$6,931,700
TIF Funding	\$490,700
% TIF funds to expected total project cost	7.08%
Return on Cost without TIF Funds	-1.18%
Return on Cost with TIF Funds	6.35%
Developer's Fee	N/A
Deadline to complete and receive a Certificate of Occupancy for the single-family housing units	May 31, 2016
Deadline to complete and receive a Certificate of Acceptance for all public infrastructure improvements	May 31, 2016

Previous & Recommended Actions

- On August 23, 2013, Peer Review Committee reviewed and approved the Conceptual Site Plan and Renderings for the Galleries on Hickory Project (Appendix 4)
- On September 19, 2013, Cedars TIF Board of Directors reviewed and approved the TIF funding recommendation for Galleries on Hickory Project in an amount not to exceed \$490,700
- Recommended Action: Approval of a development agreement with Dig It! Development, LLC to dedicate future Cedars TIF District revenues in an amount not to exceed \$490,700 for the Galleries on Hickory Project on October 23, 2013

- Appendices

Appendix 1: Cedars TIF Budget

Cedars TIF District Projected Increment Revenues to Retire TIF Fund Obligations			
Category	TIF Budget (Total Dollars)	Allocated*	Balance
Infrastructure Improvements - Street Construction/Streetscape/Water/Wastewater/Drainage Improvements/East-West Corridor Construction/ Public Open Spaces/ Economic Development Grants	\$13,961,735	\$6,870,704	\$7,091,031
Environmental Remediation	\$3,205,102	\$0	\$3,205,102
Education/Educational Facility Improvements/Public Improvements Adjacent to Educational Facilities	\$4,807,653	\$0	\$4,807,653
Administration and Implementation*	\$1,153,837	\$705,001**	\$448,836
Total Project Costs	\$23,128,327	\$7,575,705	\$15,552,622
<p><i>The Cedars TIF term was extended by a ten-year period and is now set to terminate in 2022. Estimated TIF Collections show potential capacity in the district based on current projections, not actual current cash status. Actual capacity to be determined by new construction. Values adjusted as of September 30, 2012 to reflect current projections.</i></p> <p><i>*Includes allocation for the Galleries on Hickory Project.</i></p> <p><i>**TIF administration costs shown are expensed through FY 2012.</i></p>			

