

**ECONOMIC DEVELOPMENT COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2015 AUG 13 AM 10:55

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, AUGUST 17, 2015  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 A.M.

**Chair**, Rickey D. Callahan  
**Vice-Chair**, Councilmember Casey Thomas, II  
Councilmember Lee Kleinman  
Councilmember Carolyn King Arnold  
Councilmember Adam Medrano  
Councilmember B. Adam McGough

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Dallas Public Improvement Districts (PIDs) Overview and Update  
Karl Zavitkovsky  
*Director, Office of Economic Development*
3. Dalfort Area Development Update  
Mark Duebner  
*Director, Aviation*
4. Dallas Executive Airport: Update  
Mark Duebner  
*Director, Aviation*
5. DCVB Update and Contract Renewal  
Phillip Jones  
*President & CEO, Dallas Convention and Visitors Bureau*  
Ron King  
*Executive Director, Kay Bailey Hutchison Convention Center Dallas*

6. **UPCOMING AGENDA ITEMS**

August 26, 2015

- A. Upcoming Agenda Item: Authorize **(1)** the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); **(2)** a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of \$17,000,000 to be expended within 36-months from the effective date of the lease with an additional \$4,000,000 to be expended within ten-years; and **(3)** a thirty-nine year lease agreement with three, ten-year renewal

**A quorum of the City Council may attend this Council Committee meeting**

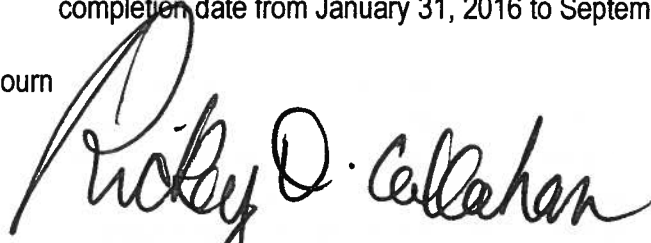
options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of \$20,000,000 to be expended within sixty-months from the effective date of the lease.

- B. Upcoming Agenda Item: Authorize **(1)** an amendment to the interlocal agreement with the Texas Department of Transportation and the City of Dallas as approved by Resolution No. 14-0285 and **(2)** to increase funds for additional construction service in phase two and additional design service for phase three work at Dallas Executive Airport in an amount - Not to exceed \$2,303,893, increasing City participation from 3,534,900 to \$5,838,793.
- C. Upcoming Agenda Item: Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed \$165,878.00, increasing the contract from \$1,738,504 to \$1,904,382.
- D. Upcoming Agenda Item: Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation approved by Administrative Action No. 13-6587, on October 21, 2013, for services relating to transfer of ownership of the North Parking Garage to the City to: **(1)** extend the term of the contract through December 31, 2015; and **(2)** increase contract amount by \$20,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, for a total contract amount not to exceed \$70,000, such additional funding to be advanced to the City by the North Parking Garage developer.
- E. Upcoming Agenda Item: Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities
- F. Upcoming Agenda Item: Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders and; authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment.
- G. Upcoming Agenda Item: An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. No. 635) and Midway Street.

September 9, 2015

Authorize an amendment of the loan agreement with Bruton Apartments, Ltd. for the construction of residential/retail/commercial space at 9514 Bruton Road, Dallas, Texas 75217 to extend the completion date from January 31, 2016 to September 30, 2016 – Financing: No cost consideration

Adjourn



Rickey D. Callahan, Chair  
Economic Development Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of 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 effect 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 the deliberation in an open meeting would have a detrimental effect 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 the appointment, 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 devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

# Economic Development Committee **DRAFT**

## Meeting Record

### August 3, 2015

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: August 3, 2015 Meeting Start time: 9:02 AM

**Committee Members Present:**

Rickey D. Callahan  
Casey Thomas, It  
Lee Kleinman  
Adam Medrano  
B. Adam McGough  
Carolyn King Arnold

**Other Council Members Present:**

Philip Kingston  
Erik Wilson

**Staff Present:**

Ryan Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
David Cossum, Director, Sustainable  
Development and Construction  
Neva Dean, Interim Assistant Director,  
Sustainable Development and Construction  
Mark Duebner, Director, Aviation Department  
Karl Stundins, Manager, Office of Economic  
Development  
Other Presenters:

**1. Approval of June 15, 2015 Minutes of the Economic Development Committee**

Presenter(s):

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

Motion made by: Mr. McGough

Motion seconded by: Mr. Thomas

Item passed unanimously: -2\$\_\_\_

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

**2. Oak Cliff TIF District Plan amendmen/Oxygen 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. Kleinman

Motion seconded by: Mr. Medrano

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

### **3. Digital Billboard Review**

**Presenter(s): David Cossum, Director, Sustainable Development and Construction**

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

**Motion made by:** Mr. Kleinman

**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. Proposed Regulations for Digital On-Premise Signs**

**Presenter(s): David Cossum, Director, Sustainable Development and Construction**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Ms. Arnold

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

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

### **Upcoming Agenda Items**

1. Authorize Lease Agreement No. 1 to the Lease Agreement with Transportation Security Administration
2. Authorize the City Manager to offer City vendors operating as food and beverage concessionaires at Dallas Love Field an amendment to their current concession contracts (Briefed to City Council June 17, 2015)
3. Authorize the City Manager to offer vendors operating as retail concessionaires at Dallas Love Field an amendment to their current concession contracts (Briefed to City Council June 17, 2015)
4. Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Sun Eui Corporation, et al., Cause No., CC-15-01521-A, pending in Dallas County Court At Law No. 1
5. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 654 square feet from Ali Bijannia, located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project
6. Authorize acquisition from Aurora Cazares, of approximately 6,500 square feet of land improved with a 1,628 square foot duplex located near the intersection of Buick and Morrell Avenues for the Cadillac Heights Phase II Project
7. Authorize acquisition from Francisco Torres and Dora E. Fernandez, of approximately 7,500 square feet of land consisting of a single family dwelling located near the intersection of Pontiac and Morrell Avenues for the Cadillac Heights Phase II Project
8. Authorize acquisition from James L. Farmer and Sandra E. Farmer, of a tract of land containing approximately 28,824 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project

9. Authorize acquisition from John L. Cooper and Lea Ann Cooper, of a tract of land containing approximately 206,342 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
10. Authorize acquisition from WSG Thorntree IV, LP of a tract of land containing approximately 26,810 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project
11. Authorize a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107, to be used as a Woman, Infants and Children warehouse and office
12. A resolution authorizing the conveyance of a fiber optic easement with a temporary construction easement to Garland Independent School District, containing a total of approximately 24,215 square feet of land, located near the intersection
13. A resolution authorizing the conveyance of a wastewater lift station easement containing approximately 15,290 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray
14. An ordinance closing and vacating portions of Gilford, Roanoke, Brookfield, Lemmon and Fielder Avenues, Boulder Street, Shorecrest Drive, two public ways and six alleys, containing a total of approximately 142,109 square feet of land, located at Love
15. An ordinance abandoning a portion of a sanitary sewer easement to 1931 Market Center Boulevard, LLC, the abutting owner, containing approximately 1,068 square feet of land, located near the intersection of Market Center and Turtle Creek Boulevards
16. An ordinance abandoning a utility easement to CW03 Land, Ltd., the abutting owner, containing approximately 570 square feet of land, located near the intersection of Saintsbury Street and Cypress Waters Boulevard
17. An ordinance abandoning portions of three water easements, seven storm sewer easements, six drainage easements, a water and sanitary sewer easement, a sanitary sewer easement and a storm drainage easement to Presbyterian Village North, the abutting
18. An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonette, and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,103 square feet of land.
19. An ordinance abandoning a portion of Marine Way to Guillermo Fonseca and Elva Janet Torres Fonseca, the abutting owners, containing approximately 9,030 square feet of land, located near the intersection of Walton Walker Boulevard (State Highway Loop 12)
20. An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, by amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000;

21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Christopher J. Whilden, of a tract of land containing approximately 1,846 square feet located in Kaufman County for the Lake Tawakoni 144-inch
22. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Cynthia Lynn Daniel and Matthew Gregory Daniel, of a tract of land containing approximately 57,467 square feet located in Kaufman County
23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Doyle Anderton, of a tract of land containing approximately 16,822 square feet located in Kaufman County for the Lake Tawakoni 144-inch
24. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Forney Ranch Road, LLC, of a tract of land containing approximately 266,621 square feet located in Kaufman County for the Lake Tawakoni
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James D. Willingham, Jr. and Kim Willingham, of a tract of land containing approximately 106,968 square feet located in Kaufman County
26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kellie Erdman, of a tract of land containing approximately 46,684 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline
27. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Matthew G. Daniel and Cynthia Daniel, of a tract of land containing approximately 25,004 square feet located in Kaufman County for the Lake
28. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael Rogers and Yvonne Rogers, of a tract of land containing approximately 937 square feet located in Kaufman County for the Lake Tawakoni
29. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Nueva Vida New Life Assembly, of a tract of land containing approximately 17,755 square feet located in Dallas County for the Southwest
30. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard Stewart and Mary Stewart, of a tract of land containing approximately 6,030 square feet located in Kaufman County for the Lake Tawakoni
31. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from TES-BIG RACK RANCH, INC., of a tract of land containing approximately 225,781 square feet located in Kaufman County for the Lake Tawakoni
32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Timothy A. Danziger and Deborah C. Danziger, of a tract of land containing approximately 18,071 square feet located in Kaufman County

- 33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Vicente Delgado and Antonio Delgado, of a tract of land containing approximately 1,931 square feet located in Dallas County for the Southwest
- 34. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit
- 35. Authorize approval of the recommended plan for the proposed alignment of Amonette Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment.
- 36. Authorize approval of the recommended plan for the proposed alignment of Herbert Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment
- 37. Authorize an infrastructure cost participation agreement with Bishop Arts LLC, and/or its affiliates in an amount not to exceed 30% of the eligible public infrastructure improvements or \$300,000, whichever is less, for water, wastewater and storm water

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval with Mr. Kleinman voting no

**Motion made by:** Mr. Medrano

**Motion seconded by:** Ms. Arnold

Item passed unanimously:   L  

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

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

**Meeting Adjourned: 9:51AM**

**Approved By:** \_\_\_\_\_



# Memorandum



August 14, 2015

Members of the Economic Development Committee:

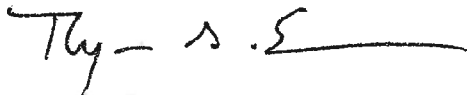
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

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## **Dallas Public Improvement District (PIDs) Overview and Update**

On Monday, August 17, 2015, you will be briefed on the Annual PIO Reports. The briefing materials are attached for your review.

Please let me know if you have any questions.



Ryan S. Evans  
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
A.G. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager - Mayor & Council

# Dallas Public Improvement Districts (PIDs) Overview and Update

Economic Development Committee  
August 17, 2015



# Dallas PID Overview - Purpose

- Review PID governance, operating parameters, management and reporting
- Provide the Economic Development Committee with brief overview of the 12 PIDs including:
  - Review of updated PID 2015/2016 Service Plans; and
  - 2015 Assessment Rates
- Request Economic Development Committee approval of 2015/2016 Service Plans and 2015 Assessment Rates for twelve PIDs

# Dallas PID Overview - Definition

- A PID is a special assessment area created at the request of the property owners in the district
- These owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing City services
- The assessment allows each PID to have its own work program, which may consist of eligible activities such as marketing the area, providing additional security, landscaping and lighting, street cleaning, and cultural or recreational improvements

# Dallas PID Overview – Current PIDs

- Dallas Downtown Improvement District
- Deep Ellum Public Improvement District
- Klyde Warren Park/Dallas Arts District Public Improvement District
- Knox Street Public Improvement District
- Lake Highlands Public Improvement District
- Oak Lawn-Hi Line Public Improvement District
- Prestonwood Public Improvement District
- South Side Public Improvement District
- Tourism Public Improvement District
- University Crossing Public Improvement District
- Uptown Public Improvement District
- Vickery Meadow Public Improvement District

# Dallas PID Policy – Governance

- PIDs governed by state law and the City of Dallas PID Policy (originally adopted in December 2005 and last amended on October 23, 2013)
- Individual PIDs governed by property owner elected boards and managed by a specifically formed non-profit organization or homeowners' association
- State law requires that City Council annually:
  - Adopt updated PID Service Plan
  - Hold a public hearing to give property owners a chance to state concerns/positive comments about PID operations, and
  - Set annual PID assessment rate for each district

# Dallas PID Policy – Governance (cont.)

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- Special Purpose PIDs may be requested by City Manager's Office to address unique issues, subject to state law requirements
  - Special Purpose PIDs are allowed to fund any item allowable under state law
  - May be used for special facilities, such as parking garages
- Maximum PID assessment is \$0.15/\$100 valuation
- PID administrative expenses are limited by policy

# Dallas PID Policy – Boundaries

- With the exception of the Klyde Warren Park/Dallas Arts District and Tourism PIDs, no future PIDs will be allowed to be created that overlap boundaries of another Dallas PID
- Boundaries of existing PIDs can ONLY be modified as part of a renewal process
- An existing PID may petition the City to be dissolved and re-created with a new boundary subject to petition requirements and approval by City Council (\$15,000 application fee required to cover City costs for review)
- Boundary of the Tourism PID includes all hotels located in Dallas that contain 100 or more rooms at the time of creation. Hotels that drop below the 100 room level will be removed from the Tourism PID assessment rolls. New hotels may only be added as part of renewal process



# Dallas PID Policy – Creation/Operating Parameters

- To create a PID, property owners petition City to authorize special assessments on all property located within defined PID boundaries to improve services and infrastructure
- In new and renewing PIDs, the City requires signed petitions of support from:
  - Owners representing at least 60% of the value; **AND**
  - Owners representing at least 60% of land area **OR** 60% of all record Owners
- There is a higher requirement in Single-Family PIDs,
  - Owners representing at least 66.7% of the value; **AND**
  - Owners representing at least 66.7% of land area **OR** 66.7% of all record Owners
- The minimum State of Texas standard for petition support is lower than the City standard:
  - Owners representing more than 50.0% of the value; **AND**
  - Owners representing more than 50.0% of land area **OR** 50.0% of all record Owners

# Dallas PID Policy – Creation/Operating Parameters (cont.)

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- In Dallas, PIDs are authorized for a period of up to seven (7) years with the option of renewal
- A PID application for creating or renewing a PID includes a section that clearly identifies the benefit of the PID to the affected property owners and to the city as a whole, an assessment plan, and also evidence of insurance
- The renewal process requires preparing a budget, service plan and assessment plan for the district and petitioning property owner concerning the renewal
- PID applications include a map and a legal or clear description of property included in the District

# Dallas PID Policy – Creation/Operating Parameters (cont.)

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- PIDs are required to be self-sufficient and not adversely impact ordinary service delivery of the City
- PIDs in Dallas will be allowed to fund any item provided by state law
- Most of the PIDs are in mixed-use districts but PID policy allows for the establishment of PIDs in residential districts like Prestonwood
- PID Policy does NOT allow creation of PID Districts in undeveloped subdivisions

# Dallas PID Policy – Creation/Operating Parameters (cont.)

- With the exception of the Tourism PID, PID assessments will be based on a set rate applied to total property value. The maximum PID assessment in Dallas is \$0.15 per \$100 valuation
- The assessment rate for the Tourism PID is unique – it is paid by hotels based on usage (measured as 2% of hotel room nights sold)
- PID petitions for new or renewing districts are due on April 1st annually for approval by October 1st. Signatures for PID petitions must be gathered between October 1 and April 1 prior to the submission of the petition

# Dallas PID Policy – Creation/Operating Parameters (cont.)

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- Administrative expenses, including costs for day to day City Staff administration, for a PID are limited to 15% of the total budget in any year
- A PID Service Plan contains procedures for the termination of the PID without imposing unintended costs on the City of Dallas
- A PID cannot be dissolved without a petition from property owners and must be sufficient as for creation or renewal in accordance with Chapter 372, Section 372.005(b)

# Dallas PID Policy

## Management and Reporting

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All PID management entities are required to:

- Submit quarterly reports on activities and expenditures
- Have an independent audit annually
- Hold an annual open meeting with at least two weeks prior notice to all property owners for input on the service plan (budget)
- Allow City representatives to attend regular board meetings

# Dallas PID Policy – City Staff PID Oversight Cost

## City Staff's PID oversight cost will be charged to PIDs

- Costs related to the annual Assessment Rate and Service Plan approval process:
  - Public hearing notice printing, stuffing, postage and mailing to property owners in the PID
  - Staff time for City Council items preparation
  - Public hearing notice publication cost in the Dallas Morning News For example, in 2013, the publication cost for each PID was \$1,492 (subject to change)
  - Chapter 372.016, section b and c: assessment notice must be published in a newspaper of general circulation before the 10th day of the public hearing and mailed to the property owners
- Cost of PID oversight (including City staff time for attending meetings, reviewing reports, preparing tax rolls, etc.)
- Only those PIDs that have a provision in their current management contract for City oversight cost recovery may be charged. For other PIDs, that provision will be added at the next renewal.

Allows the PID monitoring process to be budget neutral for the City

# Dallas PID Policy – City Staff PID Oversight Cost (cont.)

## Estimated FY 2015 PID oversight cost (staff time, publication cost and mailing):

➤	<b>DID</b>	\$8,360
➤	<b>Deep Ellum</b>	\$5,486
➤	<b>Klyde Warren/Arts</b>	\$6,498
➤	<b>Prestonwood</b>	\$4,310
➤	<b>South Side</b>	\$4,432
➤	<b>Tourism</b>	\$9,721
➤	<b>University Crossing</b>	\$4,947
➤	<b>Uptown</b>	\$8,130

\*The above list excludes PIDs created or last renewed prior to 2012 when cost recovery was added to the management contracts. Upcoming PID renewals will include a provision for cost recovery going forward. In addition, the \$15,000 creation/renewal application fee is not included in the above.



# Dallas PID Overview – Valuation/Assessment Rates

- Property value changes in PID districts varied from last year
- Property values in all PIDs have increased over last year
- Some districts with large property value increases anticipate early renewal to allow PID funding to catch up with increasing service needs – Deep Ellum; Klyde Warren Park/Dallas Arts District; Uptown; and Tourism PIDs.
- None of these districts will exceed their assessment collection authority with the 2016 collections

PID Name	% Change in property valuation
DID	10.5%
Deep Ellum PID	46.1%
Klyde Warren Park/DAD	N/A
Knox Street PID	10.9%
Lake Highlands PID*	N/A
Oak Lawn-Hi Line PID	12.8%
Prestonwood PID	4.2%
South Side PID	9.8%
University Crossing PID	10.6%
Uptown PID	14.0%
Vickery Meadow	12.0%

\*There was a boundary expansion with the Lake Highlands PID renewal approved on August 12, 2015; therefore, a direct comparison to last year would be skewed.

# Dallas PID Overview – Valuation/Assessment Rates

- PID Assessment Rates:
  - Eleven PIDs will keep the same assessment rate as last year; Prestonwood PID will decrease its rate from \$0.08 to \$0.07/\$100 valuation
- PID Service Plans
  - Tourism PID operates on October 1 – September 30 fiscal year
  - All other PIDs operation on calendar year
- Tourism PID will collect approximately \$14.5 million in assessment revenue to enhance marketing and incentive programs to bring more conventions, meetings, and visitors to Dallas
- The remaining eleven PIDs will collect an estimated \$12.6 million in assessment revenue to provide a range of enhanced services and improvements next year that the City would not otherwise fund due to limited City resources

# Dallas PID Overview – Miscellaneous

- Expiration dates based on date of formation or last renewal
- Number of property owners range from a low of 45 (Oak Lawn-Hi Line) to 2,332 (Vickery Meadow)
- Many Service Plan budgets focus on public safety. Other common budget line items include: parks, infrastructure improvements and business promotion/marketing
- Dallas Downtown Improvement District (DID) is the only PID where City owned properties are assessed. The City agreed to the assessment based on benefits received by the many City owned facilities in the downtown area

# DID – City Owned Property

## DID Assessment for City Owned Property

2003	\$176,000
2004	\$191,976
2005	\$194,411
2006	\$209,500
2007	\$278,000
2008	\$745,522
2009	\$628,776
2010	\$575,906
2011	\$578,576
2012	\$579,427
2013	\$562,608
2014	\$612,441
2015	\$676,048

For each applicable City owned property, an assessment is paid based on its market value

# DID – City Owned Property (cont.)

## DID benefits to the City:

### ➤ Services/improvements:

- DPD supplemental security services
- Homeless court/case management
- Trash collection and public area maintenance
- Median improvements, landscaping, tree replacement
- Banners and holiday tree lighting
- Leadership to help address issues such as loitering, parking, and retail recruitment; coordination with DPD; Downtown 360 Plan; trolley planning; marketing; and signage/wayfinding

### ➤ Direct benefits to the City from the DID exceed the cumulative assessment paid by 3:1

# Dallas PID Overview – District Comparison Chart

	Deep Ellum	Downtown	Klyde Warren Park/DAD	Knox Street	Lake Highlands	Oak Lawn Hi-Line
<b>Expiration</b>	December 31, 2020*	December 31, 2020	December 31, 2021*	December 31, 2017	December 31, 2015	December 31, 2016
<b>Accounts</b>	690	1872	659	59	1,106	45
<b>Total Value</b>	\$345,746,940	\$5,122,122,780	\$3,776,176,680	\$171,398,530	\$329,718,390	\$205,153,220
<b>2015 Assessment</b>	\$335,100	\$6,607,538	\$944,042	\$238,775	\$428,634	\$307,730
<b>Change in value (2014 to 2015)</b>	46.1%	10.5%	N/A	10.9%	N/A	12.8%
<b>Standard Assessment Rate per \$100</b>	0.12	0.129	.025	0.15	0.13	0.15
<b>Proposed Budget</b>	\$398,018	\$6,342,201	\$944,042	\$741,419**	\$420,316	\$341,027

Notes: Total assessment values are based on properties assessed in the PIDs.

\* Early renewal of this PID anticipated; however, the maximum collection will not take place in 2016 relative to the aggregate 7 year limits.

\*\* The Knox Street PID budget includes a large capital expenditure for Complete Streets improvements using funding set aside for this purpose in previous years

# Dallas PID Overview – District Comparison Chart

	Prestonwood	South Side	Uptown	Tourism	University Crossing	Vickery Meadow
<b>Expiration</b>	December 31, 2018	December 31, 2019	December 31, 2019*	July 31 2017*	December 31, 2020*	December 31, 2015
<b>Accounts</b>	1,034	134	2,148	105 accounts at the time of the TPID's creation	248	2,332
<b>Total Value</b>	\$399,248,640	\$96,931,280	\$4,332,350,160	N/A	\$696,794,100	\$922,793,100
<b>2015 Assessment</b>	\$279,474	\$137,275	\$1,949,558	\$14,461,615	\$696,794	\$642,640
<b>Change in value (2014 to 2015)</b>	4.2%	9.8%	14.0%	NA	10.6%	12.0%
<b>Premium Assessment Rate per \$100</b>	N/A	0.15	N/A	Assessment based on hotel usage based on 2 percent of total collections on room rentals	N/A	0.10
<b>Standard Assessment Rate per \$100</b>	0.07	0.12	0.045		0.10	0.05
<b>Proposed Budget</b>	\$303,580	\$126,700	\$1,935,521	\$14,606,231	\$746,788	\$628,898

Notes: Total assessment values are based on properties assessed in the PIDs.