Appendix 2: Cedars TIF District Increment Chart

Tax Year	Property Value Estimate City	Property Value Growth \$	Anticipated Captured Value City	Tax Increment Revenue City	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue County	Tax Increment Revenue DCHD	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
1992	\$35,300,760									
1993	\$33,706,330		(\$1,594,430)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1994	\$31,406,528		(\$3,894,232)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1995	\$34,824,532		(\$476,228)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1996	\$32,499,522		(\$2,801,238)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1997	\$33,333,582		(\$1,967,178)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1998	\$39,631,442		\$4,330,682	\$28,110	\$0	\$0	\$0	\$0	\$28,109	\$20,976
1999	\$39,171,800		\$3,871,040	\$25,839	\$27,770	\$0	\$0	\$0	\$53,610	\$59,075
2000	\$39,634,388		\$4,333,628	\$28,927	\$33,105	\$0	\$5,521	\$7,155	\$74,708	\$109,641
2001	\$42,365,372		\$7,064,612	\$47,156	\$54,157	\$0	\$9,000	\$11,664	\$121,977	\$188,268
2002	\$42,569,912		\$7,269,152	\$50,870	\$57,180	\$0	\$9,261	\$12,001	\$129,312	\$267,655
2003	\$42,628,095		\$7,327,335	\$45,106	\$52,169	\$0	\$8,771	\$10,644	\$116,691	\$335,881
2004	\$42,745,457		\$7,444,697	\$51,430	\$60,083	\$0	\$9,545	\$11,889	\$132,947	\$409,911
2005	\$45,724,646		\$10,423,886	\$77,314	\$0	\$0	\$14,493	\$17,210	\$196,333	\$514,030
DISD	\$45,644,075		\$10,343,315	\$0	\$87,316	\$0	\$0	\$0	\$0	\$0
2006	\$48,923,596	\$3,198,950	\$13,622,836	\$87,924	\$89,407	\$0	\$17,393	\$19,907	\$214,630	\$622,433
2007	\$62,805,631	\$13,882,035	\$27,504,871	\$205,709	\$163,216	\$0	\$40,649	\$45,402	\$454,976	\$841,284
2008	\$82,965,625	\$20,159,994	\$47,664,865	\$356,486	\$282,033	\$0	\$70,670	\$78,695	\$787,884	\$1,202,223
2009	\$87,846,392	\$4,880,767	\$52,545,632	\$392,989	\$335,263	\$0	\$77,891	\$93,565	\$899,708	\$1,594,763
2010	\$81,952,804	(\$5,893,588)	\$46,652,044	\$371,817	\$290,103	\$0	\$73,700	\$82,159	\$817,779	\$1,934,567
2011	\$78,357,617	(\$3,595,187)	\$43,056,857	\$343,163	\$278,879	\$0	\$68,004	\$75,808	\$765,854	\$2,237,641
2012	\$76,404,425	(\$1,953,192)	\$41,103,665	\$327,596	\$265,190	\$0	\$64,950	\$72,404	\$730,140	\$2,512,823
2013	\$80,495,208	\$4,090,783	\$45,194,448	\$324,180	\$0	\$0	\$82,401	\$0	\$406,581	\$2,658,762
2014	\$82,910,064	\$2,414,856	\$47,609,304	\$341,502	\$0	\$0	\$86,804	\$0	\$428,305	\$2,805,178
2015	\$89,108,678	\$6,198,614	\$53,807,918	\$385,964	\$0	\$0	\$98,105	\$0	\$484,069	\$2,962,778
2016	\$184,261,518	\$95,152,840	\$148,960,758	\$1,068,496	\$0	\$0	\$271,593	\$0	\$1,340,088	\$3,378,296
2017	\$223,801,948	\$39,540,430	\$188,501,188	\$1,352,119	\$0	\$0	\$343,685	\$0	\$1,695,804	\$3,879,072
2018	\$241,861,120	\$18,059,172	\$206,560,360	\$1,481,657	\$0	\$0	\$376,611	\$0	\$1,858,269	\$4,401,692
2019	\$274,116,954	\$32,255,834	\$238,816,194	\$1,713,029	\$0	\$0	\$435,422	\$0	\$2,148,450	\$4,977,151
2020	\$332,340,462	\$58,223,509	\$297,039,702	\$2,130,666	\$0	\$0	\$541,578	\$0	\$2,672,243	\$5,658,823
2021	\$392,310,676	\$59,970,214	\$357,009,916	\$2,560,832	\$0	\$0	\$650,918	\$0	\$3,211,750	\$6,439,106
2022	\$408,579,557	\$16,268,880	\$373,278,797	\$2,677,529	\$0	\$0	\$680,581	\$0	\$3,358,109	\$7,216,097
				\$16,476,409	\$2,075,871	\$0	\$4,037,545	\$538,503	\$23,128,327	\$7,216,097
				\$4,858,523	\$952,416	\$0	\$1,163,265	\$241,893	\$7,216,097	

Appendix 3: Galleries on Hickory Project Pro Forma and Budget

PROJECT DESCRIPTION:	Galleries on Hickory			
SITE AREA:	2			
NUMBER OF SINGLE-FAMILY UNITS:	18			
BUILDING AREA (g.s.f.):	36,000			
CONSTRUCTION PERIOD:	24 months			
ANTICIPATED CONSTR START DATE:	11/1/2013			
Summary Table				
Project Component	Square Feet	Units	Total Square Feet	\$ per Square Foot
1509 Hickory Street (Units A-C)	6,300	3	6,300	-
1513 Hickory Street (Units A-C)	6,300	3	6,300	
1517 Hickory Street (Units A-C)	6,300	3	6,300	
1521 Hickory Street (Units A-C)	4,350	3	4,350	
1527 Hickory Street (Units A-C)	4,350	3	4,350	
1814 Browder Street	2,700	1	2,700	
1818 Browder Street	2,700	1	2,700	
1820 Browder Street	3,000	1	3,000	
Total	36,000	18	36,000	\$15.86
Income (Annual)				
Revenue from selling the 18 units	\$6,850,000			
plus misc income	\$0			
plus commercial space	\$0			
less vacancy	0%			
less Project Costs	(\$6,931,700)			
NOI (w/o TIF)	-\$81,700			
Project Costs				
Acquisition Costs	\$726,000			
Hard Costs	\$4,745,000			
Soft Costs	\$970,000			
Public Improvement costs	\$490,700			
Total Project Cost (incl. public)	\$6,931,700			
Total Project Cost (incl. public costs) \$6,931,700				
CITY ASSISTANCE (current \$) \$490,700				
Total Project Cost (with City \$) \$6,441,000				
Return on Cost Analysis				
NOI/Total Project Costs				
Return on Cost (no City \$) -1.18%				
Return on Cost (with City \$) 6.35%				

Appendix 4: Galleries on Hickory – Urban Design Comments

- The Urban Design Peer Review Panel’s advice for the Galleries on Hickory Project is summarized below:
 - The panel applauds the project in respect to the attention to detail, addressing of the street frontage in a variety of ways and the reinforcement of the unique character of the Cedars.
 - The panel especially admires the way the project anchors the corners of the site with traditional orthogonal development while limiting the non-traditional geometry to the interior lots.
 - Consider incorporating proposed paved alley as usable space that can also function as an amenity for the development.

Appendix 5: Dig It! Development, LLC

- The principals of Dig It! Development, LLC include Brad Friedman, Steve Jordan and Scott Friedman.
 - **Brad Friedman** – currently a managing partner for Dig It! Development, LLC. Brad has been a successful sales and marketing professional for over 25 years. He also has experience in the commercial and residential real estate industries. His contemporary energy-efficient home in the Cedars neighborhood inspired the design of the Galleries on Hickory Project.
 - **Steve Jordan** – lead designer for Dig It! Development, LLC as well as owner and CEO of Steve Jordan Designs. Steve has practiced as an architectural and environmental designer for over 20 years.
 - **Scott Friedman** – CFO of Dig It! Development, LLC. Scott has over 25 years of experience managing the financial resources and operations of several corporations. This includes overseeing real estate finances for Wells Fargo Commercial Real Estate.

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen,
Scott Griggs, Lee Kleinman, Adam Medrano

SUBJECT **KRR Construction, LTD – Simpson Stuart / Bonnie View Grocery Store Project**

On Monday, October 7, 2013, the Economic Development Committee will be briefed on the KRR Construction, LTD – Simpson Stuart / Bonnie View Grocery Store Project.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, Interim City Manager
Rosa Rios, City Secretary
Warren M.S. Ernst, Interim City Attorney
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Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager-Council Office