\* Early renewal of this PID anticipated

# Recommended Next Steps

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Economic Development Committee recommendation for Council approval of:

- ✓ Action on August 26, 2015 to call public hearings to consider annual assessment rates for all Dallas PIDs
- ✓ Hold public hearings on September 9, 2015
- ✓ At close of hearings, set 2015 Assessment Rate and adopt 2015/2016 Service Plan for the twelve PIDs (called hearing on August 26, 2015)

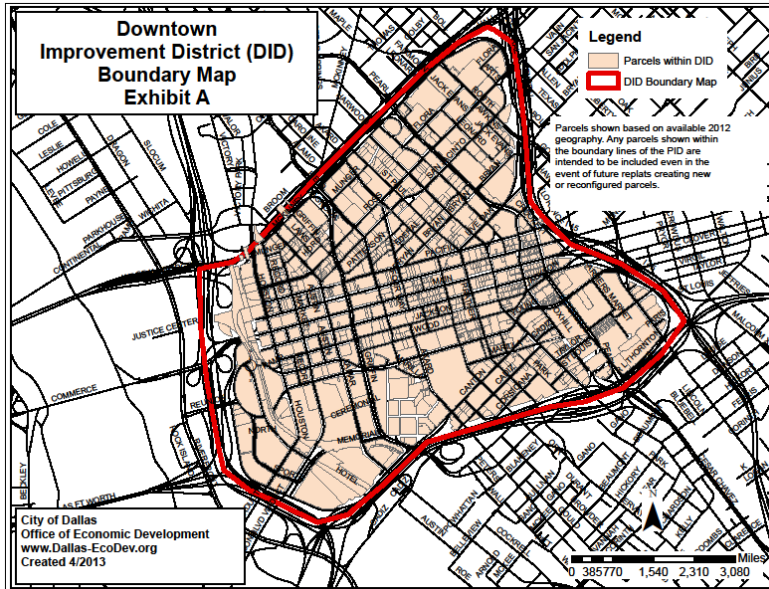


# Appendix 1

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# Public Improvement Districts Summary

# Dallas Downtown Improvement District (DID) - Annual Plan Summary

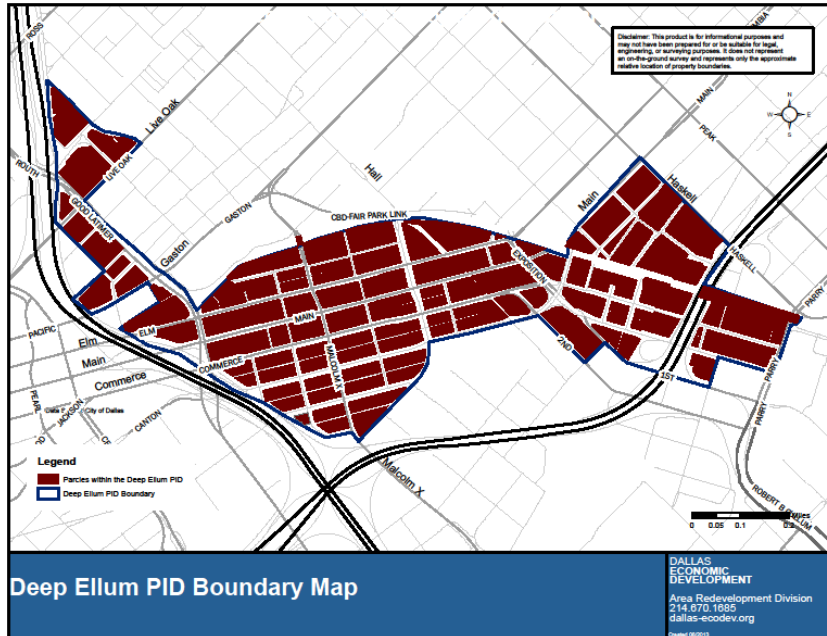


<b>Downtown</b>		
Expiration	December 31, 2020	
Accounts	1,872	
Total Value	\$5,122,122,780	
2015 Assessment	\$6,607,538	
Change in value (2014 to 2015)	10.5%	
Proposed Budget - 2016	\$6,342,201	
Budget Categories	Public Safety	39%
	Capital Improvements	7%
	Transportation Improvements	6%
	Communication/Events	18%
	Administration	12%
	Services & Improvements	18%

## Major Services Provided:

- DID was renewed recently on June 12, 2013 for seven years, starts operating from January 1, 2014.
- Public Improvements, landscape and parks.
- Downtown circulator, operation and maintenance of mass transportation facilities.
- Special supplemental service for promotion and improvement of the DID, including, entertainment and events, and retail recruitment.
- Community programs, Clean Team, environmental enhancements and sanitation.
- Downtown Safety Patrol, Homeless outreach, education & coordination.

# Deep Ellum PID - Annual Plan Summary

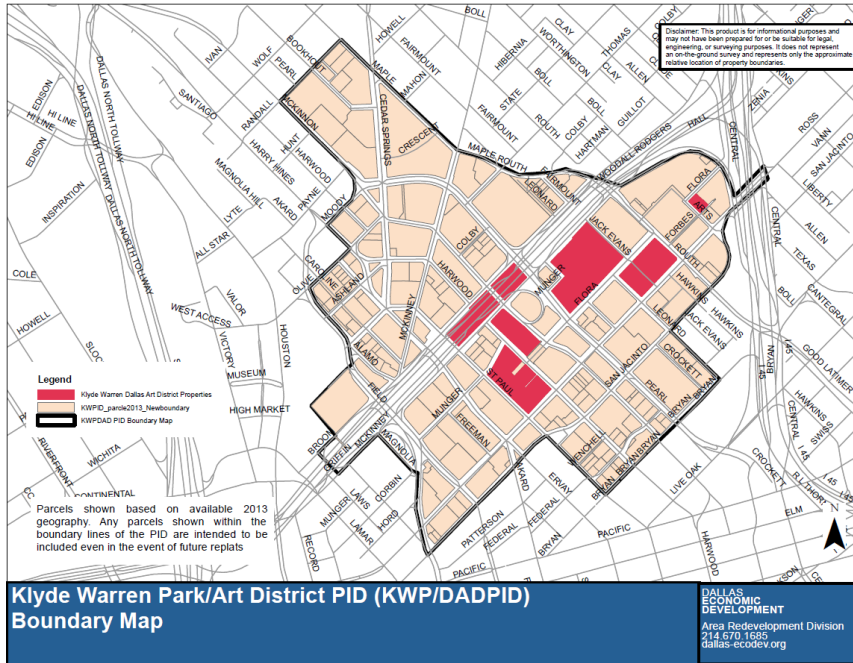


## Major Services Provided:

- Deep Ellum PID was renewed recently on August 14, 2013 for seven years, starts operating from January 1, 2014.
- Graffiti control, landscaping, park improvements, trash pickup and neighborhood improvements.
- Acquisition, construction, operation and maintenance of mass transportation facilities and wayfinding signage.
- Business development and recruitment to promote the District as the Deep Ellum Entertainment District .
- Marketing, website, and other promotional activities
- Distinctive lighting and signage

Deep Ellum		
Expiration	December 31, 2020	
Accounts	690	
Total Value	\$345,746,940	
2015 Assessment	\$430,836	
Change in value (2014 to 2015)	46.1%	
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100	\$0.12	
Proposed Budget - 2016	\$433,840	
Budget Categories	Improvements	22%
	Business Dev & Recruitment	9%
	Transportation Improvements	9%
	Marketing & Promotion	43%
	Audit/Insurance	5%
	Administration	15%
	Public Safety	6%

# Klyde Warren Park/Dallas Arts District PID - Annual Plan Summary

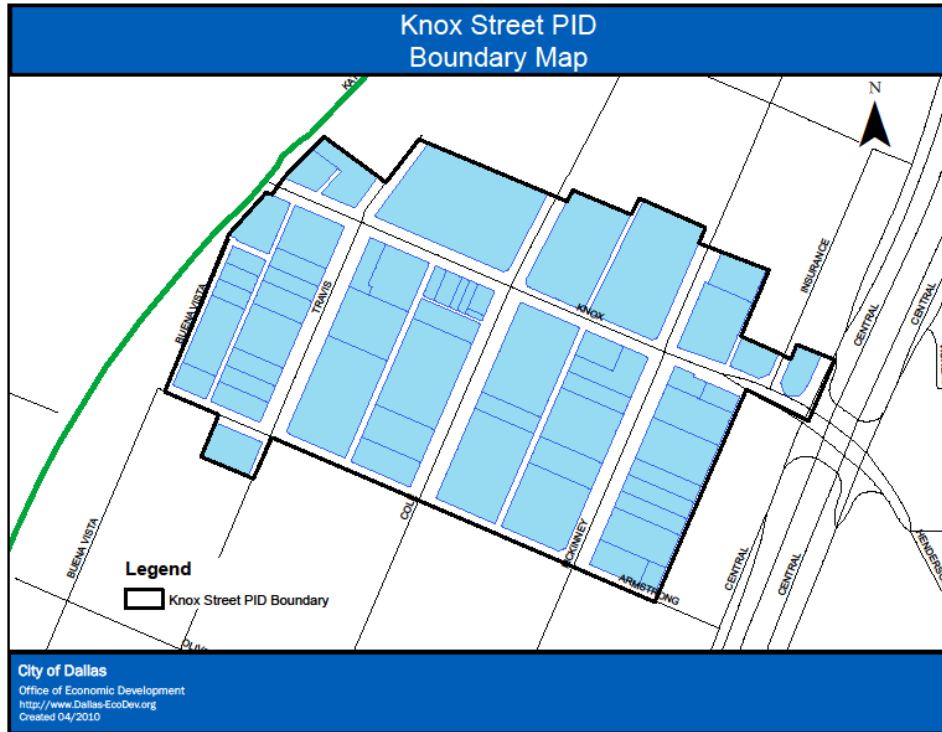


Klyde Warren Park/DAD		
Expiration	December 31, 2021	
Accounts	659	
Total Value	\$3,776,167,680	
2015 Assessment	\$944,042	
Change in value (2014 to 2015)	* new PID	
Proposed Budget - 2016	\$933,872	
Budget Categories	Public Safety	43%
	Sanitation and General Maintenance	26%
	Landscape Imprvs, Holiday Lighting & Decorations	6%
	Cultural Enhancements, Marketing and Promotion	17%
	Administration	3%
	Signage (wayfinding)	1%
	Audit/Insurance	3%

## Major Service Provided:

- Security in Klyde Warren Park (KWP)
- Trash pickup, general cleaning, graffiti control and KWP improvements
- Pavement (sidewalk) detail cleaning, staining and restoration
- Partial cost of European and Christmas Markets, programming activities
- Partial cost of promoting the district, PR, advertising, free Wi-Fi, website and Kiosk
- Klyde Warren Park/Dallas Arts District PID is a new PID, starts operating from January 1, 2015 (created on June 25, 2014).

# Knox Street Improvement District - Annual Plan Summary

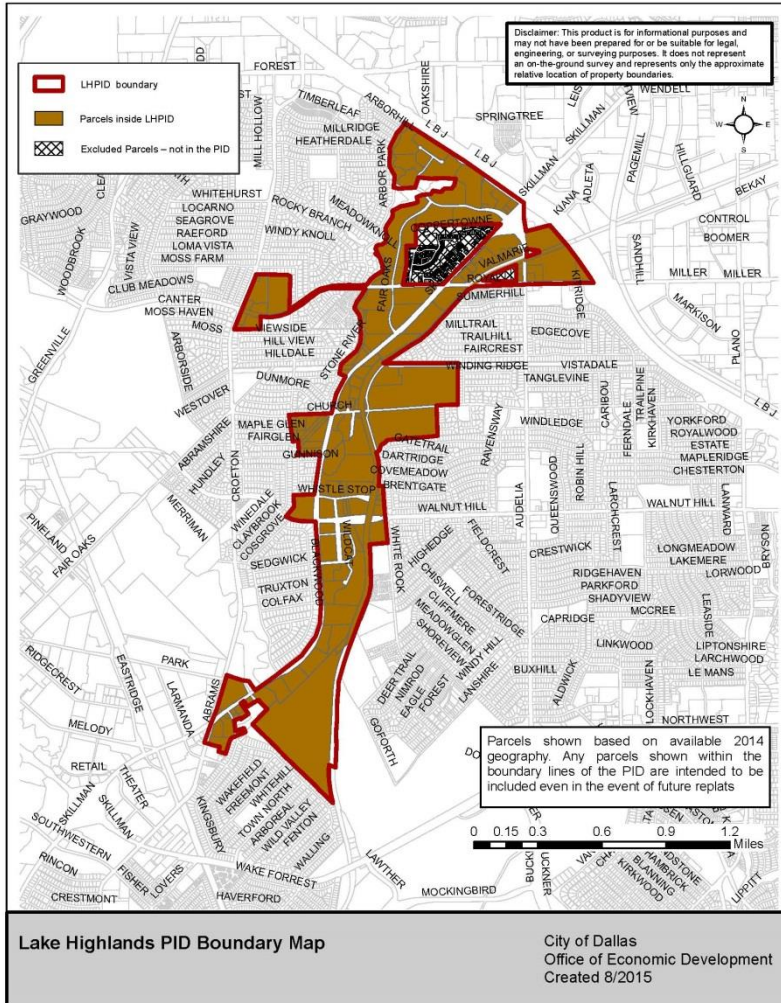


## Major Service Provided:

- Primary purpose is to enhance aesthetics of the area by enhancing the pedestrian lighting, maintaining sidewalks.
- Promote this area as an attractive retail destination.
- Enhance security

<b>Knox Street</b>		
Expiration	December 31, 2017	
Accounts	59	
Total Value	\$171,398,530	
2015 Assessment	\$238,775	
Change in value (2014 to 2015)	10.9%	
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100	0.15	
Proposed Budget - 2016	\$741,419	
Budget Categories	Public Safety	15%
	Capital Improvements *	47%
	Marketing/Promotion	32%
	Audit and admin	6%
	Funds are being carried forward from prior years to complement gateway markers and streetscape improvements and/or possibly in conjunction with Knox Complete Streets - 2016 Capital Improvements.	

# Lake Highlands PID – Annual Plan Summary

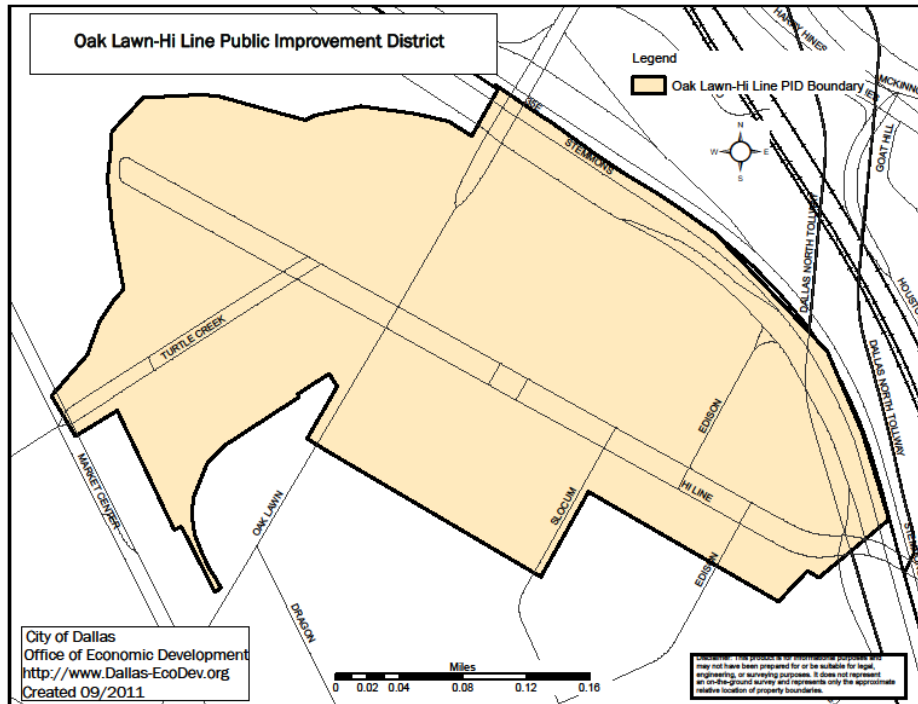


## Major Service Provided:

- Enhance Security
- Landscape Enhancement & Maintenance
- Graffiti removal

Lake Highlands	
Expiration	December 31, 2015
Accounts	1,106
Total Value	\$329,718,390
2015 Assessment	\$428,634
Change in value * (2014 to 2015)	40.2%
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	0.13
Proposed Budget - 2016	\$420,316
Budget Categories	Public Safety 45%
	Improvements 33%
	Promotion 6%
	Audit/Insurance 6%
	Administration 10%
*There was a boundary expansion with the Lake Highlands PID renewal approved on August 12, 2015; therefore, a direct comparison in value change from last year is skewed.	

# Oak Lawn-Hi Line PID – Annual Plan Summary

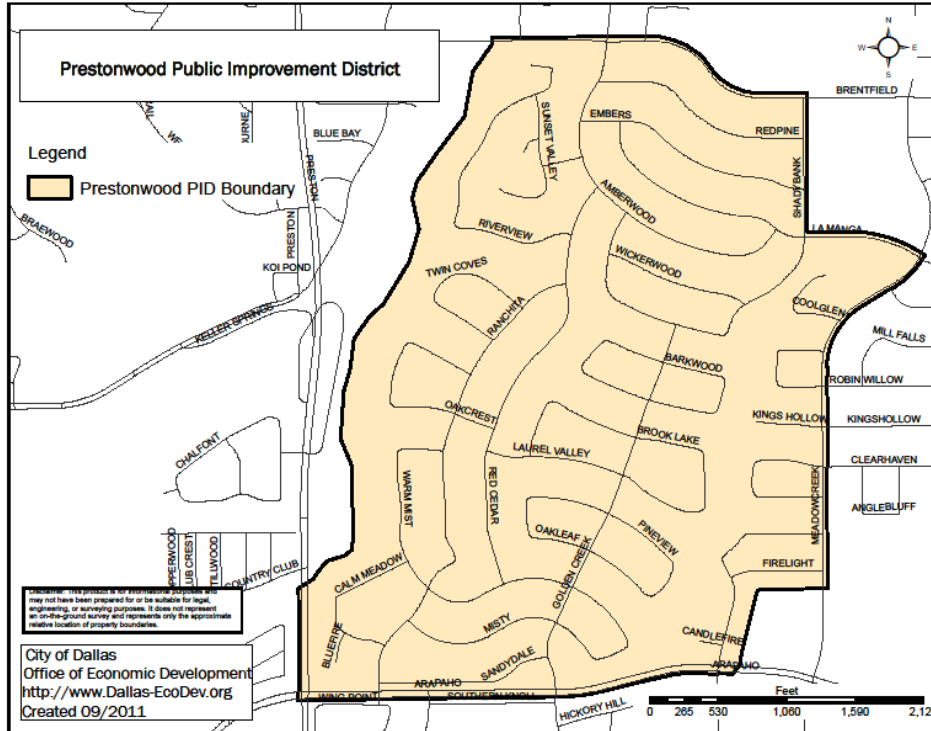


### Major Service Provided:

- Enhanced public safety/security
- Promotion of District
- Maintain enhanced public improvements
- Litter & Graffiti removal
- Landscape Enhancement & Maintenance

		<b>Oak Lawn-Hi Line</b>	
Expiration		December 31, 2016	
Accounts		45	
Total Value		\$205,153,220	
Assessment		\$307,730	
Change in value (2014 to 2015)		12.8%	
Premium Assessment Rate per \$100			
Standard Assessment Rate per \$100		0.15	
Proposed Budget		\$341,027	
Budget Categories		Public Safety	35%
		Improvements	53%
		Promotion	0%
		Audit/Insurance	3%
		Administration	9%

# Prestonwood PID – Annual Plan Summary



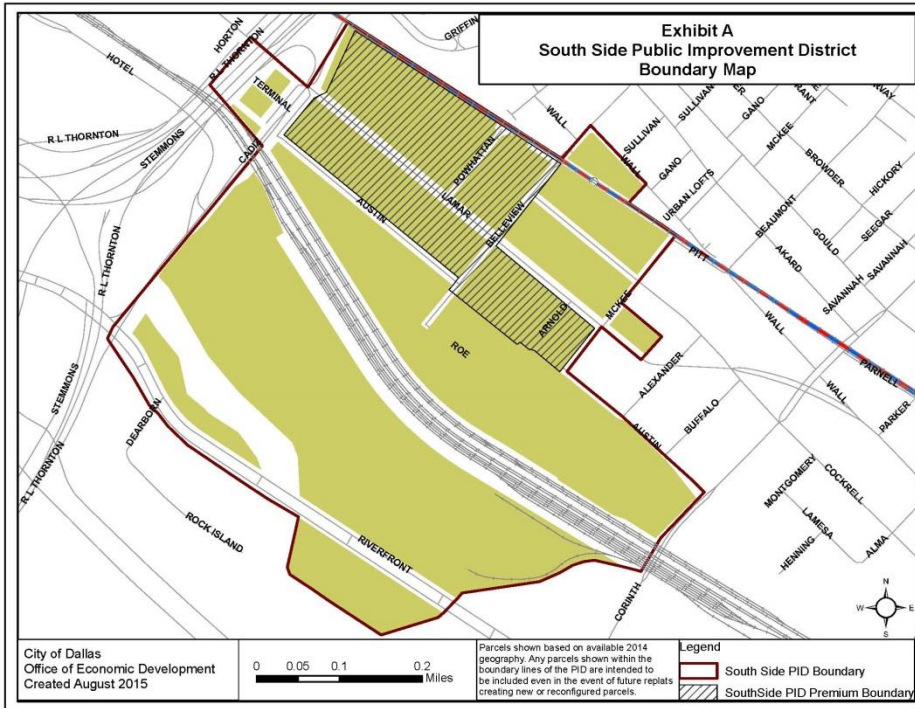
## Major Service Provided:

- Primary purpose to enhance security
- 24/7 security patrols

<b>Prestonwood</b>	
Expiration	December 31, 2018
Accounts	1,034
Total Value	\$399,248,640
Assessment	\$279,474
Change in value (2014 to 2015)	4.2%
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	0.0700
Proposed Budget	\$303,580
Budget Categories	Public Safety 85%
	Administration 4%
	Audit/Insurance 6%



# South Side PID – Annual Plan Summary

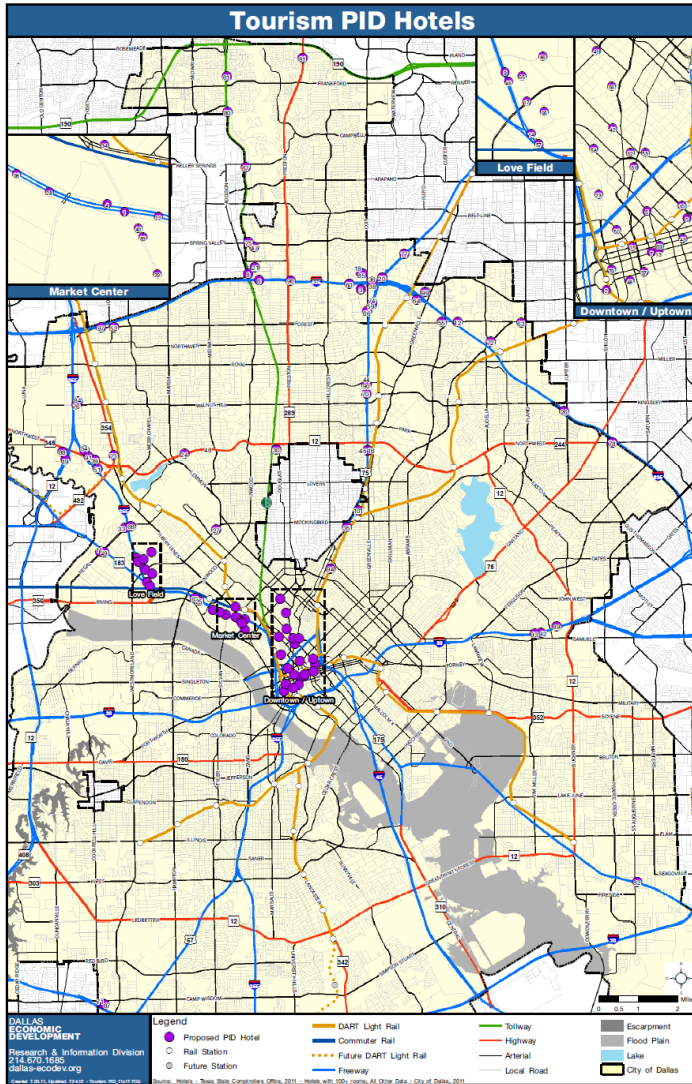


<b>South Side</b>		
Expiration	December 31, 2019	
Accounts	134	
Total Value	\$96,931,280	
Assessment	\$137,275	
Change in value (2014 to 2015)	9.8%	
Premium Assessment Rate per \$100	0.15	
Standard Assessment Rate per \$100	0.12	
Proposed Budget	\$126,700	
Budget Categories	Safety & Security	47%
	Improvements	28%
	Business Promotion	12%
	Cultural events	4%
	Administration	1%
	Audit	5%
	Insurance	3%

## Major Services Provided:

- 48% of budget for public courtesy patrol for the 100 acre district
- New business recruitment
- Bark Park improvements

# Tourism PID – Annual Plan Summary

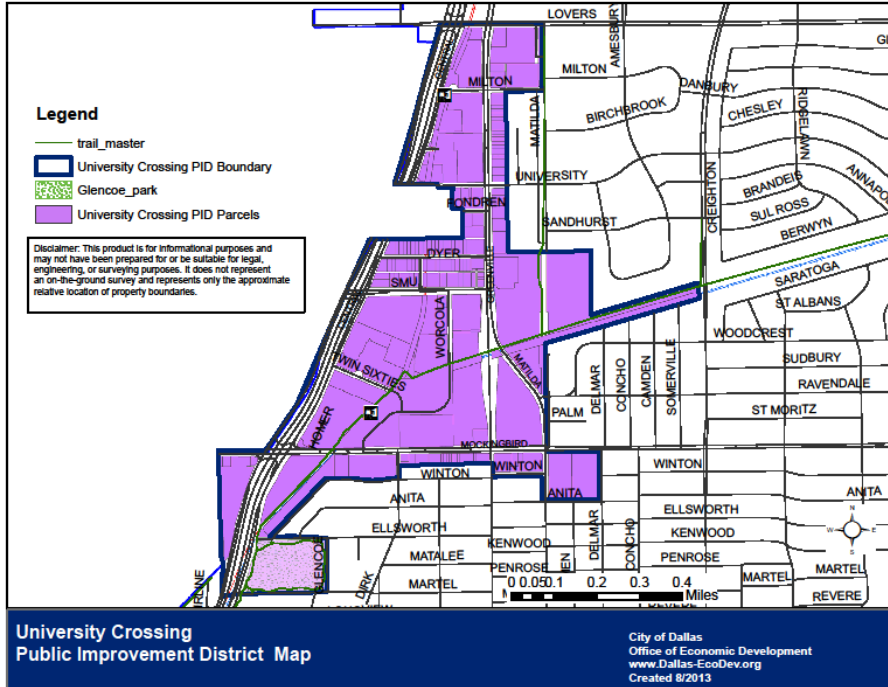


		<b>Tourism PID</b>
Expiration		July 31, 2017
Accounts		105 accounts at the time of the TPID's creation
Total Value		N/A
2015 Assessment		\$14,461,615
Change in value (2014 to 2015)		13.0%
Premium Assessment Rate		N/A
Standard Assessment Rate		Assessment based on hotel usage based on 2 percent of total collections on room rentals
Proposed Budget - 2016		\$14,606,231
Budget Categories	Incentives	50.0%
	Marketing	37.5%
	– Event Application Pool	7.5%
	Administration	5.0%

### Major Service Provided:

- Incentives - 50% of TPID budget used to provide incentives to bring more conventions, meetings and visitors to Dallas
- Marketing - 45% of TPID budget allocated for marketing efforts
- Administration - 5% of TPID budget dedicated for administrative expenses

# University Crossing PID – Annual Plan Summary

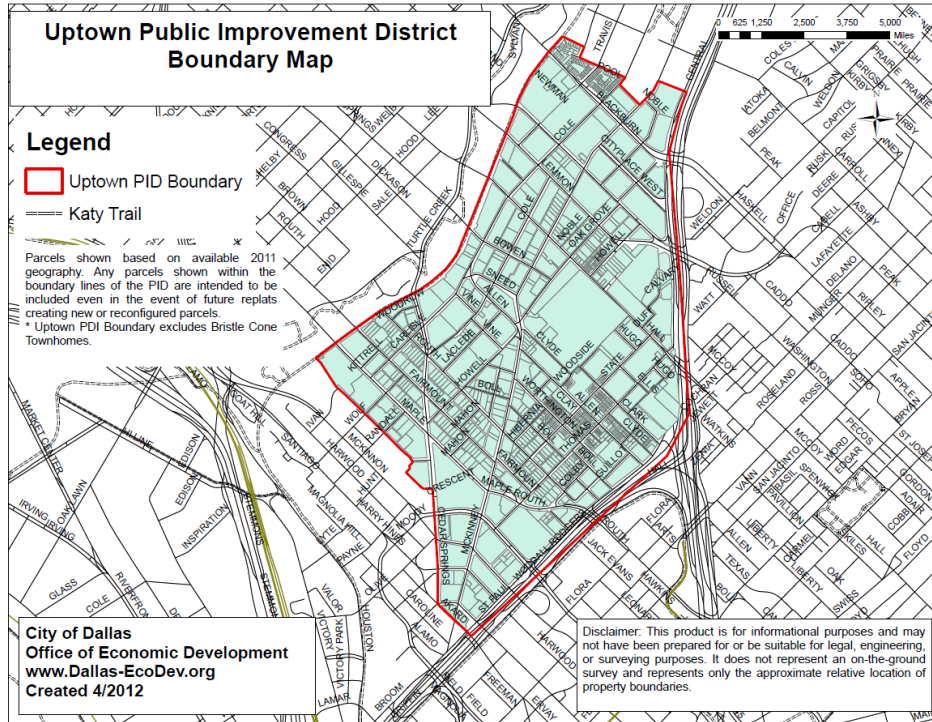


## Major Service Provided:

- Police patrol of the University Crossing area, owner safety coordination, etc.
- Public Improvements, landscape, parks and pedestrian amenities for the PID.
- Sidewalk, public planters, waste disposal, clean area programs, and landscape maintenance throughout the University Crossing area expenses.

<b>University Crossing</b>		
Expiration	December 31, 2020	
Accounts	248	
Value	\$696,794,100	
2015 Assessment	\$696,788	
Change in value (2014 to 2015)	10.6%	
Premium Assessment Rate per \$100		
Standard Assessment Rate per \$100	0.10	
Proposed Budget	\$746,788	
Budget Categories	Security	26%
	Improvements	26%
	Public Area Impvmts.,	24%
	Promotion	9%
	Audit/Insurance	3%
	Administration	11%

# Uptown PID - Annual Plan Summary

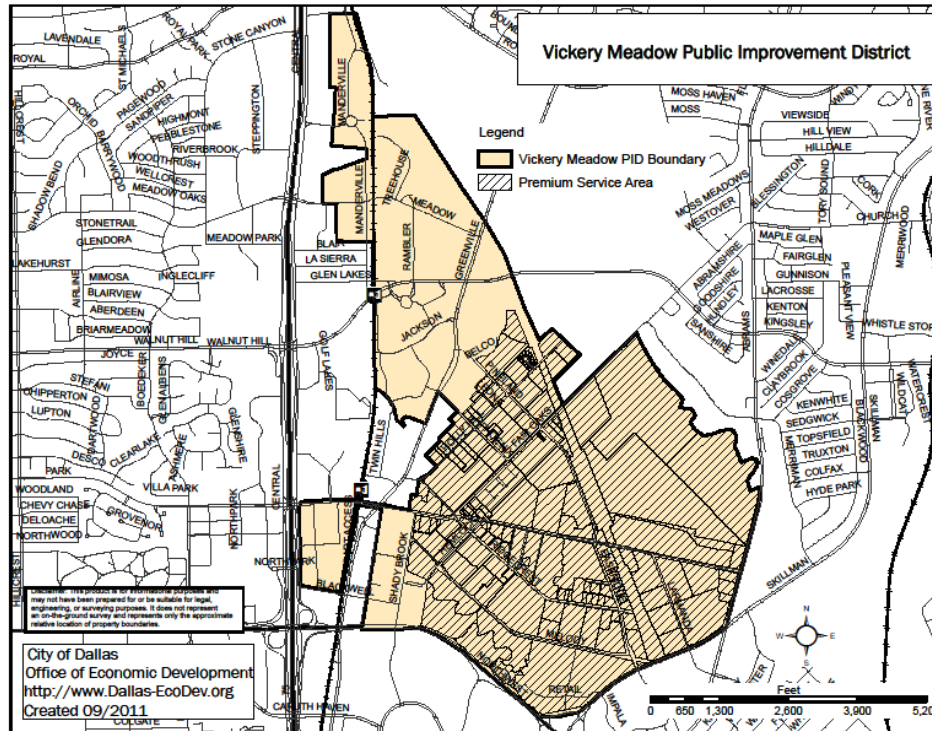


## Major Service Provided:

- Landscaping, tree care, street & sidewalk sweeping, trash cans & graffiti removal
- Off-duty police, trolley operations, marketing and promotion.
- Gateway markers, walking trails- Katy Trail improvements, parks improvements.

<b>Uptown</b>	
Expiration	December 31, 2019
Accounts	2,148
Total Value	\$4,332,350,160
2015 Assessment	\$1,949,558
Change in value (2014 to 2015)	14.0%
Premium Assessment Rate per \$100	
Standard Assessment Rate per \$100	0.045
Proposed Budget - 2016	\$1,935,521
Budget Categories	Services (incl safety) & Promotion 22%
	Capital Improvements 30%
	Landscape Improvements 30%
	Contingency and Reserve for Griggs Park 3%
	Audit and Administration 15%

# Vickery Meadow PID - Annual Plan Summary



## Major Service Provided:

- Vickery Meadow PID was renewed recently on August 12, 2015 for seven years, starts operating from January 1, 2016.
- Landscaping, Litter Removal, & Graffiti Abatement
- Maintenance of Common Areas
- Community Enrichment Activities, Youth Development Activities, & Special Events
- Marketing & Promotional Activities
- Neighborhood Planning
- Security Patrol, & Crime Prevention

Vickery Meadow	
Expiration	December 31, 2015
Accounts	2,332
Value	\$922,793,100
2015 Assessment	\$642,640
Change in value (2014 to 2015)	12.0%
Premium Assessment Rate per \$100	0.10
Standard Assessment Rate per \$100	0.05
Proposed Budget	\$628,898
Budget Categories	Community Service 5%
	Property Standards & Public Relations 41%
	Safety & Security 32%
	Park Lane other area Improvements, Services 5%
	Audit/Insurance 1%
	Economic Development 2%
	Administration 8%
	Midtown Park Improvements 1%
	Public Relations Expenses 5%

# Appendix 2 - PID Assessment Rates 2015 -2001

2014-2000 Assessment Rates																
Assessment Rate per 100 valuation																
	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	Prop Budget
Deep Ellum	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$433,840
Downtown Premium	0.129	0.129	0.1290	0.1190	0.119	0.1190	0.119	0.119	0.119	0.107	0.107	0.0953	0.0936	0.0707	0.0657	\$6,342,201
Downtown Standard											0.070	0.0635	0.0619	0.0468	0.0420	
Klyde Warren Park/DAD	0.025	0.025	0.025													\$933,872
Knox Street	0.15	0.15	0.15	0.15	0.15	0.15										\$741,419
Lake Highlands	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13								\$420,316
Oak Lawn-Hi Line	0.15	0.15	0.15	0.15	0.15	0.15	0.15									\$341,027
Prestonwood	0.07	0.07	0.08	0.09	0.095	0.087	0.079	0.09	0.09	0.09	0.09	0.089	0.089	0.0788	0.09	\$303,580
South Side Premium	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15					\$126,700
South Side Standard	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12					
University Crossing	0.10	0.10	0.10													\$746,788
Uptown Premium	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.045	0.0600	\$1,935,521
Uptown Standard														0.0235		
Vickery Meadow Prem.	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$628,898
Vickery Meadow Stand.	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	

# Appendix 3 - Tourism PID Service Plan

Tourism Public Improvement District (PID) Service Plan						
FISCAL YEAR	2015-16 <sup>1</sup>	2016-17 <sup>2</sup>	2017-18	2018-19	2019-2020	TOTAL
Assessment Revenue	\$ 14,461,615	\$ 14,895,463	\$ 15,342,327	\$ 15,802,597	\$ 16,276,675	\$ 76,778,678
Investment Income	\$ 144,616	\$ 148,955	\$ 153,423	\$ 158,026	\$ 162,767	\$ 767,787
<b>TOTAL INCOME</b>	<b>\$ 14,606,231</b>	<b>\$ 15,044,418</b>	<b>\$ 15,495,751</b>	<b>\$ 15,960,623</b>	<b>\$ 16,439,442</b>	<b>\$ 77,546,465</b>
Marketing (Promotion/Advertising)	\$ 4,381,869	\$ 4,513,325	\$ 4,648,725	\$ 4,788,187	\$ 4,931,833	\$ 23,263,939
Marketing Support for DCVB	\$ 730,312	\$ 752,221	\$ 774,788	\$ 798,031	\$ 821,972	\$ 3,877,323
Marketing/Event Application Pool	\$ 1,095,467	\$ 1,128,331	\$ 1,162,181	\$ 1,197,047	\$ 1,232,958	\$ 5,815,985
Marketing Reserve	\$ 365,156	\$ 376,110	\$ 387,394	\$ 399,016	\$ 410,986	\$ 1,938,662
<b>Marketing Sub-total</b>	<b>\$ 6,572,804</b>	<b>\$ 6,769,988</b>	<b>\$ 6,973,088</b>	<b>\$ 7,182,280</b>	<b>\$ 7,397,749</b>	<b>\$ 34,895,909</b>
Site Visits & Familiarization Tours	\$ 1,460,623	\$ 1,504,442	\$ 1,549,575	\$ 1,596,062	\$ 1,643,944	\$ 7,754,646
Incentives & Sales Efforts <sup>3</sup>	\$ 5,477,337	\$ 5,641,657	\$ 5,810,906	\$ 5,985,234	\$ 6,164,791	\$ 29,079,924
Incentives & Sales Efforts Reserve	\$ 365,156	\$ 376,110	\$ 387,394	\$ 399,016	\$ 410,986	\$ 1,938,662
<b>Incentives Sub-total</b>	<b>\$ 7,303,116</b>	<b>\$ 7,522,209</b>	<b>\$ 7,747,875</b>	<b>\$ 7,980,312</b>	<b>\$ 8,219,721</b>	<b>\$ 38,773,232</b>
Start-up expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance and Audit	\$ 146,062	\$ 150,444	\$ 154,958	\$ 159,606	\$ 164,394	\$ 775,465
Research	\$ 292,125	\$ 300,888	\$ 309,915	\$ 319,212	\$ 328,789	\$ 1,550,929
Administration	\$ 292,125	\$ 300,888	\$ 309,915	\$ 319,212	\$ 328,789	\$ 1,550,929
<b>Operations Sub-total</b>	<b>\$ 730,312</b>	<b>\$ 752,221</b>	<b>\$ 774,788</b>	<b>\$ 798,031</b>	<b>\$ 821,972</b>	<b>\$ 3,877,323</b>
<b>TOTAL EXPENSES</b>	<b>\$14,606,231</b>	<b>\$15,044,418</b>	<b>\$15,495,751</b>	<b>\$15,960,623</b>	<b>\$16,439,442</b>	<b>\$ 77,546,465</b>
<b>NET Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Notes:**

<sup>1</sup> Assessment collections are higher than originally anticipated due to increased occupancy at the hotels that comprise the District.

<sup>2</sup> Budget includes the final 10 months from the Tourism PID's initial five year term. Accordingly, expenses are estimated and are subject to the PID's successful early re-petition and renewal.

<sup>3</sup> Incentive funds are committed to future scheduled events. These funds will not be expended until the event occurs.

# Appendix 3 - Tourism PID/Coordination with DCVB

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## New Dallas Convention and Visitors Bureau (DCVB) contract:

- ✓ Current DCVB contract has one additional automatic renewal scheduled to take effect on October 1, 2015
- ✓ The DCVB agreed to an early renewal to reduce their HOT revenue allocation from 32.6% to 30.0%
- ✓ The remaining 2.6% HOT revenue will be reallocated to Cultural Arts, as allowed by State Law



# Appendix 3 - Tourism PID/Coordination with DCVB

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- ✓ A 7.5% allocation of the PID budget supports arts/cultural affairs through an “event application pool” with funding that has grown from \$911,000 in FY 2013 to \$1,017,000 in FY 2015.
- ✓ With additional outreach efforts, participation and funding support for organizations/events increased from 17 in FY 2013 to 45 in FY 2015.
- ✓ These event applications represent approximately 200,000 room nights and \$28 million in hotel lodging revenue.

# Memorandum



DATE August 14, 2015

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King  
Arnold, B. Adam McGough

SUBJECT **Dalfort Area Development Update**

On Monday, August 17, 2015, you will be briefed on the Dalfort Area Development Update. The briefing materials are attached for your review.

Please let me know if you have any questions.



Ryan S. Evans  
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

# Dalfort Area Development Update

City of Dallas Economic Development Committee –

August 17, 2015

Dallas Love Field



LOVE | EVOLUTION

# Background

- The Department of Aviation (DOA) has attempted to market the Dalfort property over the past several years without success
  - Current structure is out dated
  - Significant environmental remediation is necessary for re-use



# Dalfort Site Development

November 14, 2012

**Resolution Number 12-2724**

Amount: \$926,238

- City Council approved a lease agreement with Reed Enterprises Investment Holdings, LP
- Their proposal was to construct new facilities for Fixed Base Operation, office building, retail, and auto dealership on the site
- City would pay for demolition at estimated cost of \$8 million
- Lease was not executed when historical significance of the building was determined

# Dalfort Site Development

## Modified Design

- Reed Enterprises resubmitted a proposal including renovation of the existing structure, preserving the historical elements
- New development included renovations as well as new construction
- On October 14, 2014, the DOA received the Finding of No Significant Impact (FONSI) from the FAA
- This ruling allowed the modified proposal from Reed Enterprises to proceed

# Dalfort Site Development

- The Braniff Centre (formerly Reed Enterprises) will develop both aviation and commercial uses for the site
  - \$17 million capital investment commitment for Aviation use within 36 months
  - Additional \$4 million capital investment within 10 years
  - \$20 million capital investment commitment for commercial use within 60 months



# Dalfort Site Development

- The Braniff Centre (formerly Reed Enterprises) will develop both aviation and commercial uses for the site
  - Due to high capital investment a ten-year rent abatement, with rent to Airport beginning in Year 11
    - Total average rent of \$1.15 million/year
  - Will add additional ad-valorem value to the tax rolls (approx. \$500k annually)
  - Sales tax revenues to General Fund for retail and office development (approx. \$600k annually)





# Benefits

- Job Creation – 1,200 (Aviation, Office, and Retail)
- Approximate \$65M in annual salaries
- Aviation Development/Growth
- Furtherance of policy (Good Neighbor Plan Initiative)
- Historical Preservation
- Renovation of “eye sore”



# Aviation and Commercial Lease

- Approximately 26.802 acres/1,167,513 sq. ft. (Unimproved and Improved Land)
- 39-year term lease
- \$.40 per square foot for unimproved land (Aviation)
- \$.65 per square foot for improved land (Aviation)
- \$.75 per square foot for improved land (Commercial)
- Parking garage \$240,000 annually beginning in year three
  - City will occupy garage for remote employee parking for approximately 36 months
- Title to improvements vests to Lessor upon completion of construction

# Community Involvement

- February 10<sup>th</sup> - 2015
  - Presented future Dallas Love Field (DAL) business opportunities
  - Discussed new Dalfort project requirements
    - No “run-ups” in lease agreement
    - Impact to neighborhood
  - Requested developer research/concept
- April 16<sup>th</sup> - 2015
  - Developer presented proposed concept
- August 4<sup>th</sup> - 2015
  - Second developer presentation, received feedback from community

# Public Input

- As a result of the input from the surrounding communities, a number of additional items will be included in the final lease documents
  - Traffic analysis showing no adverse impact
  - Next-Gen navigation procedures to the greatest extent possible for all aviation uses
  - Commitment to promote and adhere to all aspects of the voluntary noise abatement program
  - Keeping all building heights within current limits
  - No drive-through restaurant or retail

# Next Steps

- Gain approval from Economic Development Committee for Council approval of new Lease with the Braniff Centre Limited Partnership on August 26, 2015
- Completion of Design phase for Dalfort site
- Final Design approval by the State Historic Preservation Commission
- Construction/Development phase

# Memorandum



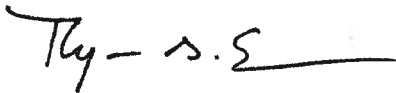
DATE August 14, 2015

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King  
Arnold, B. Adam McGough

SUBJECT **Dallas Executive Airport: Update**

On Monday, August 17, 2015, you will be briefed on the Dallas Executive Airport: Update. The briefing materials are attached for your review.

Please let me know if you have any questions.



Ryan S. Evans  
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
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Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

# Dallas Executive Airport: Update



Economic Development Committee  
August 17, 2015



**DALLAS  
ECONOMIC  
DEVELOPMENT**



# Purpose

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- Provide background about Dallas Executive Airport.
- Describe recent and ongoing development activity.
- Present ongoing development and proposed future development.