KRR Construction, LTD - Simpson Stuart / Bonnie View Grocery Store Project

Economic Development Committee
October 7, 2013



**DALLAS
ECONOMIC
DEVELOPMENT**



City of Dallas

Purpose

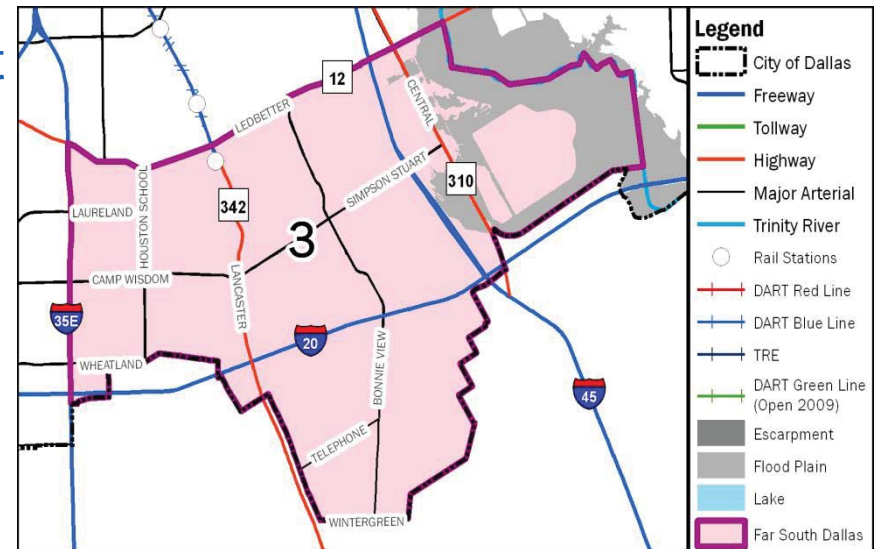
- Provide a Chapter 380 Economic Development Grant for gap financing to acquire and demolish improved and unimproved real property at 3540 and 3546 Simpson Stuart Road, Dallas TX in southern Dallas to develop a full service grocery store and retail shops

The Area

- Covers 22.5 square miles from Loop 12 on the North to I 20 on the south bounded on the east by I 45 and on the west by I 35

Population totals over 27,500 residents

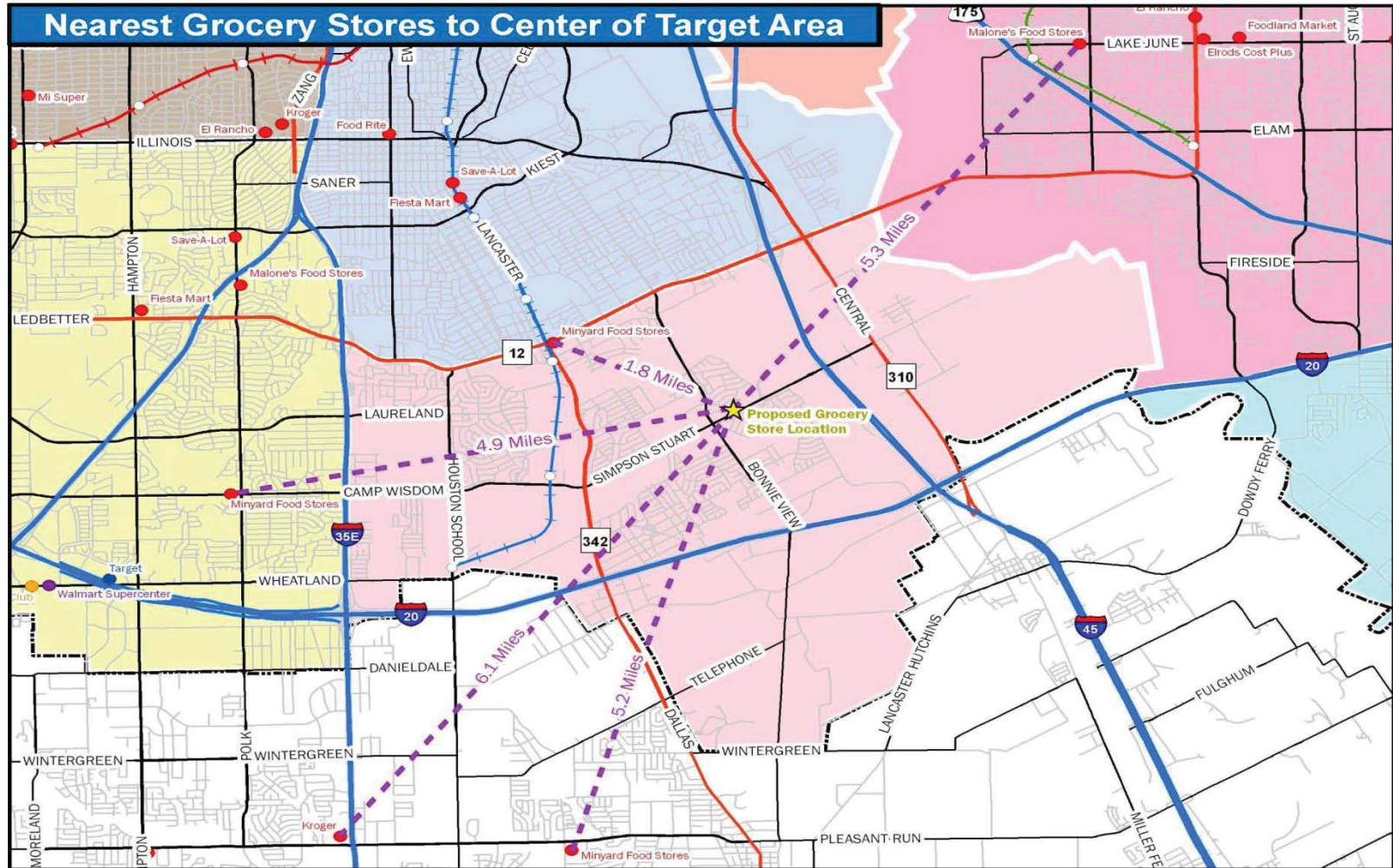
- Home to:
 - University of North Texas at Dallas
 - Paul Quinn College
 - The Dallas Logistics Hub
 - Kathlyn Joy Gilliam Collegiate Academy
- Defined as Food Desert by USDA



Issues

- Only one (1) full service grocery store south of Loop 12 to the southern city limits and east of I 35 to Highway 310
- Density of just over 1,200 people per square mile is an impediment to attracting established grocers
- Economic Development Department efforts to attract national or regional chains have been unsuccessful
- A grocery store and other amenities are needed to attract greater density of mixed income residents who work at the Dallas Logistics Hub and the education institutions in the area

Nearest Grocery Stores



Progress

- DART Blue Line extension to UNT - Dallas is scheduled to be completed in 2015
- Two (2) new warehouses in the Dallas portion of the Inland Port will add 1.2 million sq. ft of space expandable up to 2 million and ultimately bring over 400 jobs
- A new public library is being constructed just south of Simpson Stuart on Bonnie View Road
- A new Singing Hills Recreation Center has been approved
- Crime is down significantly

The Plan

- Redevelop the southeast quadrant at Simpson Stuart and Bonnie View Roads, south to Pinebrook and east to Highland Hill Blvd.
 - 16,000 sq. ft. full service grocery store
 - 7,200 sq. ft. retail shops
 - 150 Units of new Multi Family housing (\$2.5 million forgivable loan from the City approved to acquire/demolish blighted units at the site)
 - New Highland Hills Library (under way)
 - Major upgrade to Highland Hills Dr. to compliment library and multifamily units (Bond Funds designated)

Proposed Development



CONCEPT

[A = 19,570sf New Library]

[B = 6,500sf Exxon]

[C = Sr Development 220 units + 3.97 Future Dev]

[D = 16,500sf Grocery]

[E = + 22,000sf Neighborhood Retail]

Grocery Store/Retail Project

- Acquire site of former neighborhood grocery
- Acquire adjacent land on the east to better position the new development
- Secure bank financing and gap financing
- Enter Lease Agreement with national or regional full service grocery
- Begin redevelopment
- Total project cost estimated at \$4.5 million