# Facility Overview

## 1,040 acres of land, with two concrete runways

- 13/31 measuring 6,451' L and 150' W.
- 17/35 measuring 3,800' L and 150' W.

## Fully equipped with:

- Air traffic control tower.
- Two full service FBOs.
- Full fire service protection.
- Instrument landing and aeronautical lighting system.
- Navigational radio aids and weather facilities.

## Full range of specialty aviation businesses



# Addison Airport Area Property Values

Total Property Value within a one-mile radius of Addison Airport:

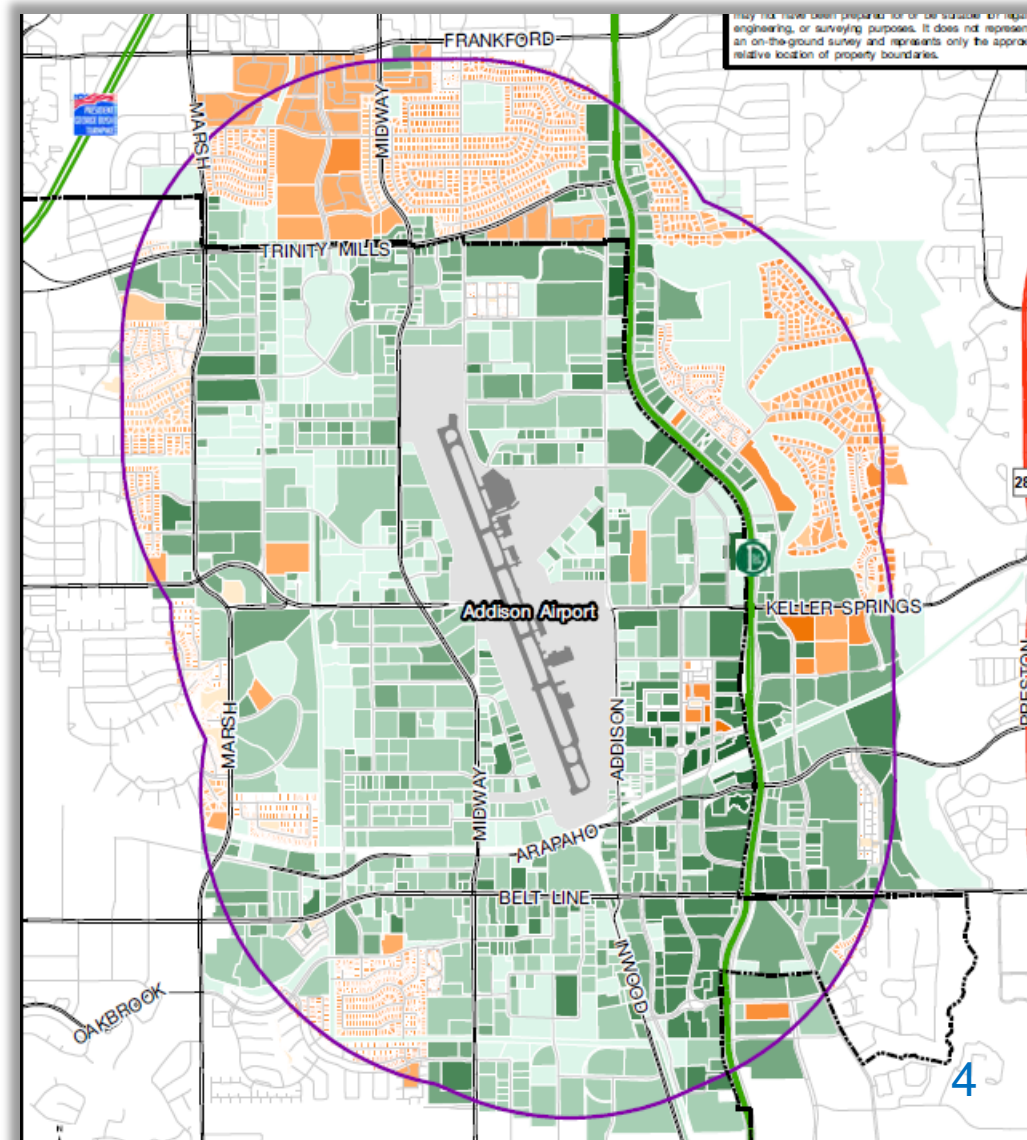
- Commercial - \$4,223,072,256.
- Residential - \$1,385,906,045.

Addison Airport is the premier general aviation (GA) airport in the DFW Metroplex.

- Approximately 15 minutes north of downtown Dallas.
- Comprised of 366 acres and boasts a 7200-foot runway.
- With approximately 100,000 operations annually.
- Addison Airport is one of the busiest GA airports in Texas.

Addison Airport - Real Estate Ground Leases.

- Addison Airport currently has 44 ground-leased properties consisting of more than 3.1 million square feet of land and over 1 million square feet of hangar, office and related facilities.
- Ground lease rates and terms will vary depending on a wide variety of factors including the property size, configuration, landside access, proximity to the flightline, permitted uses, availability of utilities and other infrastructure.
- Unimproved rates range \$0.48 per square foot to \$.65 per square foot along the flightline.



# Dallas Executive Airport Area Property Values

Total Property Value within a one-mile radius of Dallas Executive Airport:

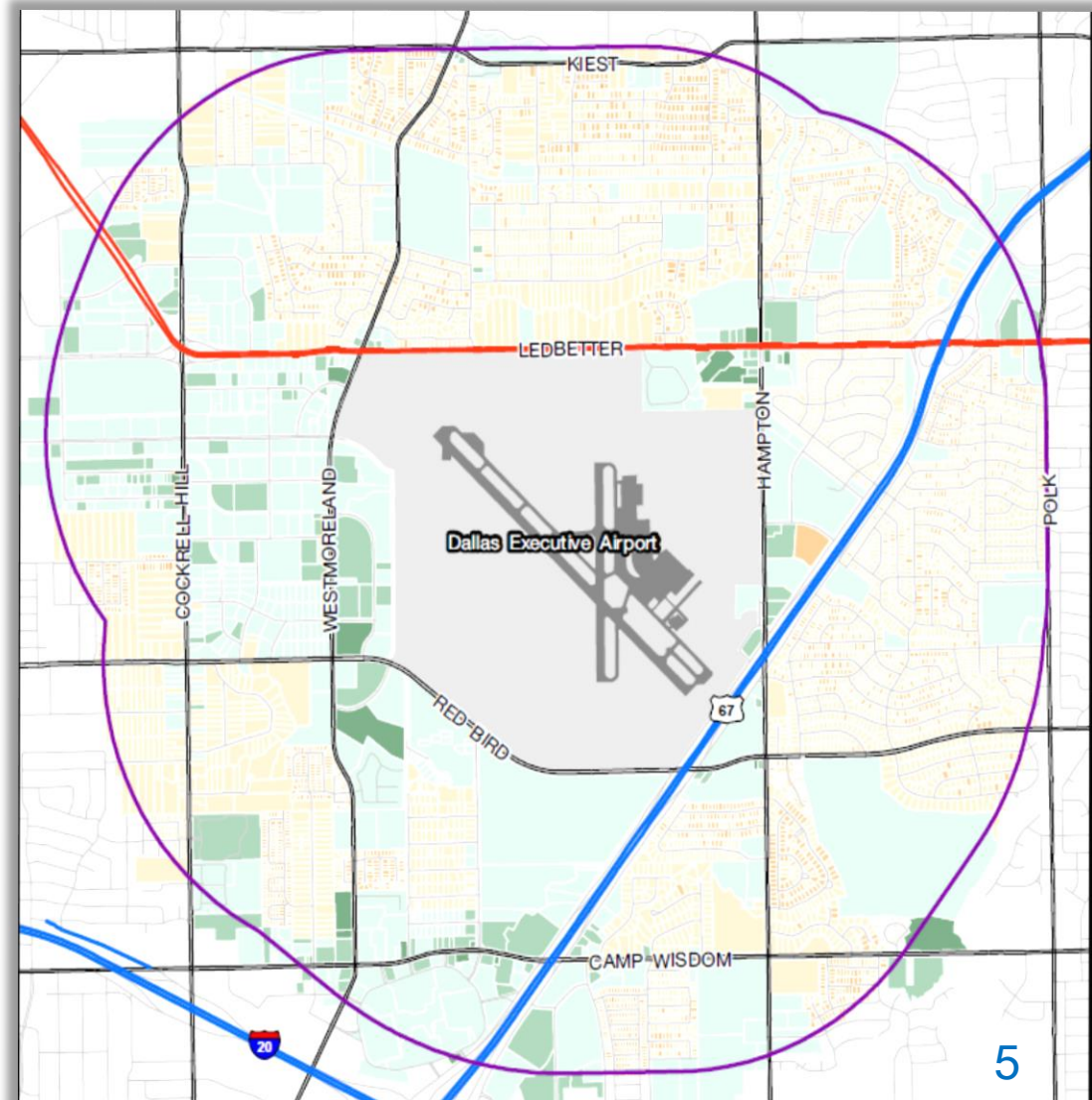
- Commercial - \$540,679,165.
- Residential - \$576,216,040.

Dallas Executive Airport (DEA) is the reliever airport for Dallas Love Field.

- Approximately 10 minutes southwest of downtown Dallas.
- Comprised of 1,000 acres and will soon boast a 7,001-foot runway.
- With approximately 50,000 operations annually.
- The only GA Airport within a 19-mile radius of Downtown Dallas with available real estate.
- In Class D, under Class B Airspace.

DEA - Real Estate Ground Leases.

- DEA currently has more than 2.1 million square feet of hangar, land, office and related facilities.
- Ground lease rates and terms will vary depending on a wide variety of factors including the property size, configuration, landside access, proximity to the flightline, permitted uses, availability of utilities and other infrastructure.
- Unimproved lease rates have ranged \$0.13 per square foot to \$.20 per square foot along the flightline.
- Improved land at DEA has leased for \$0.17 per square foot per year, while other airports charge anywhere from \$0.18 to \$0.48 per square foot per year for improved land.

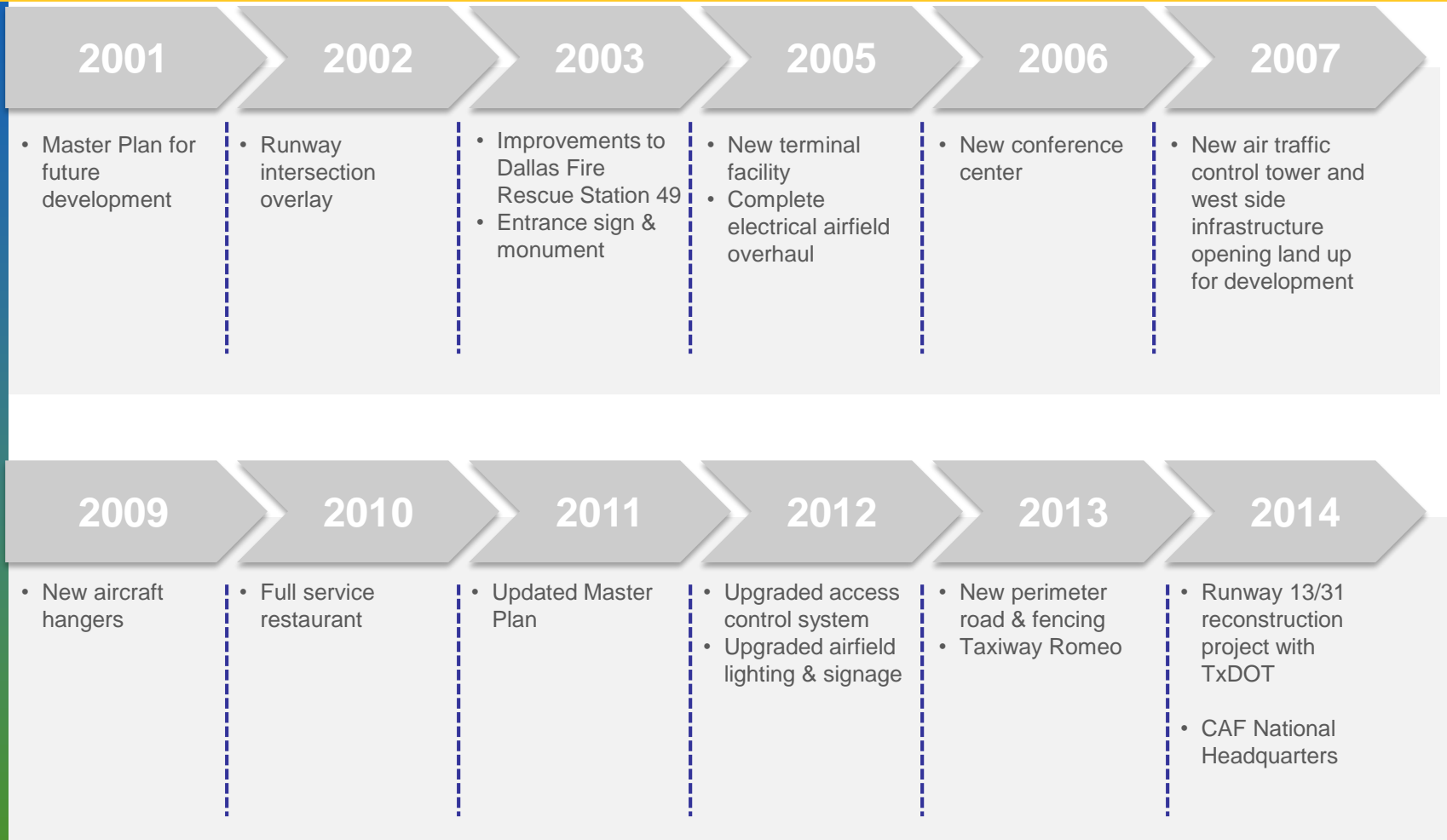


# Development Goals

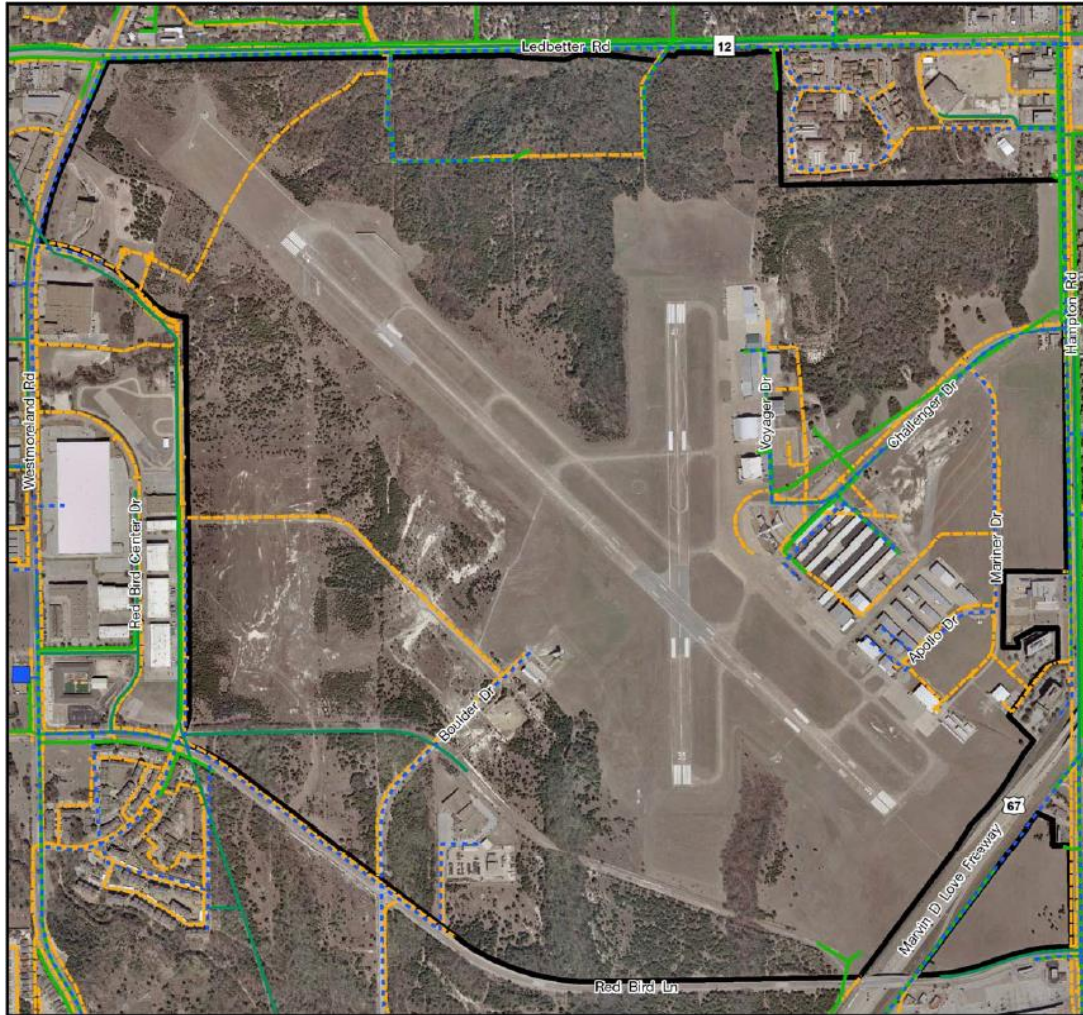
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- Replace aging/inadequate infrastructure:
  - Runway
  - Hangar
  - FBO's
  - Taxiways
- Construct catalyst project on the west airside.
- Create venue to enhance public perception and familiarity with airport.
- Increase tax base and create a sustainable airport.

# Recent Capital Projects



# Infrastructure: Utilities Overview



- All utilities including water, wastewater, electric, natural gas, fiber and coaxial cable located on the airport.
- Remote areas, service can usually be extended in 60 to 90 days.

# Available Land for Development

## GA Airports Near Downtown Dallas

- Mesquite 100 acres
- Addison 25 acres
- Lancaster 45 acres
- McKinney 46 acres
- Dallas Executive 480 acres

# Development-Ready Land

- Over 480 acres
- 130 acres *Aeronautical*
- 350 acres *Non-aeronautical*

## LEGEND

### Land Overview

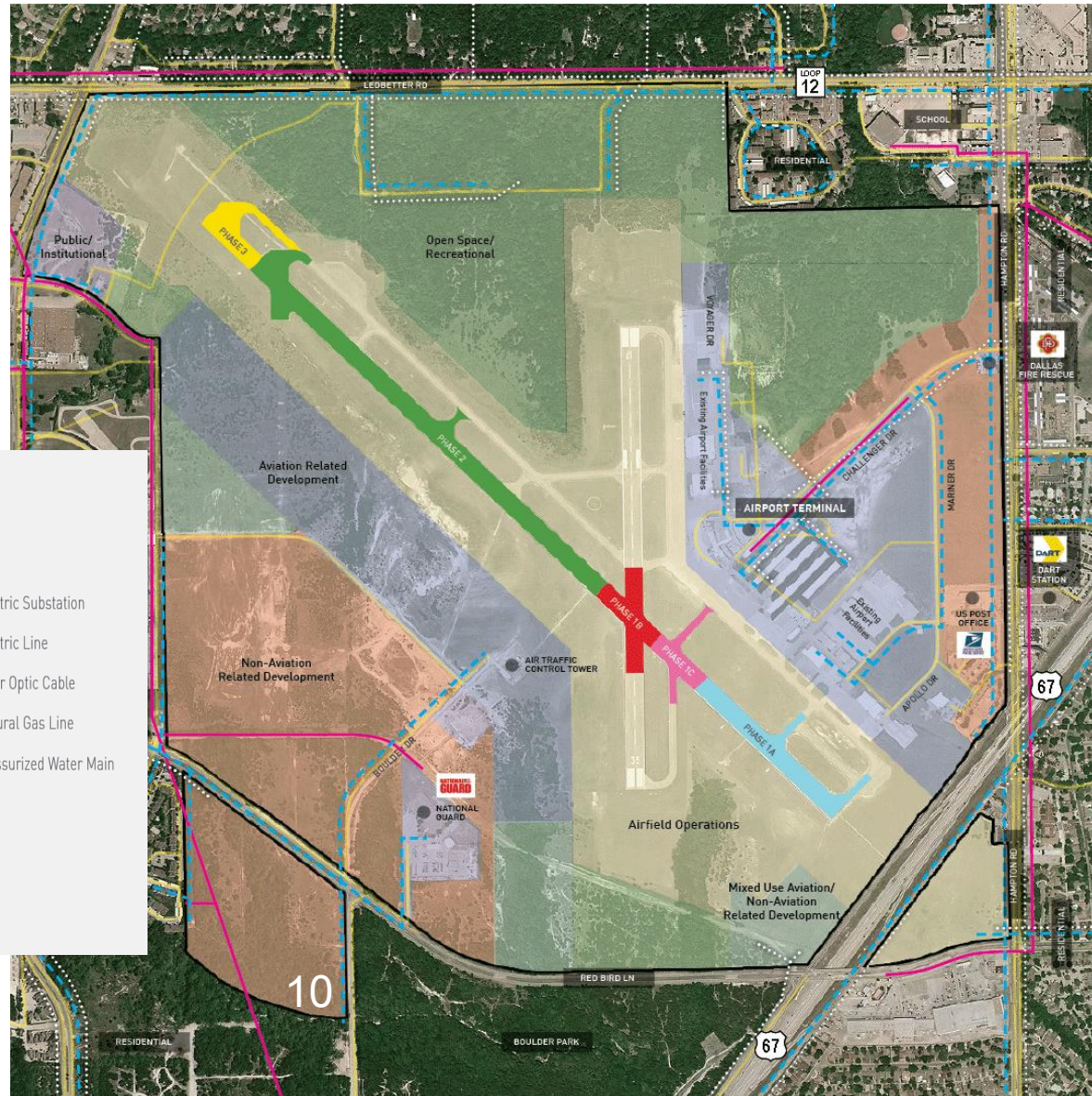
- Airfield Operations
- Aviation Related Development
- Mixed Use Aviation/ Non-Aviation Related Development
- Non-Aviation Related Development
- Open Space/Recreational
- Public/Institutional
- Existing Airport Property Line

### Runway Reconstruction

- Phase 1A
- Phase 1B
- Phase 1C
- Phase 2
- Phase 3

### Utilities

- Electric Substation
- Electric Line
- Fiber Optic Cable
- Natural Gas Line
- Pressurized Water Main





# Next Development

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- Relocation of the Dallas Police Helicopter Hangar:
  - Current facility has reached end of its useful life.
  - RFP for Design build contract issued.
  - DPD Helicopter Unit needs improved office and locker room facilities.
  - Will be next step in redevelopment of west side of the airport as well as provide greater security to DPD Hangar Facility.
  - Estimated cost \$3 million.