Grant Terms

- 1st Lien Deed of Trust on properties being purchased with grant funds (will be subordinated to bank lender)
- Grant funds expended for acquisition will not exceed appraised value as determined by independent City approved appraiser
- Minimum 10 year lease with national/regional full service grocer.
- Permitted uses only for leased space
- Demolition complete within 1 year from 1st draw
- Construction complete within 3 years from 1st draw
- If terms of the Grant Agreement are not met in a timely manner, Grantee will provide the City a collateral interest in the subject real property equal to \$1,500,000 or the cash equivalent
- Extensions can be approved by Department Director
- Deed Restrictions to prevent property sale or transfer of ownership without consent and approval of the City

Grantee/Developer

- KRR Construction, LTD (Joseph Kemp, Principal) has 35 years experience in the construction industry
- Concentration is multi family development; with over 2,000 units developed
- Partnered on numerous commercial developments
- Development projects throughout the southwest

Next Steps

- Economic Development Committee recommendation for consideration by Council of a Chapter 380 Economic Development Grant Agreement for \$1,500,000 to KRR Construction LTD for acquisition and redevelopment of real property located at 3540 and 3546 Simpson Stuart Road for the Simpson Stuart/Bonnie View Roads Grocery Store anchored Project

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen, Scott Griggs,
Adam Medrano, Lee Klineman,

SUBJECT **GBD DDM, LLC Belinda D. Marsaw DDS; October 23, 2013 Council Agenda**

On October 23, 2013, City Council will be asked to consider authorizing a Chapter 380 Forgivable Loan in the amount of \$150,000 to GBD BDM, LLC for gap financing for the construction cost of expanding the offices of Dental Delite, the dental practice of Belinda D Marsaw, DDS to 8222 Bruton Road, Dallas Texas in the Pleasant Grove area.

Dr. Belinda Marsaw has been a dental practitioner since 1984, serving southern Dallas. Her practice, Dental Delite PG is located at 8228 Bruton Road, Dallas, Texas in the Pleasant Grove area. Her business has outgrown its existing facilities and she needs to expand to accommodate an increasing patient load. She has purchased a vacant lot next to her current location for expansion.

The project will add 10,000 square feet of space to the existing Dental Delite facility, improve a vacant lot, improve the efficiency and productivity of the current practice, increase revenue and add 20 jobs. The total project cost is \$1,512,000. Dr. Marsaw will bring \$460K of equity to the project.

The development of the Property will further the City's goals for development in the Southern Sector. The total consideration of \$150,000 is contingent upon approval of \$900K of financing from the primary lender, the Small Business Administration and completion of the redevelopment of the subject site within three (3) years from the date of the first advance under the loan agreement.

FISCAL INFORMATION

\$150,000 – Public/Private Partnership Funds

OWNER

GBG BDM, LLC

Dr. Belinda Marsaw, President

DEVELOPER

GBG BDM, LLC

Dr. Belinda Marsaw, President

MAP

Attached

RECOMMENDATION

Staff recommends City Council approval of expansion of Pleasant Grove Dental Clinic.

Should you have any questions or concerns, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

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J. Hammond Perot, Assistant Director, Office of Economic Development
Lee McKinney, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Council Office

Dental Delite

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS
ECONOMIC
DEVELOPMENT
Research & Information Division
14 670 1685
dallas-ecodev.org

Legend

- #### Dallas Area Roads
- Freeway
 - Tollway
 - Highway
 - Arterial
 - Local Road

Data Source: COD GIS and OED files

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen,
Scott Griggs, Lee Kleinman, Adam Medrano

SUBJECT **Authorize a Resolution Amending the City of Dallas Public Improvement District (PID) Policy; Agenda Item, October 23, 2013.**

This action will authorize an amendment to the City's PID policy to clarify that with the exception of the Klyde Warren and Tourism PIDs, no other PID districts will be allowed to have overlapping boundaries with another Dallas PID and other minor clarifications including the process for PID boundary changes consistent with state law.

On September 11, 2013, the City Council approved the annual service plan and assessment process for eleven of the City's existing PIDs. During the public hearings, there was discussion concerning overlapping PID boundaries. The proposed amendment is being brought forward in response to that discussion.

The current PID policy does not set limits on PID boundaries or specify the process for any boundary changes. In response to concerns about the potential impact of overlapping PID boundaries, with the exception of the Klyde Warren and Tourism PIDs, the amended policy would not allow future PIDs to be created that overlap the boundaries of another Dallas PID.

The amendment would also clarify that existing PIDs may consider boundary changes only as part of a renewal process with a new map as part of the petition or during the existing term of the PID only if a re-petition of the entire PID area (both current boundary and proposed modified areas) meets the minimum criteria for creation/renewal and the \$15,000 application fee as described in the policy.

The City of Dallas first adopted a Public Improvement District (PID) Policy on December 14, 2005 and subsequently amended the policy pursuant to Resolution No. 08-1782 on June 25, 2008. This policy addresses issues related to eligibility for creation of PIDs, signature and petition requirements and reporting and financial accountability standards. This policy has improved the management and oversight of PIDs in Dallas.

In addition to the City of Dallas PID Policy, minimum legal requirements must be met in order to form, terminate or renew a PID. However, meeting the minimum legal requirements and PID policy does not obligate the City Council to approve a requested PID action.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

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Elsa Cantu, Assistant to the City Manager-Council Office

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen,
Scott Griggs, Lee Kleinman, Adam Medrano

SUBJECT **Authorize an Amendment to the Development Agreement with SMU for Reimbursement to Local Match to Extend Project Deadlines (TOD TIF District), October 23, 2013 Council Agenda**

On June 8, 2011, City Council authorized a development agreement with Southern Methodist University (SMU) to dedicate future TIF revenues for the reimbursement of a \$400,000 local match associated with a North Central Texas Council of Governments (NCTCOG) Sustainable Development Grant.

SMU has been working in partnership with the City and NCTCOG on proposed pedestrian improvements along SMU Boulevard between Central Expressway and Greenville Avenue and a trail extension to the existing and programmed Katy Trail segments.

These improvements will provide district wide benefits that improve pedestrian and bicycle safety and connectivity to the Mockingbird DART Station, existing businesses and new development along with providing additional green space for residents and employees of the area.

On October 12, 2012, the TOD TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement. The project was delayed due to the collaboration and relationship complexity involving other partners and agencies which delayed execution of agreements.

Agreements are now executed and project design has begun. NCTCOG has also formally approved extending project deadlines. Now that the project is underway, an updated schedule indicates the necessity to extend TIF agreement deadlines further. SMU has requested another deadline extension and anticipates project completion in March 2015.

On September 19, 2013, the TOD TIF Board voted to recommend further extending project deadlines including construction start date until October 31, 2014 and completion related deadlines to June 30, 2015. This additional deadline extension will also require City Council approval.

The NCTCOG Sustainable Development Grant total project cost is \$2,000,000 with \$1,600,000 (80%) reimbursable from Regional Transportation Council (RTC) local funds and the remaining \$400,000 to be provided by SMU, which may be reimbursed from TOD TIF District funds provided the terms of the development agreement are met and there is TIF increment available. In addition, as part of the City's 2006 bond program \$1,038,300 was approved for streetscape improvements along SMU Boulevard and Twin Sixties Drive.

The scope of the project will include: (1) streetscape improvements along SMU Boulevard between Central Expressway and Greenville Avenue. Improvements will include wider sidewalks, pedestrian lighting, and other amenities; and (2) a 12 foot wide concrete trail extension with lighting and landscaping from SMU Boulevard to the intersection of a segment of the Katy Trail near Twin Sixties Drive. A respite park/green space is also contemplated at the intersection of the two trail segments.

SMU is working in partnership with the City's Public Works and Transportation staff and Prescott Realty Group on project coordination. The construction of public improvements will be publically bid by the City.

Should you have any questions, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

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Warren M.S. Ernst, Interim City Attorney
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge Municipal Court
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager-Council Office