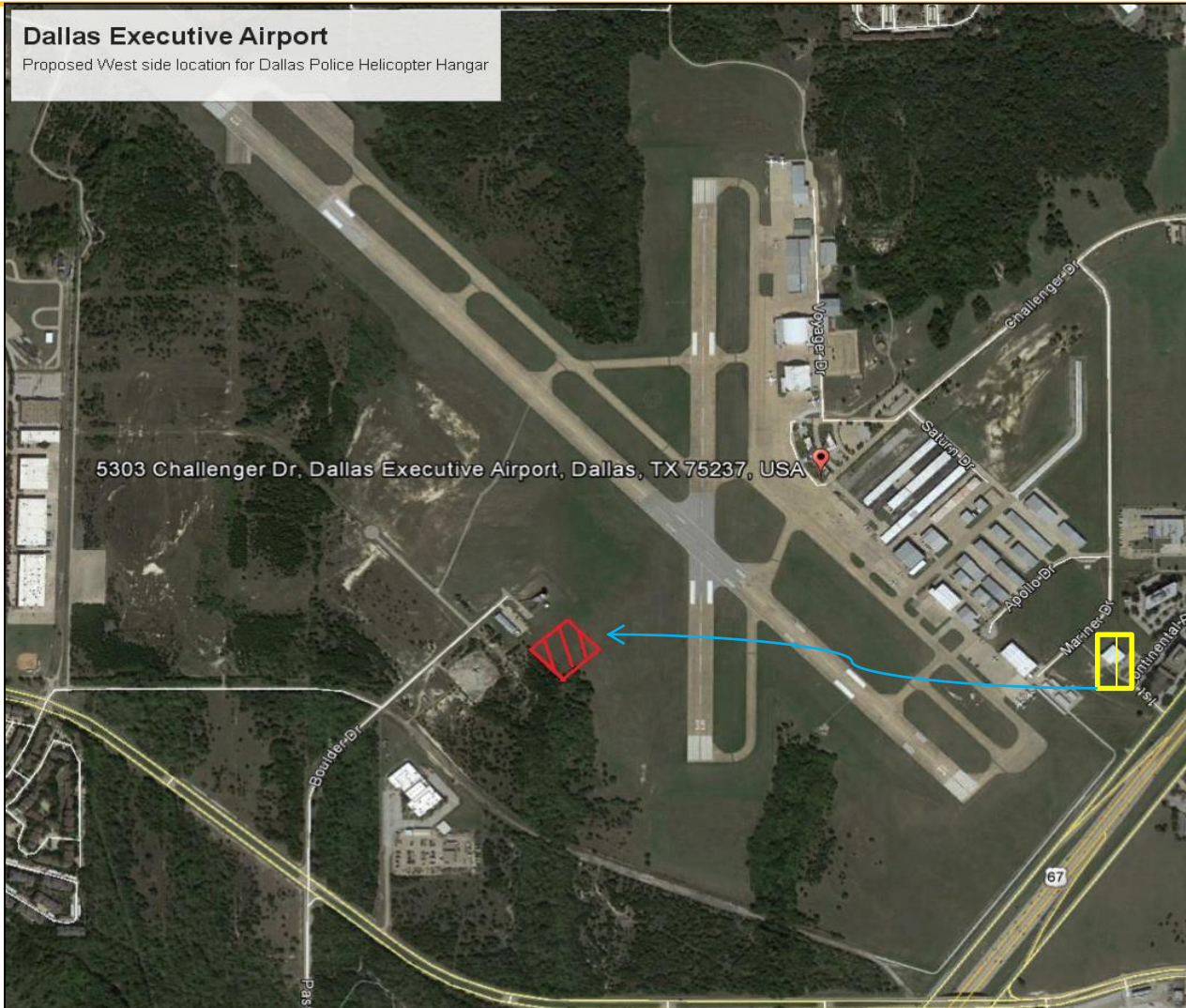
# DPD Hangar Development Schedule

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- September 22<sup>nd</sup>, 2015 - Council Approval for Design Contract.
- October, 2015 - NTP Product CD's.
- June, 2016 - NTP Construction.
- Summer 2017 - Construction Complete.

(NTP) Notice To Proceed

# DPD Helicopter Hangar

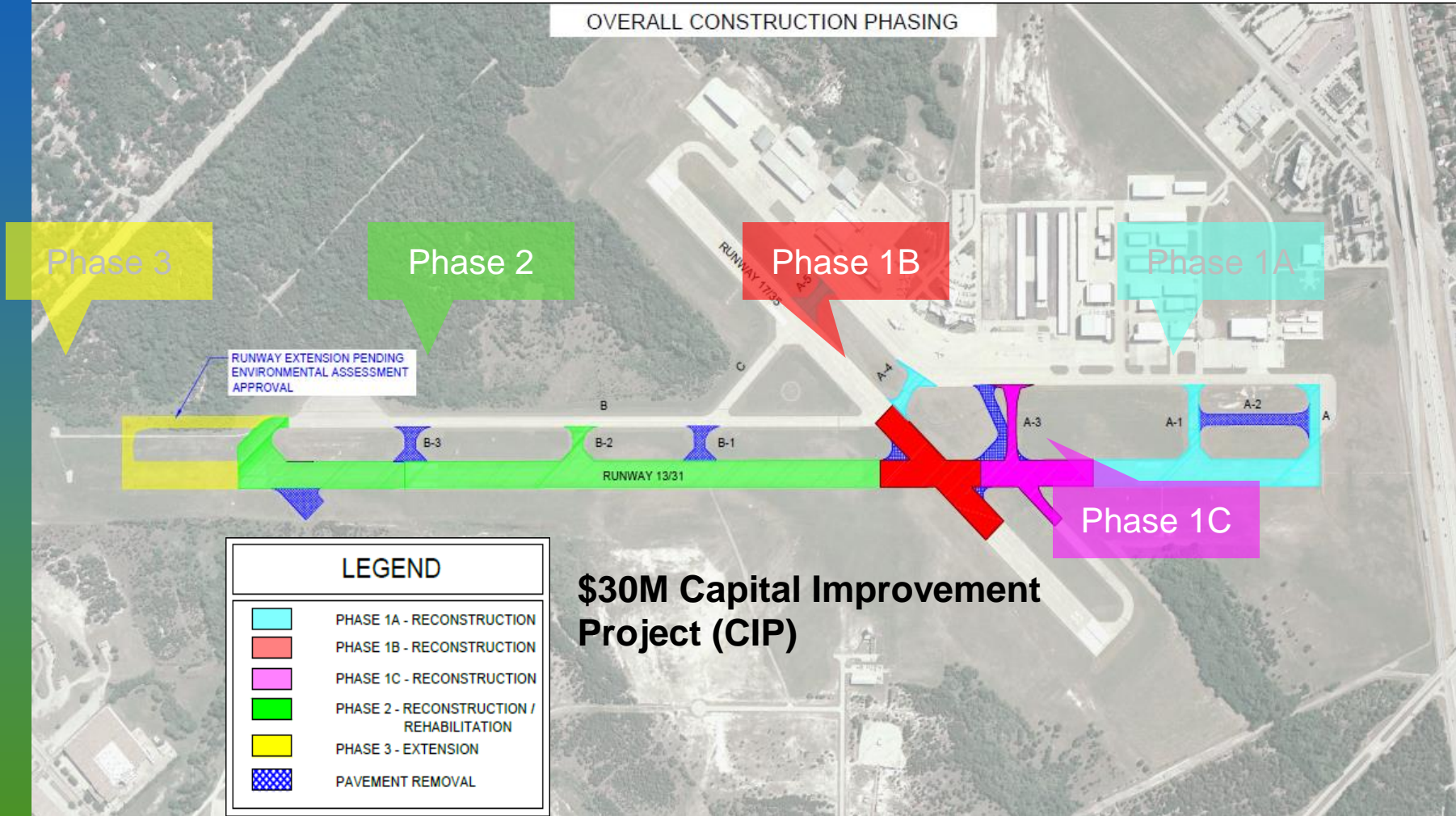


# Development Today

## Runway 13/31 Reconstruction



# Runway Reconstruction Plan



# Runway Reconstruction Plan Timeline

Description	Phase	Estimate Construction Start Date	Estimated Construction Time	Runway 17/35 Availability	Runway 13/31 Availability	Largest Type of Aircraft Using Airport
Runway 17/35 & Runway 13/31 Intersection Reconstruction	1 B	Start Date July 13 <sup>th</sup> 2015	3-4 Months	17/35 Closed	3,200'	Twin Piston
Runway 31 End reconstruction (South)	1 A&C	Start Date March 9 <sup>th</sup> 2015	7-8 Months	Open	4,200'	G-II
Runway 13 End Inter section (North) reconstruction	2	Fall 2015	9-10 Months	Open	Closed	Citations
Runway 13 Extension (685 feet)	3	Spring 2017	6-7 Months	Open	5,730'	G-IV

# Public Input

- As part of the Master Plan process, a New Public Advisory Committee was created to re-review the master Plan draft.
- One of the key issues was the designation of Dallas Executive Airport as a D-II airport, recognizing the use by smaller aircraft.
- The Master Plan has been updated to reflect the emphasis on DEA remaining a D-II airport and not to actively seek to expand to a D-III classification.
- City additionally worked with TxDOT to redesign the existing 150' wide runway to a new 100' wide design consistent with the D-II classification.

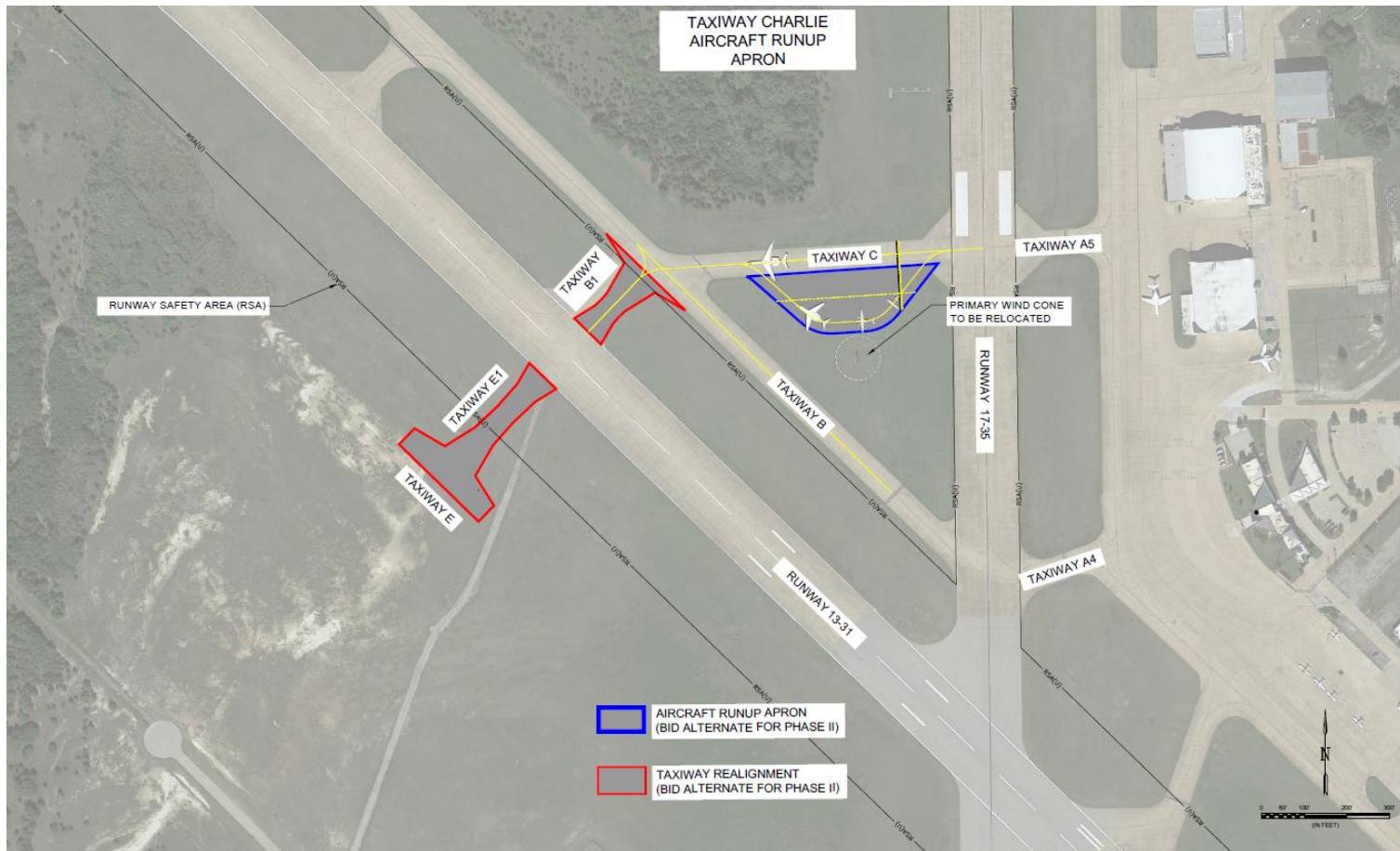
# Public Safety

- During the Public Advisory Committee meeting recommendations to move the Maintenance Run-up Area from the north end of runway 13 of the airport next to neighborhoods and relocate it to the center of the airport for noise prevention.
- By moving the Run-up area to Taxiway C this will allow both the realignment of the west side taxiway and Run-up area to be combined and structured at the same time.
- The Aviation Department will be working on a RFP for the design of the west side taxiway realignment and the relocation of the maintenance run-up area.



# Maintenance Run-up Area

West side taxiway and relocation of maintenance run-up area.



# Tenants

- During the Reconstruction of Runway 13/31 airport operations have decreased and many corporate aircraft were forced to relocate to other airports causing a drop in revenue to our Fix Base Operators (FBO's).
- Estimated decline in revenue in the amount of \$1,200,000 with the lost of customers and business.
- The Aviation Department will be presenting to Council rent abatement for tenants to offset revenue lost during the runway reconstruction and FBO relocation agreement in September 2015.

# Agenda Items

- August 26<sup>th</sup> Amendment to Res. No. 14-0285 for redesign from a 150' Runway to 100' Runway to keep a D-II runway as requested by PAC. This will have 25' safety shoulders, required for the safety of operation due to the mix of aircraft using the airport, safety shoulders are not covered by TxDOT funding and will require additional funds of \$2,303,893.00 for completion through Phase III as recommended for Council approval on August 26, 2015.
- Also on the August 26<sup>th</sup> Council agenda is approval of the contract for Routine Airport Maintenance Program Bid for the concrete joint and crack seal for runway 17/35 and Terminal Ramp area for the next two years. MRK Industrial Flooring, Inc. This is funded with 50/50 grant reimbursement through TxDOT previously approved by Council (Res. No. 15-0834).
- September Agenda Item: relocation agreement to the west side to build new FBO and hangar. Also, early termination of lease hold for Jet Center of Dallas (FBO) for the new location of the Commemorative Air Force (CAF) headquarters. Jet Center of Dallas has agreement with CAF for the use until termination is final. Estimated cost not to exceed \$5.14 million upon final appraisal and City Council Approval.

# Commemorative Air Force Headquarters Hangar



# Next Development

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- It has been and will remain a goal of the City of Dallas, Department of Aviation Marketing, to attract corporate business aircraft, aircraft manufacturer facilities, service centers for corporate aircraft, development of non-aviation support businesses, and to implement improvements outlined in our planning documents.

# Future West Side

Proposed west side development for future establishments.



# Memorandum



DATE August 14, 2015

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King  
Arnold, B. Adam McGough

SUBJECT **DCVB Update and Contract Renewal**

On Monday, August 17, 2015, you will be briefed on the DCVB Update and Contract Renewal. The briefing materials are attached for your review.

Please let me know if you have any questions.



Ryan S. Evans  
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# DCVB Update & Contract Renewal

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ECONOMIC DEVELOPMENT

AUGUST 17, 2015



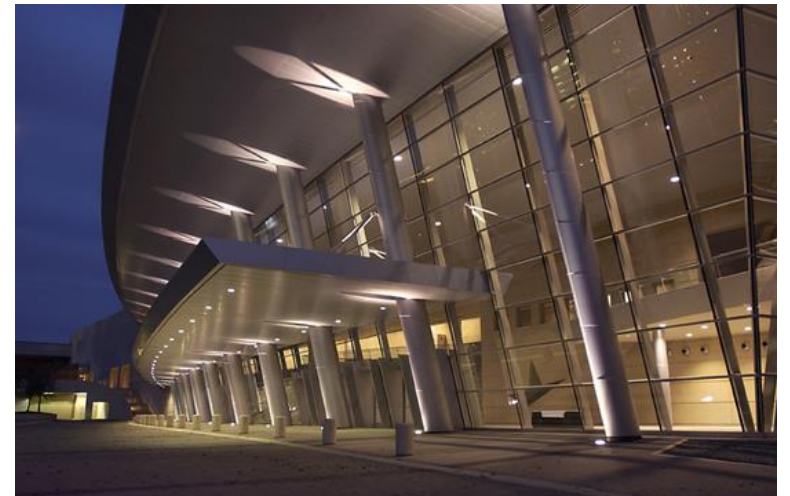
**KAY BAILEY HUTCHISON**  
CONVENTION CENTER DALLAS



# Overview

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- Convention & Event Services Overview
- Hotel Occupancy Tax
- Dallas Convention & Visitors Bureau
- Cultural Arts Funding
- Summary & Next Steps



# Convention & Event Services

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- Enterprise department comprised of:
  - Kay Bailey Hutchison Convention Center Dallas
  - Office of Special Events
  - Union Station
  - Contract oversight for AAC & Omni Dallas
- Sources of funding:
  - 7% Hotel Occupancy Tax
  - 10.7143% Alcohol Beverage Tax
  - Operating Revenues, such as:
    - Facility Rental
    - Parking
    - Food & Beverage
- The economic impact of the Convention Center is growing:
  - FY 2014: \$662m
  - FY 2015: \$699m
  - FY 2016: \$762m

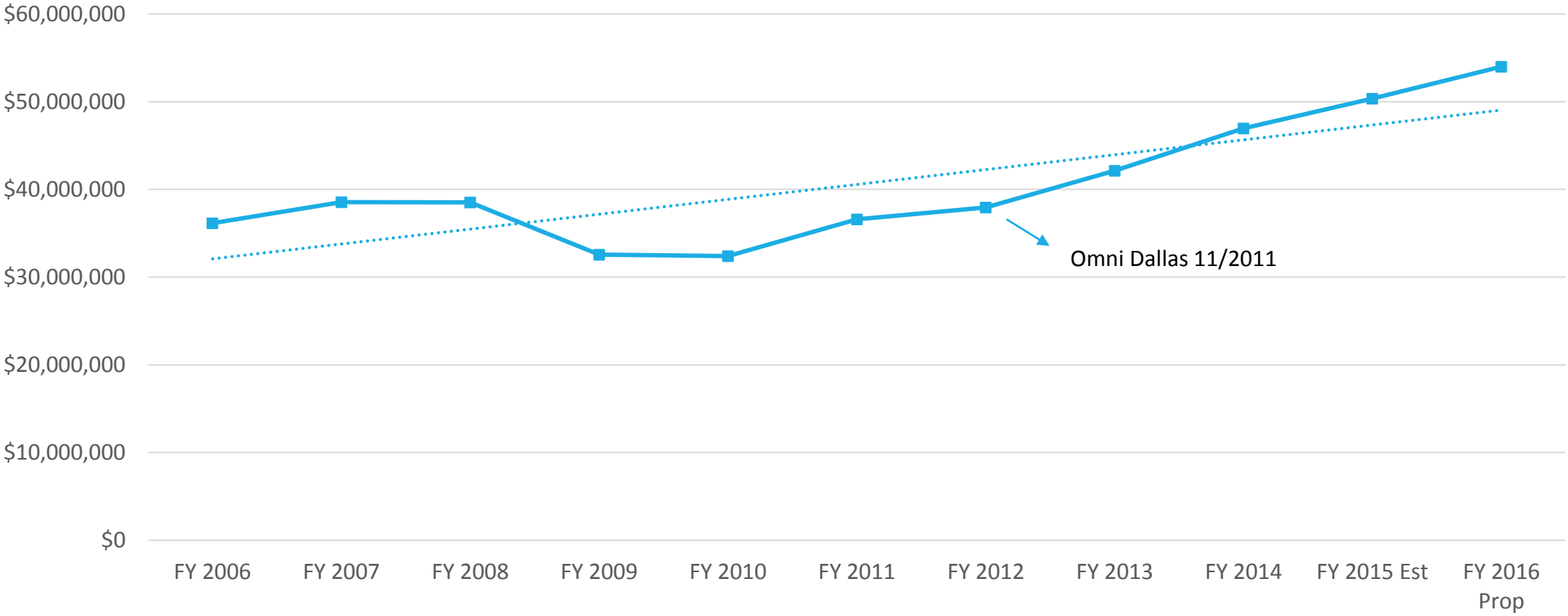


# HOT Tax State Authorization

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- Texas Tax Code Chapter 351, Municipal Hotel Occupancy Taxes, allows for the imposition of a municipal HOT tax and limits it to 7%
- Section 351.101(12)(b) states that HOT revenue may not be used for general revenue purposes or general governmental operations of a municipality
- Section 351.101(a) allows for the use of HOT revenue only to promote tourism and convention and hotel industry, limited to, among other:
  - The acquisition of sites for and the constructing, improving, enlarging, equipping, repairing, operating, and maintaining of the convention center complex or visitor centers
  - Advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity
  - The encouragement, promotion, improvement and application of the arts

# HOT Revenue 10yr History



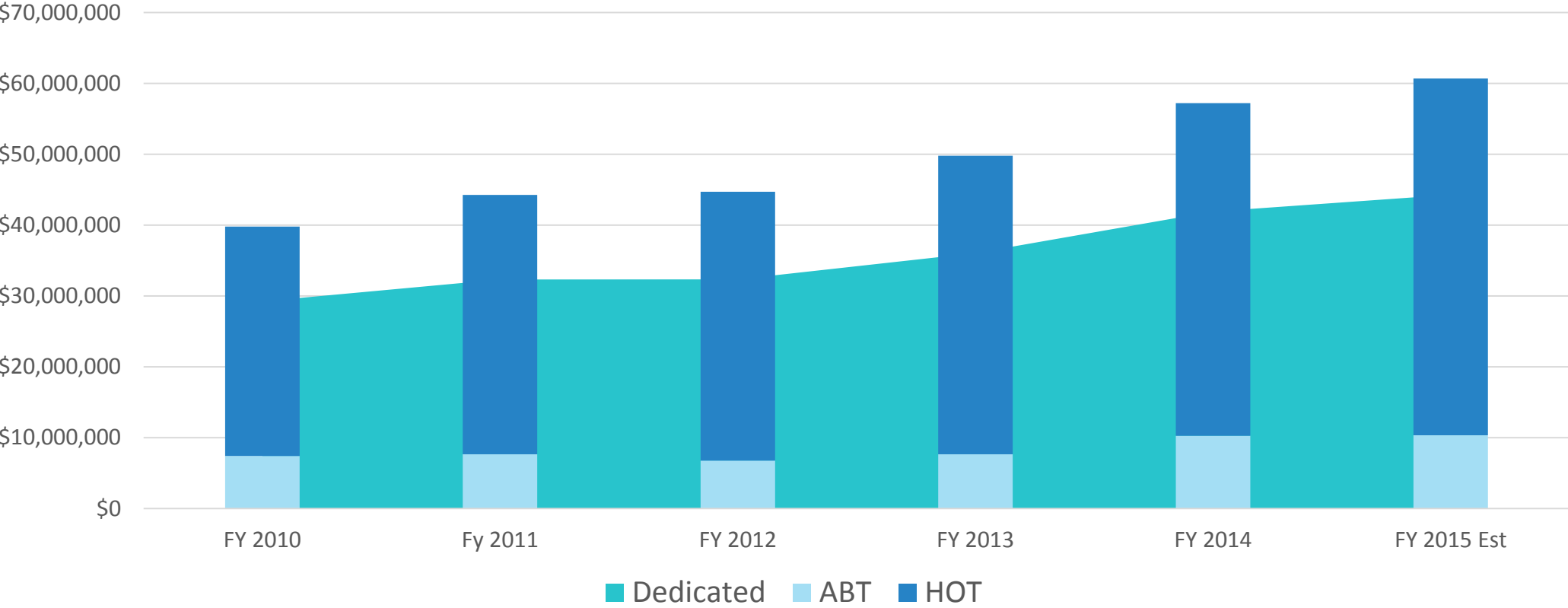
# HOT Allocation

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7% Hotel Occupancy Tax is allocated as follows:

- 4.718% for the repayment of bonds and O&M of the Convention Center
  - City Bond Ordinance 27410 adopted November 19, 2008
  - Allowed for the issuance and sale of revenue, refinancing and improvement bonds not to exceed \$325,000,000, used to refund all outstanding debt and allow for the financing of capital improvements and renovations at the Convention Center
  - 100% of Alcohol Beverage Tax and operating revenues were pledged to the repayment of bonds and O&M of the Convention Center
- 2.282% for advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the city
  - Provided by DCVB per contract
  - DCVB receives 32.6% of all HOT revenue collected by the City

# HOT & ABT Revenue History



# Convention Center O&M

---

- In FY 2007-09 revenues were not sufficient to cover operating expense and CES deferred maintenance in order to balance the budget
- 2010 Needs Assessment identified \$170m+ in needed capital improvements and repairs
  - City initiated a \$60m Capital Improvement Program
    - Roof Replacement
    - Upper Level D
    - Fire Alarm/Life Safety Upgrades
    - Lamar Streetscape



# Convention Center O&M

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- \$100m+ in needs remain unfunded, including:
  - Electrical System
  - Plumbing System
  - Security System
- Increases in HOT and ABT revenues have allowed CES to begin addressing unfunded needs by transferring revenues to the Capital Improvement Fund
  - \$7.5m in FY 2015 and an estimated \$4m in FY 2016





# DCVB Contract History

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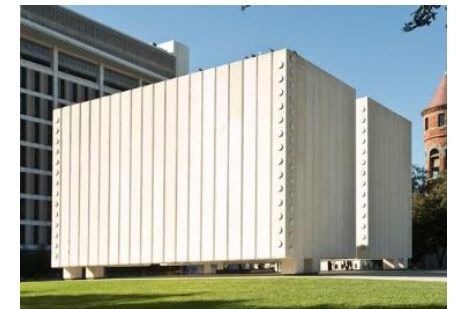
- 1996: City Council authorized a contract with the DCVB for convention facility promotion, advertising and tourism development services
  - 10-years with (2) 5-year extension options (20 years)
  - 33.57% HOT allocation
- 1999: DCVB HOT allocation reduced to 32.6%
- 2006: City Council authorized a contract to exercise the first of (2) five-year renewals
- 2011: City Council authorized an Amended and Restated Contract with the DCVB for a 2-year term with (3) 1-year automatic renewals

# Tourism PID

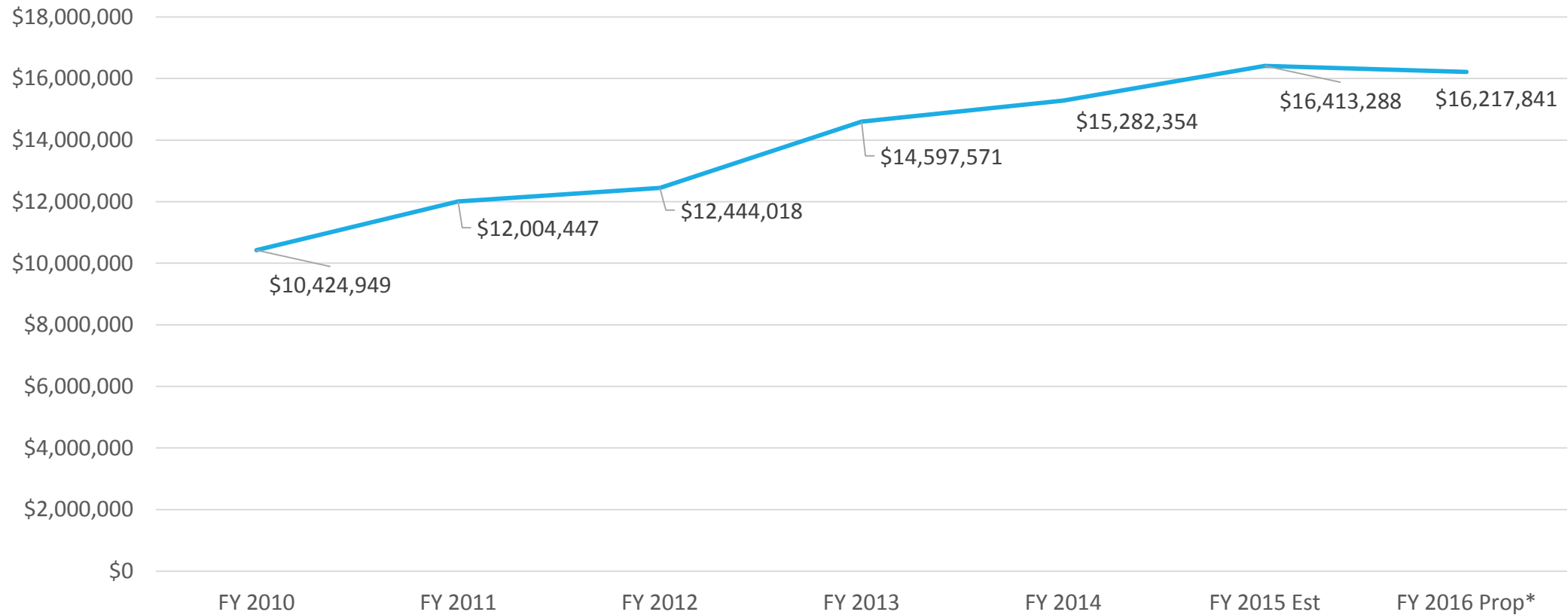
- In addition to the 32.6% HOT Allocation, DCVB administers the city’s Tourism Public Improvement District, created in August 2012
  - 2% assessment designed to market and promote Dallas as a convention and tourism destination
  - Includes 7.5% allocation to the Market/Event Application Pool, which provides local arts groups the opportunity to apply for funding to attract/retain visitors and hotel activity
  - Each applicant/event is limited to \$50k annually and to date approximately \$2m has been awarded



Fiscal Year	Market/Event Application Pool	Applications Approved
FY 2013	\$911,000	\$500,000
FY 2014	\$955,000	\$600,000
FY 2015	\$1,017,000	\$900,000 YTD
FY 2016	\$1,095,000	N/A

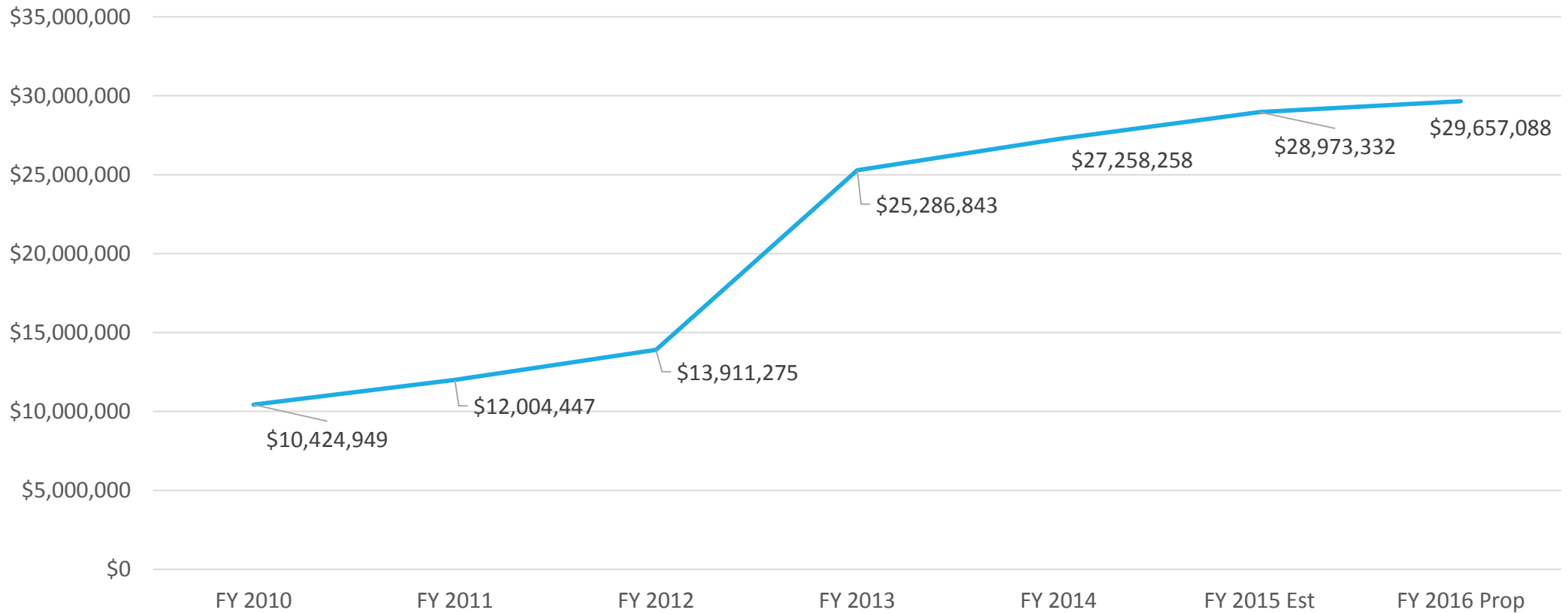


# DCVB Payment History (HOT)



\*FY 2016 Proposed HOT allocation includes 30% rate

# DCVB Payment History (HOT & TPID\*)

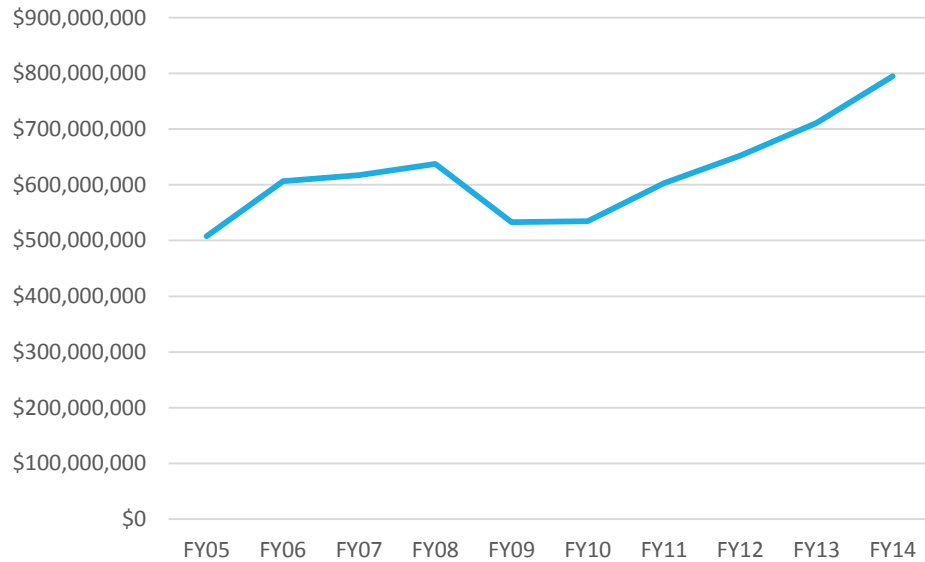


\*TPID collections began in August 2012; TPID payment excludes 7.5% allocation to Marketing/Event Application Pool

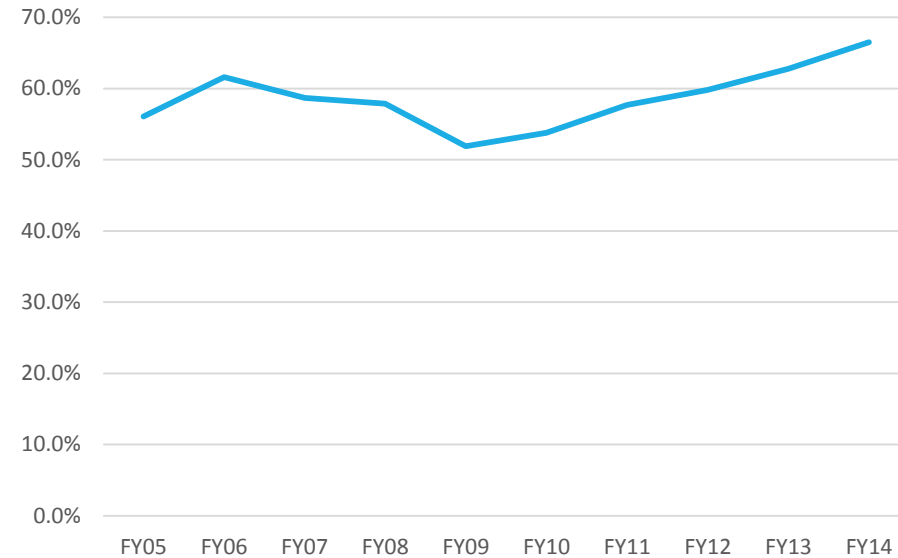
\*\*TPID funds cannot be used for administrative purposes

# HOT/TPID Projections

## Hotel Revenue



## Hotel Occupancy Rate

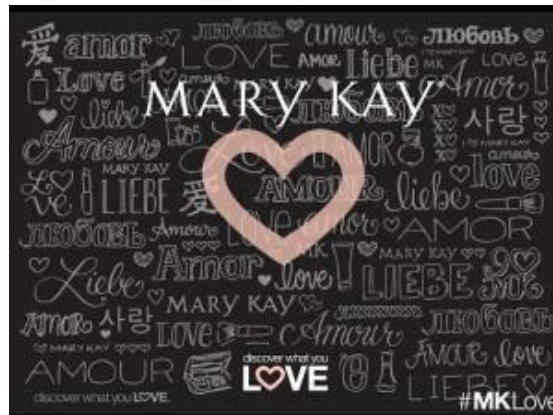


- Increasing Hotel Revenue and Occupancy Rate project a 6% growth in HOTA revenue and 7% growth in TPID collections
- Due to convention industry success, 10 new hotels are coming online within the next 24 months

# New DCVB Contract

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- Current DCVB contract has one additional automatic renewal scheduled to take effect on October 1, 2015
- The DCVB has agreed to an early contract renewal to reduce their HOT revenue allocation from 32.6% to 30%
- The remaining 2.6% HOT revenue will be reallocated to Cultural Arts, as allowed by State Law, to create a dedicated revenue stream for the Arts



# New DCVB Contract

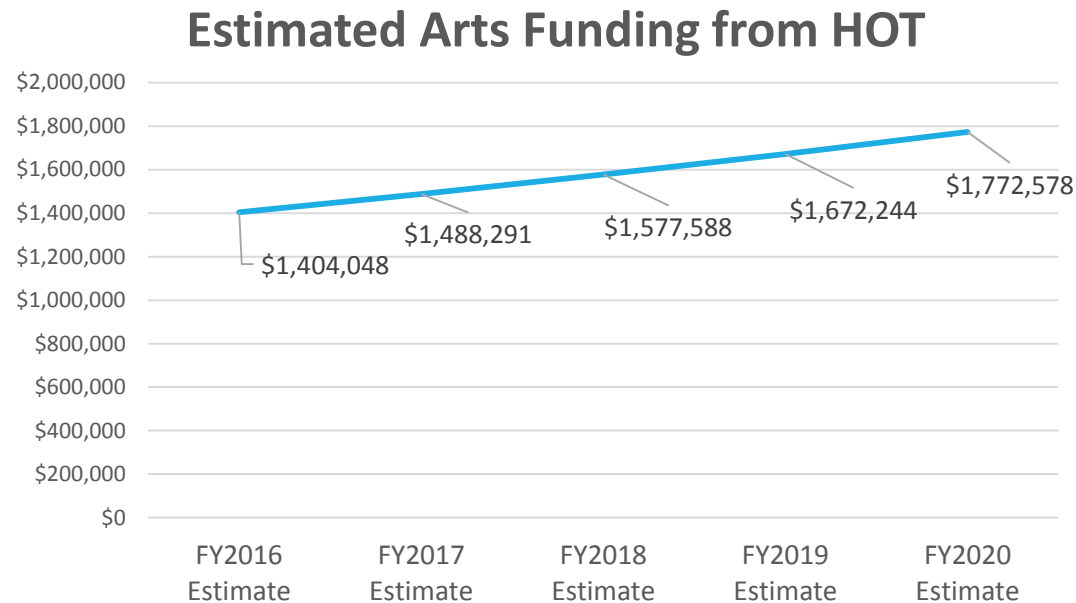
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- New DCVB contract includes:
  - 5 year term with (1) 5-year and (1) 3-year renewal options (maximum of 13 years)
  - Reduce the current 24 month booking window to 18 months to align with industry standard and increase the opportunities for potential citywide bookings, with the exception of:
    - Any booking with the Convention Center Hotel per Operating Agreement (not to exceed 24 months)
    - KBHCCD will receive 10 exceptions per rolling calendar year (not to exceed 24 months)
  - Update performance goals and reporting requirements
  - \$500,000 annual Capital Contribution from the DCVB for capital improvements to the KBHCCD during the term of the contract
  - Reduce the percentage of HOT collections paid to DCVB from 32.6% to 30%, and include:
    - Retainage of 2% per month paid out quarterly to the DCVB after meeting/exceeding performance goals

# Additional Cultural Arts Funding

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- TPID Marketing/Event Application Pool estimated for FY 2016: \$1.1m
- 2.6% HOT allocation estimated for FY 2016: \$1.4m
- Total additional Cultural Arts funding available for FY 2016: **\$2.5m**



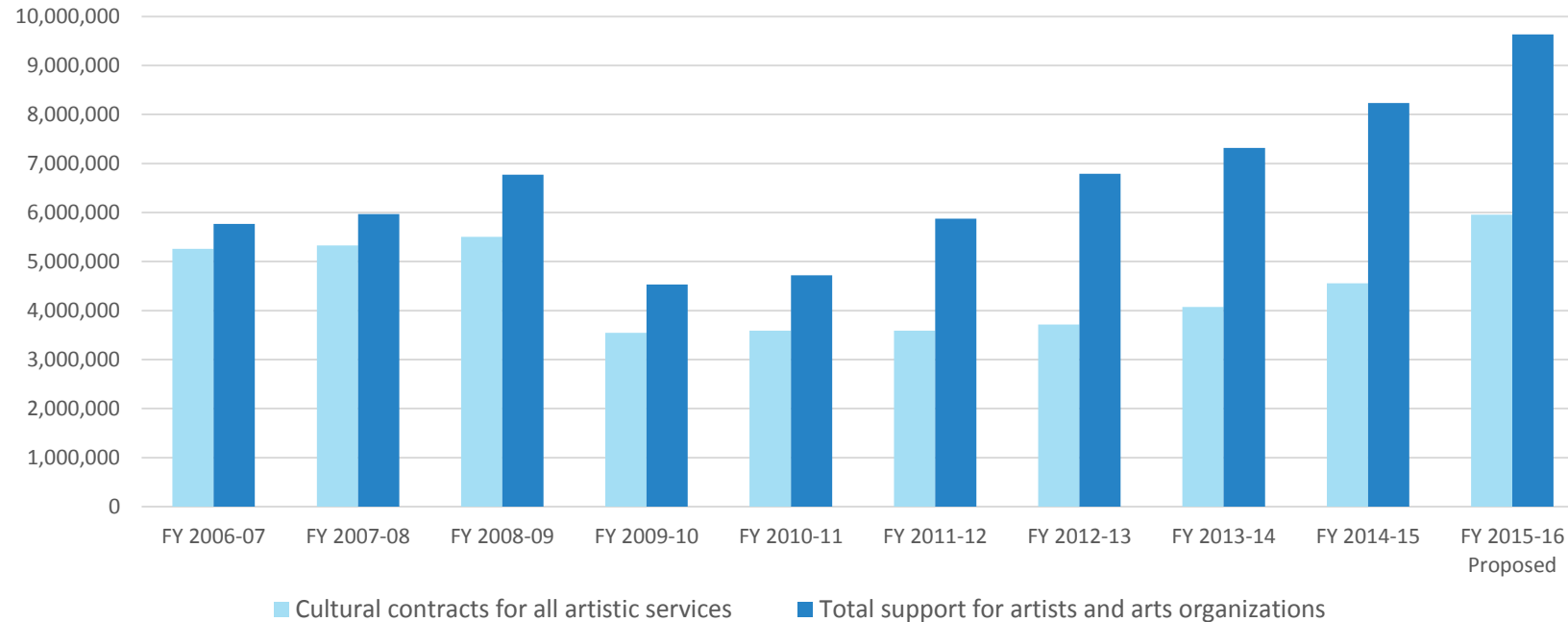


# FY 2016 Planned Activities

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- The Office of Cultural Affairs' FY 16 budget proposes an additional \$1.4m through a transfer from Hotel Occupancy Tax which will restore cultural organizations to at or above peak year levels, and provides additional funds for other cultural programs
  - Pending Council consideration of a renegotiated DCVB contract
  - Will bring funding for cultural contracts for all artistic services to a record high level of \$5.9m (previous peak of \$5.5m in FY09)
- TPID will work with OCA to cross-promote the Marketing/Event Application Pool funding potentially available to arts groups

# 10yr Office of Cultural Affairs Funding History



	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16 Proposed
Cultural contracts for all artistic services	5,262,641	5,330,812	5,503,819	3,548,700	3,593,730	3,589,172	3,717,982	4,072,982	4,557,982	5,957,982
Total support for artists and arts organizations	5,766,026	5,970,692	6,771,265	4,532,594	4,721,140	5,874,257	6,788,632	7,318,861	8,233,121	9,633,121

\* "Total Support" includes funding for artistic/professional services in COP, the other Cultural Contracts programs, Latino, Bath House, South Dallas and Oak Cliff Cultural Centers, public art maintenance, and maintenance/operations support for ATPAC, Dallas Black Dance Theatre, Dallas Summer Musicals and Sammons Center for the Arts.

# Summary & Next Steps

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- The New DCVB Contract will allow for:
  - New performance metrics, with retainage paid upon successfully meeting/exceed goals
  - \$500k annual capital improvement commitment to KBHCCD
  - \$200k annual support for the Dallas Film Commission
  - Establishment of a dedicated revenue stream for the Arts, anticipated to grow by 6% annually
- Council consideration of the following items:
  - September 9<sup>th</sup>: A 5-year contract with the Dallas Convention & Visitors Bureau for convention facility promotion, advertising and tourism development, with (1) 5-year and (1) 3-year renewal options
  - September 22<sup>nd</sup>: An ordinance amending Section 44-35 of Chapter 44, “TAXATION,” of the Dallas City Code providing for the partial reallocation of the 7% hotel occupancy tax and include funding for the encouragement, promotion, improvement and application of the arts

The logo for the Dallas Convention & Visitors Bureau. It features a large, white, stylized letter 'D' on the left, which contains a five-pointed star. To the right of the 'D' is the word 'DALLAS' in a bold, white, sans-serif font. A small 'TM' trademark symbol is located at the top right of the 'S'.

Convention & Visitors Bureau

# Economic Development Committee Briefing

August 17, 2015

B I G   T H I N G S   H A P P E N   H E R E

# PHILLIP J. JONES

President/CEO Dallas CVB

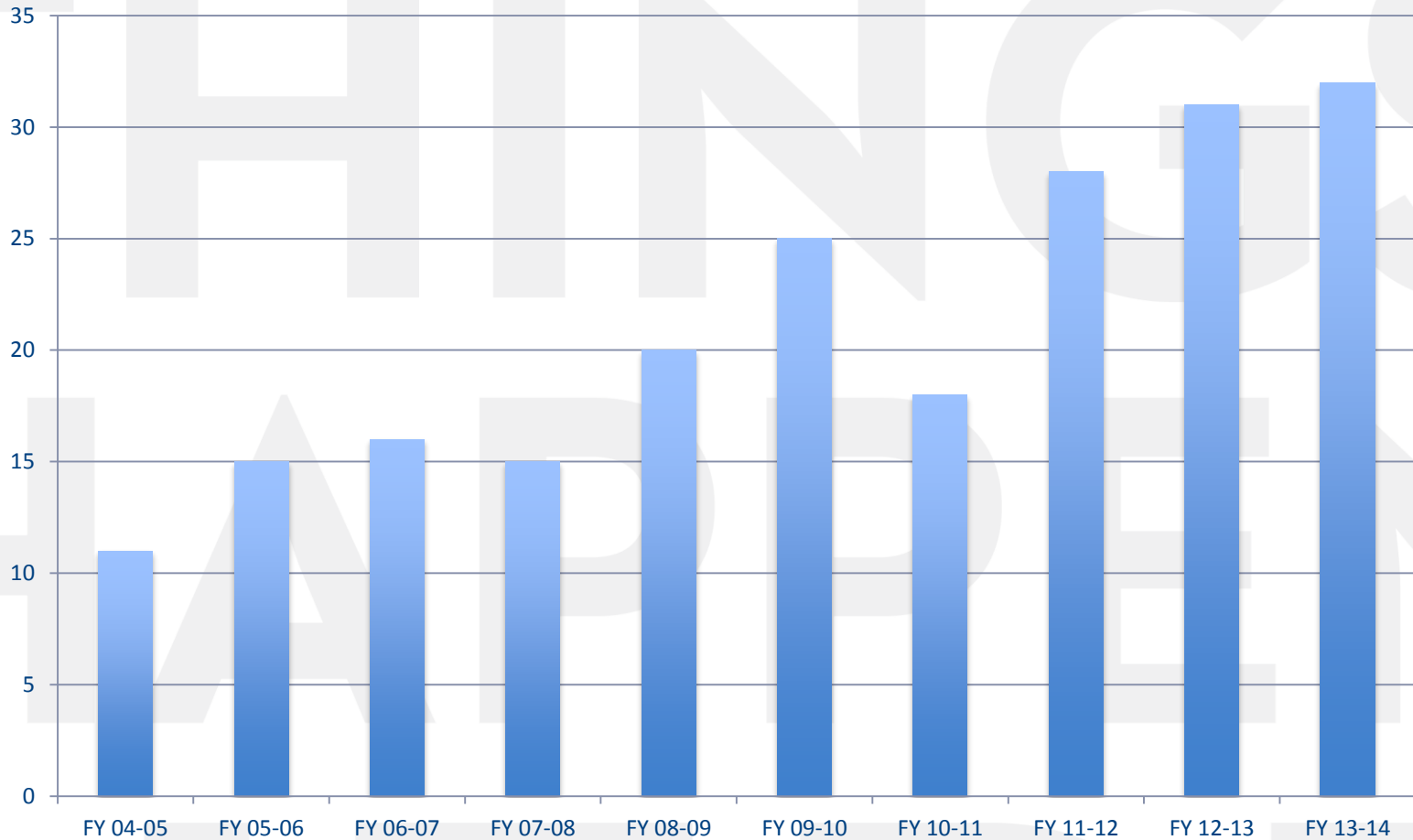


# Year-in-Review



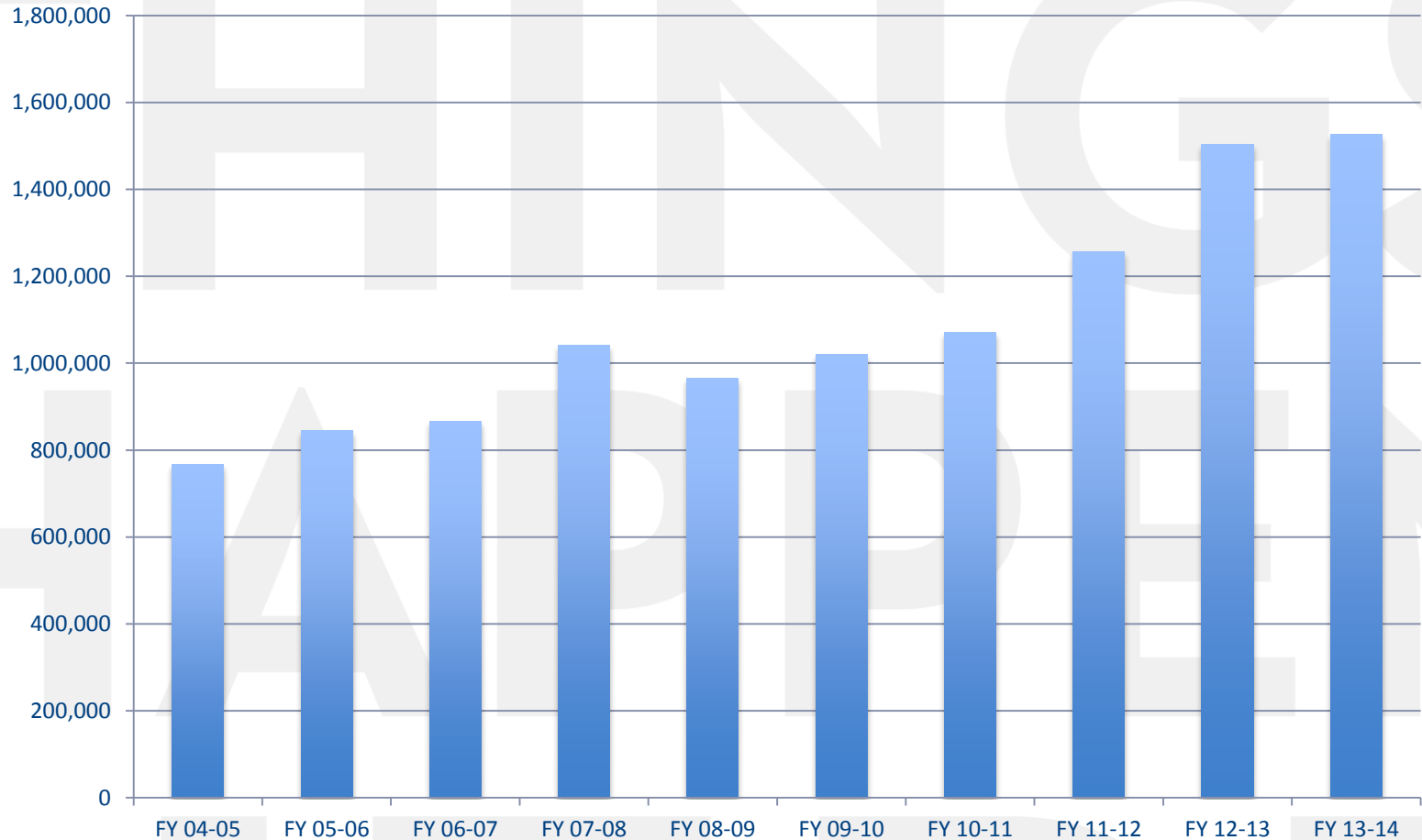
# CVB CITYWIDE MEETINGS BOOKED

COMPARATIVE 2005-2014



# CVB ROOM NIGHTS BOOKED

COMPARATIVE 2005-2014





# PERFORMANCE COMPARISONS

Year-to-Date (January – June)

Continued Historic Highs

<u>Year</u>	<u>Demand</u>	<u>Occ.</u>	<u>ADR</u>	<u>Revenue</u>
2015	3.94mm	71.6%	\$114.83	\$452mm
2014	3.79mm	69.0%	\$110.53	\$419mm
2013	3.56mm	65.1%	\$106.27	\$378mm
2012	3.38mm	61.9%	\$101.60	\$343mm



# What visitors do in Dallas



# MAJOR DALLAS ATTRACTIONS

## SOME OF THE MOST VISITED LOCATIONS IN DALLAS

- AT&T Performing Arts Center
- American Airlines Center
- Dallas Arboretum and Botanical Gardens
- Dallas Museum of Art
- Dallas World Aquarium
- Dallas Zoo
- Fair Park
- Geo-Deck at Reunion Tower
- George W. Bush Presidential Center
- Klyde Warren Park
- Nasher Sculpture Center
- Perot Nature and Science Museum
- Sixth Floor Museum

# BIG OPPORTUNITIES ANNOUNCEMENT MOMENTS



 **DALLAS**<sup>™</sup>

BIG THINGS HAPPEN HERE

# SPORTS



Dallas hosted 50 events that drew over 849,000 participants and fans to the area

NCAA Men's Final Four brought an additional \$181 million in economic impact to the community



**303,855**  
rooms booked  
for sports

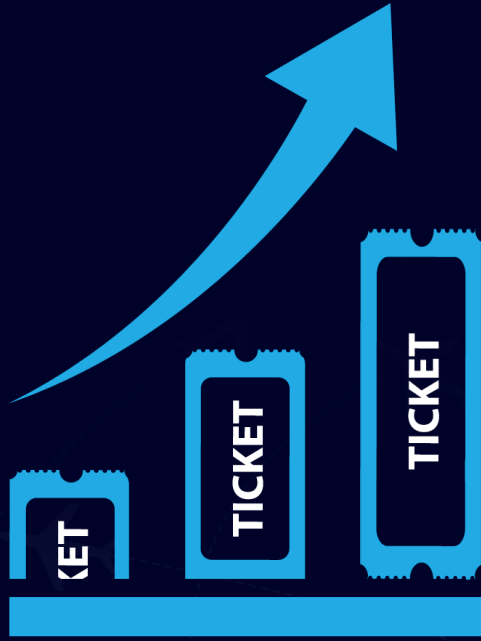


**35**  
groups booked



**\$452M**  
future economic  
impact expected

# TOURISM



**79% increase over last year's tourism bookings**



**DFW welcomed 1.3 million international visitors in 2013-2014, an annual increase of 10%**

Through a partnership with Qantas Airlines, we welcomed the new A380 Airbus service to DFW Airport. Qantas now flies the A380, the world's largest passenger aircraft, directly to DFW from Sydney six times a week.

**241,281**  
room nights booked

# DIVERSITY & INCLUSION



Co-hosted “Second Chances” with Pat Smith, CEO of Treasure You, and Hyatt Hotels featuring Robin Roberts of “Good Morning America”



Second Annual High Tea with High Heels event celebrated exceptional Dallas women known for their professional and philanthropic contributions

**BIG**  
INFLUENCERS

Launched the Latino & LGBT BIG Influencers campaign

# STRATEGIC ALLIANCES

700 MEMBERS/PARTNERS



24% INCREASE IN MEMBERSHIP



7,000+ new listings to  
VISITDALLAS.COM





# PR & COMMUNICATIONS



Welcomed 125+  
journalists/travel writers

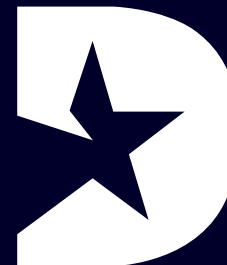
Dallas is the first US  
city to use free travel  
planning platform,  
UTRIP



Launched Dallas  
CVB online store



Launched BIG GIVE campaign, local  
non-profit organizations use the B & G  
“piggy bank” letters for donations,  
allowing donors to take their picture  
in the middle of the B & G letters  
making them the “I” in BIG



**DALLAS**  
**BIGGIVE**

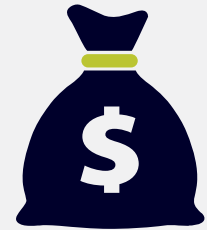


Exceeded room night goal by 22%. Annual occupancy rate was 66.4%, the highest city occupancy rate in almost 20 years

# SALES & SERVICES



32 city-wide events for future years



\$6.6 billion economic impact



1,527,557 room nights



179 groups serviced

# MARKETING



Facebook page nears 100,000 likes  
Twitter followers up 80%  
Instagram followers up 118%  
Pinterest followers up 55%

**114M**  
digital impressions



**2.3M**  
unique website  
visitors





# What that meant for the City of Dallas

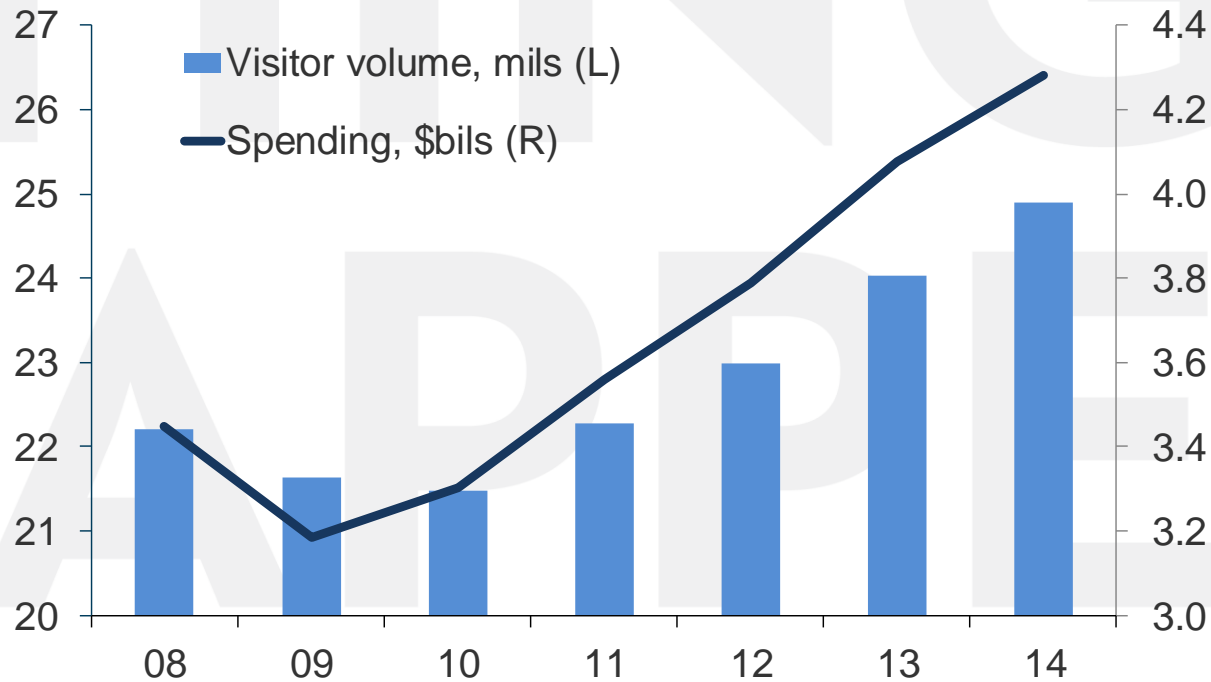


# VISITOR IMPACT IN DALLAS

24.9 Million Visitors Spent \$4.3 Billion

## Visitor Volume and Spending

City of Dallas



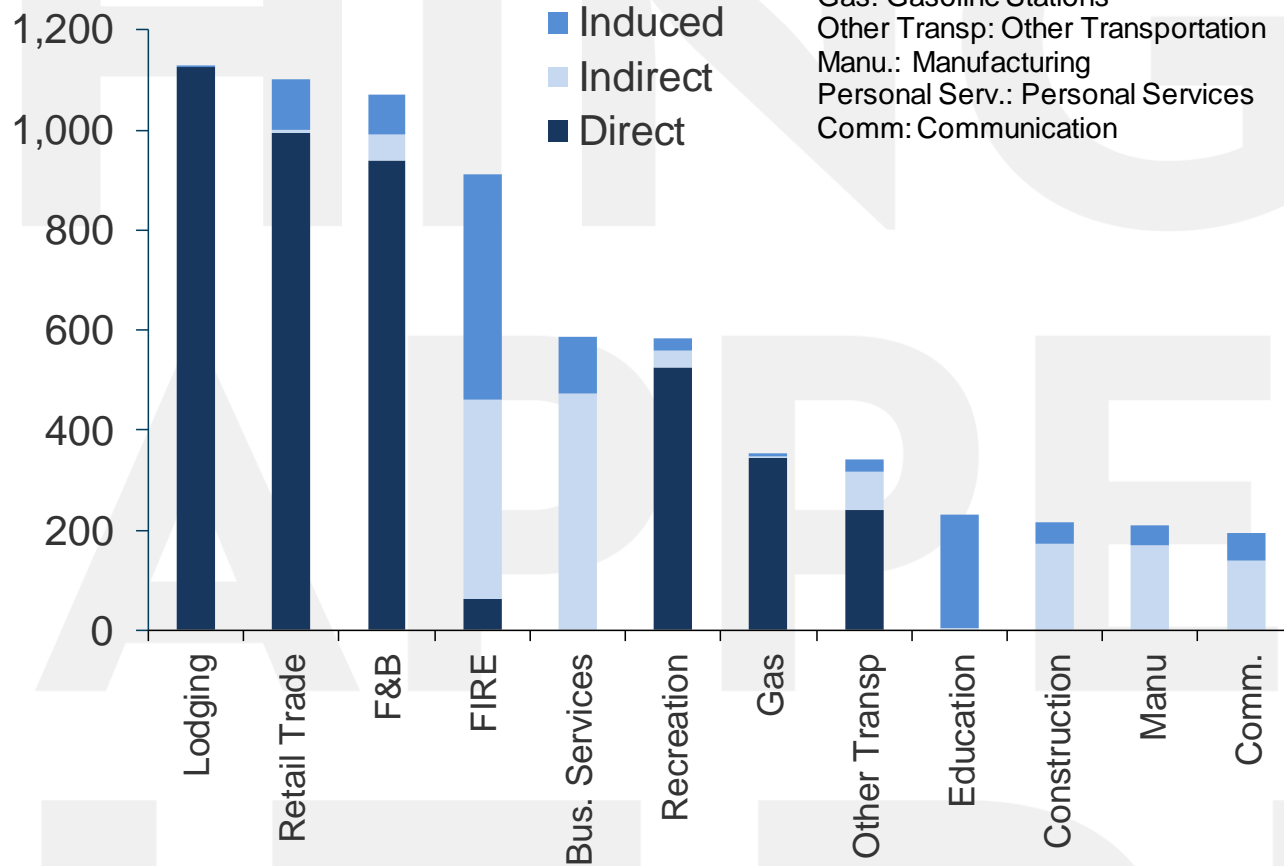
Sources: Longwoods International, STR, Tourism Economics

# VISITOR IMPACT IN DALLAS

\$7.3 Billion in Total Sales Revenue

## Tourism Sales by Industry

City of Dallas, \$ millions

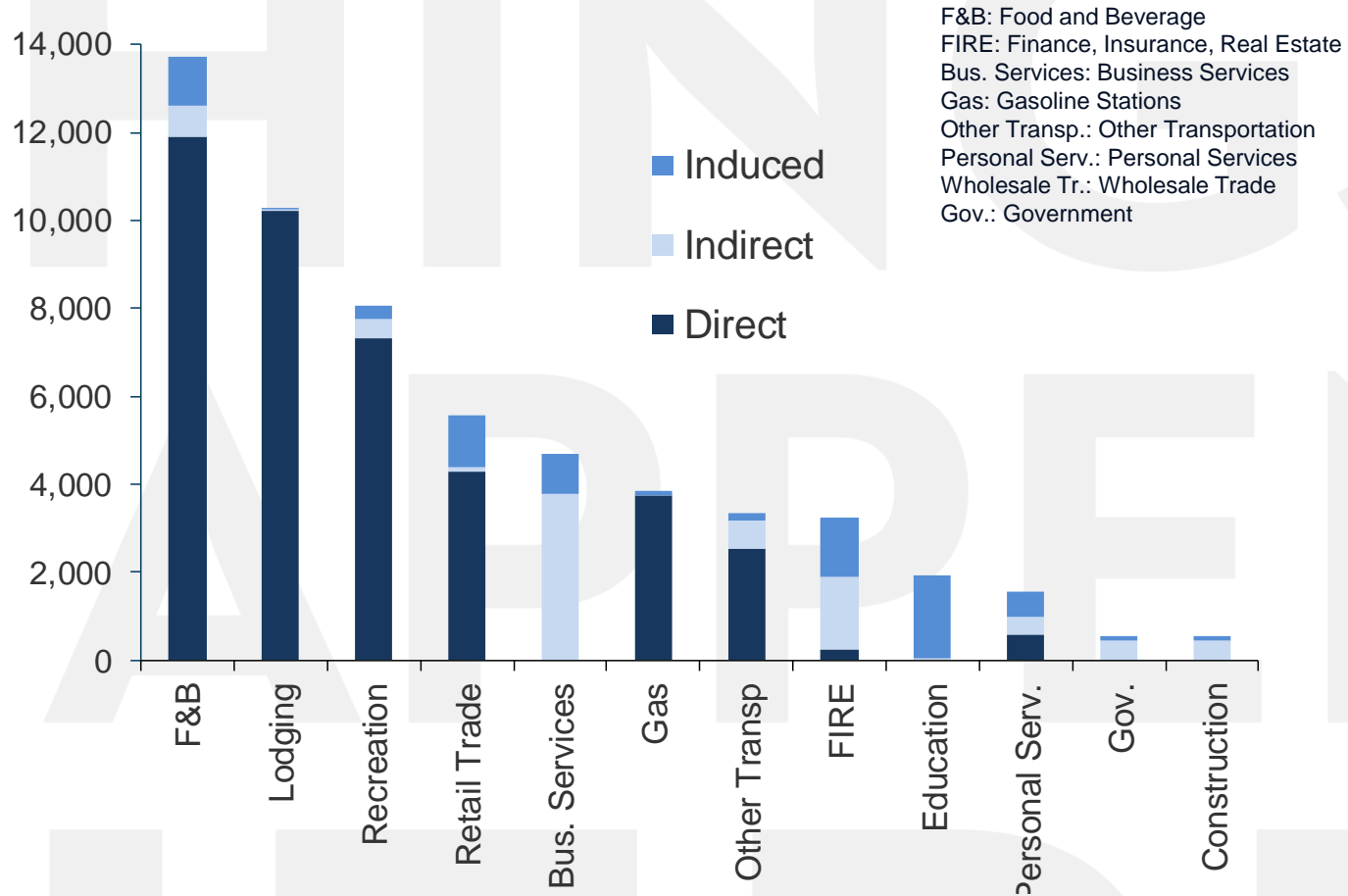


F&B: Food and Beverage  
 FIRE: Finance, Insurance, Real Estate  
 Bus. Services: Business Services  
 Gas: Gasoline Stations  
 Other Transp: Other Transportation  
 Manu.: Manufacturing  
 Personal Serv.: Personal Services  
 Comm: Communication

# VISITOR IMPACT IN DALLAS

## 59,000 Jobs Supported by Tourism

### Tourism Employment by Industry

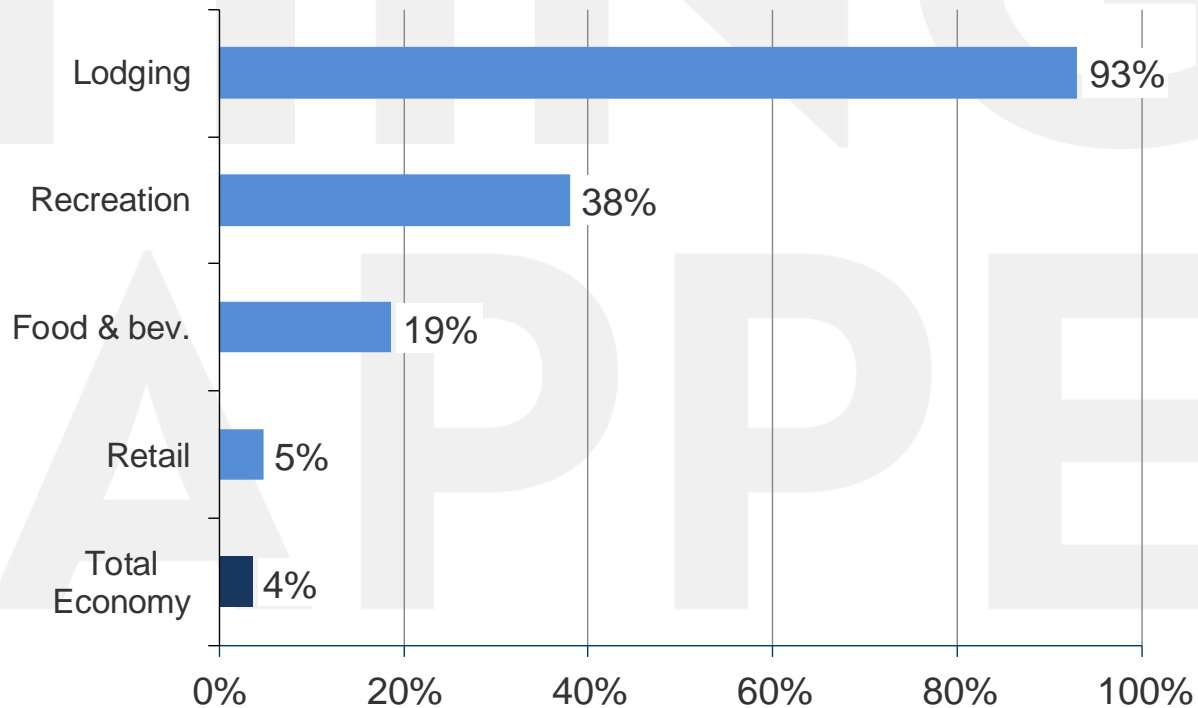


# VISITOR IMPACT IN DALLAS

59,000 Jobs with \$2.8 Billion Income  
1 in Every 19 Jobs Sustained by Tourism

## Tourism Employment Intensity by Industry

City of Dallas, Direct only



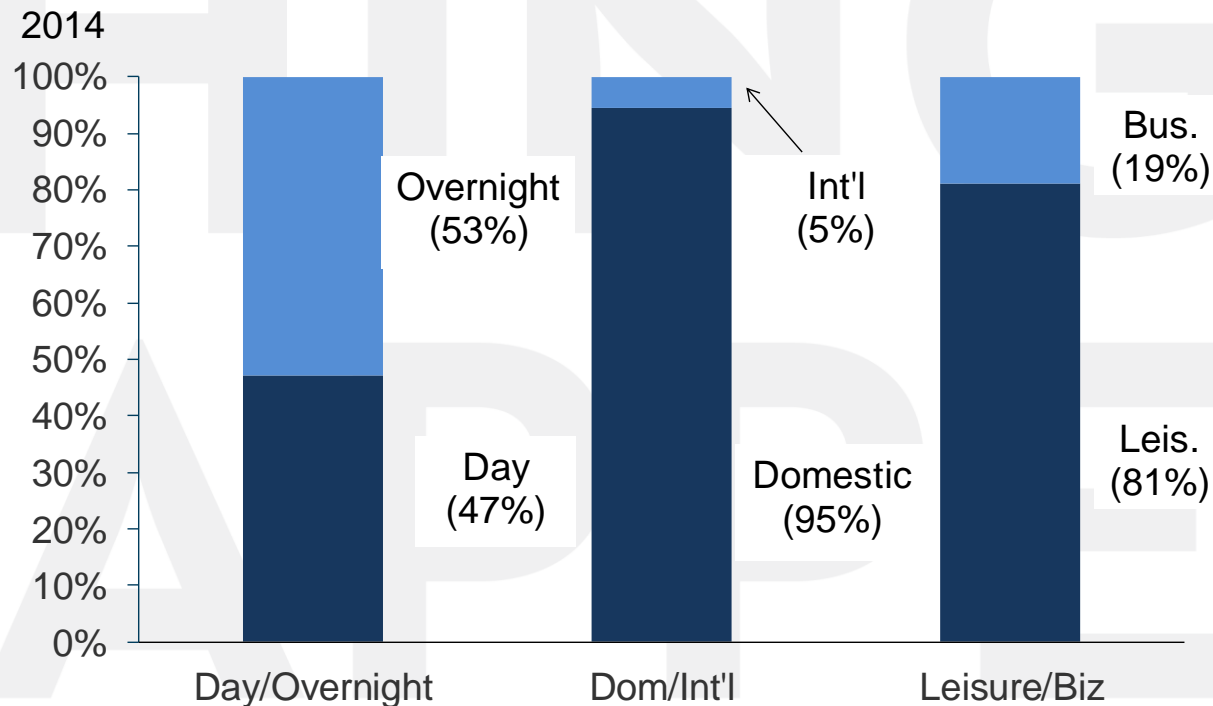
Source: Tourism Economics



# VISITOR IMPACT IN DALLAS

Overnight Visitors Spend \$251 Per Person

## Visitor Characteristics



Sources: Longwoods Int'l, Tourism Economics

# VISITOR IMPACT IN DALLAS

Tourism Generated \$942 Million in Taxes

**Offset Average Household Tax Burden By: \$1,084**

Tourism Tax Generation (millions)					
<b>Federal</b>	<b>\$441.3</b>	<b>State</b>	<b>\$267.4</b>	<b>Local</b>	<b>\$233.6</b>
Personal Income	\$139.3	Corporate	\$0.2	Sales	\$44.4
Corporate	\$51.8	Sales	\$160.9	Lodging	\$59.9
Indirect Business	\$44.1	Lodging	\$43.6	Property	\$124.1
Social Security	\$206.1	Other Taxes and Fees	\$62.8	Other Taxes and Fees	\$5.3

?

The logo features a stylized white 'D' with a five-pointed star inside it, followed by the word 'DALLAS' in a bold, white, sans-serif font. A small 'TM' trademark symbol is positioned at the top right of the 'S'.

# DALLAS<sup>TM</sup>

Convention & Visitors Bureau

B I G T H I N G S H A P P E N H E R E



# Stakeholders Help Drive Our Success



# 2014-2015 BOARD OF DIRECTORS

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Dentons US LLP

***EDDIE REEVES – CHAIR-ELECT/TREASURER***

Reeves Strategy Group  
Finance Committee Chair

***MONICA R. ALONZO – VICE CHAIRMAN***

Mayor Pro Tem, City of Dallas  
Diversity & Inclusion Committee Chair

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Nominating Committee Chair

***AMY HOFLAND***

Crow Collection of Asian Art  
Cultural Tourism Committee

***DANA WILLIAMS***

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Sales & Services Committee

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Bain & Company  
Strategic Alliances Committee

# 2014-2015 BOARD OF DIRECTORS

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**DARLENE ELLISON**

Veritex Community Bank

**FRED EULER**

Hyatt Regency Dallas

**WILLIAM L. EVANS**

Dallas Zoo

**DEAN FEARING**

Fearing's Restaurant

**CECILE FERNANDEZ**

Hotel Assoc. of North Texas

**JAY FORTE**

American Language Technologies

**DR. ELBA GARCIA**

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**BETTIE GARRETT**

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Netvious Networks

**NEVIN GRINNELL**

Dallas Area Rapid Transit

**ANANT K. JAIN**

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**RON KING**

Convention & Event Services  
City of Dallas

**LAURA MacNEIL**

Wells Fargo Bank

**BILL MACATEE**

CBS Sports

# 2014-2015 BOARD OF DIRECTORS

**KATHRYN MARTINEZ-PLANOS**  
AVALON

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Dallas Market Center

**KERRY TASSOPOULOS**  
Mary Kay Inc.

**KEN THORNTON**  
Superior Expo Services

**JERONIMO VALDEZ**  
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**JOYCE WILLIAMS**  
Dallas County Community College

**MARK WOELFFER**  
Renaissance Dallas Hotel

**JEFFREY YARBROUGH**  
bigInk

**MOHAMMED YOUNUS**  
Golden Bank N.A.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34B

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### **SUBJECT**

Authorize **(1)** the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); **(2)** a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of \$17,000,000 to be expended within 36-months from the effective date of the lease with an additional \$4,000,000 to be expended within ten-years; and **(3)** a thirty-nine year lease agreement with three, ten-year renewal options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of \$20,000,000 to be expended within sixty-months from the effective date of the lease - Estimated Annual Revenue: \$1,150,000

### **BACKGROUND**

The Department of Aviation (DOA) attempted to market the property over the past several years. On May 9, 2012, City Council awarded a contract with AMX to design the demolition of the structure in order to attract a developer. DOA initiated an Environmental Assessment (EA) to demolish the Dalfort facility as part of the demolition process in the spring of 2012.



## **BACKGROUND** (Continued)

Part of the EA process is to determine historical significance. DOA submitted information to the FAA who determined Dalfort was not eligible for listing on the National Register of Historic Structures. The State Historic Preservation Commission disagreed with the FAA and the issue was sent to the Keeper of the register for a final decision. City Council authorized a lease agreement with Reed Enterprises Investment Holdings LP (now known as The Braniff Centre Limited Partnership) on November 14, 2012. The facility was declared eligible for listing on the National Register of Historic Places (NRHP). The lease was not executed when historical significance of building was determined.

On October 14, 2014, the DOA received the Finding of No Significant Impact (FONSI) from the FAA regarding environmental assessment.

The Braniff Centre LP offered to lease and develop the property under two separate lease agreements. Below are the general terms and conditions of both leases.

### **Aviation Lease**

The aviation lease will have a term of thirty-nine (39) years with three (3) ten-year (10) renewal options and consist of approximately 752,913 square feet of land having a lease rate based on the current prevailing annual rental rate at Love Field of \$.40 per square foot for unimproved land and \$.65 per square foot for improved land, which will be abated for the first ten (10) years of the lease period. Commencing in the 11<sup>th</sup> year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Dallas Love Field. Rent will escalate every three years thereafter by the greater of: (1) the percentage increase in the Consumer Price Index over the previous 3-year period, (2) the prevailing rental rate for similar premises at the airport, or (3) 2%, provided, no single escalation shall exceed 6% from the previous 3-year period. The lease will have an initial capital commitment of \$17,000,000 to be expended within 36 months from the effective date of the lease for the construction of aviation hangars and a fuel farm and an additional capital commitment of \$4,000,000 to be expended within ten (10) years from the effective date of the lease. Total capital commitment in the aviation lease is \$21,000,000. Title to all newly constructed improvements will vest in the City upon completion of construction.

## **BACKGROUND** (Continued)

### **Commercial Lease**

The commercial lease will have a term of thirty-nine (39) years with three (3) ten-year (10) renewal options and consist of approximately 414,600 square feet of land having an annual ground lease rate based on appraised market value supported by a broker's opinion of value of \$.75 per square foot for unimproved and improved land and \$240,000 annual rent for the existing parking garage located at 7777 Lemmon Avenue. Total estimated annual revenue under the commercial lease is \$521,809.50, which is based on \$.75 per square foot, of which \$281,809.50 will be abated for the first ten (10) years of the lease period and less 38,854 square feet footprint of the parking garage, which rent of \$240,000 will begin in the 25<sup>th</sup> month or when possession is granted by Lessor.

Commencing in the 11th year of the lease, the City will begin collecting rent on the improvements constructed by lessee at the then prevailing rental rates for such improvements at Dallas Love Field, not to be less than .75 per square foot for unimproved and improved land. Rent will escalate every three years thereafter by the percentage increase in the Consumer Price Index over the previous 3-year period with a provision that the rent will not be reduced if a negative Consumer Price Index calculation is recorded, or a maximum of two percent (2%) per year, whichever is lesser, provided, any Consumer Price Index increase that exceeds the maximum two percent (2%) per year for any given 3-year period shall be paid by lessee by spreading the excess amount evenly over the following five year term of the lease. Beginning the 20<sup>th</sup> year of the lease, the City will receive percentage rental equal to the excess, if any, of: (1) 10% of gross rentals collected by lessee under subleases of the property over (2) the amount of base rental otherwise payable by lessee for the same period excluding automotive use subleases when the sublease is an affiliate or subsidiary of lessee. The lease will have a total capital commitment of \$20,000,000 to be expended within 60 months from the effective date of the lease. The lessee proposes to develop the site with an automobile dealership consisting of a new car showroom, bodyshop, parts, service center and parking. Upon completion of construction, the lessee will retain ownership of the permanent improvements through the remainder of the lease term, which will be subject to ad valorem property taxes. At the expiration of the lease term, the City retains the right to require the lessee, at lessee's expense, to demolish the improvements or leave them in place. The lessee shall also be granted a Right of First Refusal to lease the two office buildings and adjacent land currently leased to Signature Flight Support Corporation if/when the property becomes available to lease.

**BACKGROUND** (Continued)

The City remains responsible for environmental cleanup and remediation of environmental contaminants, not caused by lessee, after the City's initial demolition of the structural improvements. If, during lessee's construction of new improvements on the leased premises, environmental contaminants requiring remediation are found on the site, which the City is responsible, (any suspected hazardous materials outlined in the Phase I and Phase II environmental assessments that have not been fully quantified or located), the lessee may remediate the site to acceptable levels and the City shall reimburse lessee the cost of such remediation through rent abatements in an amount not to exceed one year's rent under both leases.

Total annual estimated revenue is \$1,150,000, commencing in the 11<sup>th</sup> year and total capital commitment under both leases is \$41,000,000. Approval of this item will convert a non-revenue producing asset into a revenue-producing amenity to the City.

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized original lease, on November 14, 2012, by Resolution No. 12-2724.

Approved by the Economic Development Committee of an aviation and commercial lease agreement with Reed Enterprises Investment Holdings LP (now known as The Braniff Centre Limited Partnership), on January 20, 2015.

**FISCAL INFORMATION**

Estimated Annual Revenue (Commencing Year 3):	\$240,000.00
Estimated Annual Revenue (Commencing Year 11):	\$910,000.00

Total Estimated Annual Revenue (Commencing Year 11): \$1,150,000.00

**OWNER**

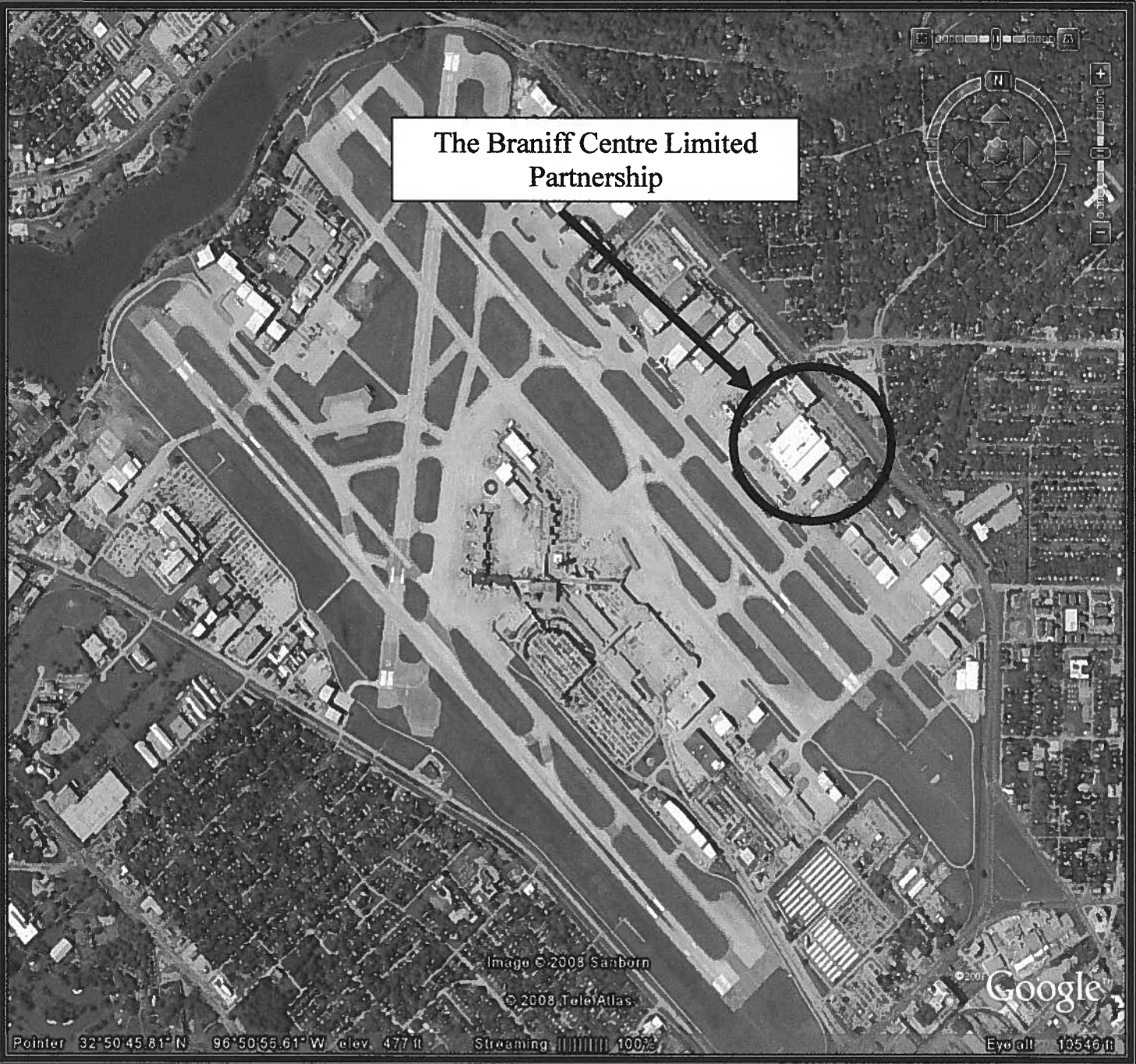
**The Braniff Centre Limited Partnership, a Texas limited partnership**

Randall Reed, CEO  
TBC GP LLC, General Partner

**MAP**

Attached.

**The Braniff Centre Limited  
Partnership  
General Location  
Dallas Love Field**



**KEY FOCUS AREA:** Public Safety  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 3  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 63L

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### **SUBJECT**

Authorize (1) an amendment to the Interlocal Agreement with the Texas Department of Transportation previously approved on February 12, 2014, by Resolution No. 14-0285; and (2) an increase in the construction service contract in phase two and additional design service for phase three work at Dallas Executive Airport - Not to exceed \$2,303,893, from \$3,534,900 to \$5,838,793 - Financing: Aviation Capital Construction Funds

### **BACKGROUND**

Resolution No. 14-0285, previously approved by Council on February 12, 2014, and an application for and acceptance of an Interlocal Agreement with the Texas Department of Transportation (TxDOT), Aviation Division, to perform a runway realignment and reconstruction project at Dallas Executive Airport. As part of the capital improvement plan under TxDOT's State Block Grant Program and for TxDOT to assume responsibility of administering the FAA's Airport improvement Program (AIP) grants at airports classified as "other than primary" airports, the capital project participation agreement was approved by TxDOT Commission on March 27, 2014. It was reviewed and finalized September 16, 2014. Upon review by the FAA and TxDOT, as well as the input by the Public Advisory Committee (PAC) it was determined and recommended that the runway project be a D(design standards) II runway with a redesign of reduced runway width from 150' to 100' with 25' safety shoulder. The DII redesign increased the cost for the project. The City had set aside its share of \$3,534,900 before the change.

Dallas Executive Airport performed a nondestructive pavement analysis for Runway 13/31 and Runway 17/35 and all associated taxiways from June through August of 2012. The analysis included the use of a Heavy Weight Deflectometer (HWD) and a Rolling Dynamic Deflectometer (RDD), which measured continuous subgrade deflection profiles and identified critical sections, cracks, and joints along the entire section of the tested airfield pavement.

## **BACKGROUND (Continued)**

The results of the nondestructive full depth analysis showed high pavement and subgrade deflections which indicated deficient pavement strength within large areas of the runways. Based on the deflection data, pavement thickness and aircraft fleet mix, the pavement life expectancy has expired. The findings prompted the Department of Aviation and TxDOT to establish a prioritized pavement reconstruction project divided into four separate phases based on the grant funding from TxDOT.

Upon the review of the FAA and the concerns of the Public Advisory Committee (PAC) meetings, it was determined that the runway reconstruction would be a DII and not a D(design standards) III category Runway. The project was delayed during this time from summer of 2014 to spring of 2015. During that time it was required to redesign the project to meet the DII requirement. To help save cost and time the project combined phase I and phase II and reduced the project to three phases. With the reduction in runway width from 150' to 100', 25' safety shoulders were added for the safe operation of the aircraft mix that is currently using the airport.

This will require an amendment to the Resolution No. 14-0285 for additional funds from the Aviation Department Capital Improvement funds to complete phase II and phase III.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)**

Authorized an application for and acceptance of TxDOT's State Block Grant Program, on February 12, 2014, by Resolution No. 14-0285.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

## **FISCAL INFORMATION**

\$2,303,893.00 - Aviation Capital Construction Funds

**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34E

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**SUBJECT**

Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed \$165,878.00, from \$1,738,504 to \$1,904,382 - Financing: Aviation Current Funds (subject to appropriations)

**BACKGROUND**

On October 10, 2001, Council authorized a contract for the maintenance of the installed computerized revenue control system at Dallas Love Field for years two through ten after total system acceptance June 2, 2004 through June 2, 2014.

The City has extend the maintenance agreement for the past year with Supplemental Agreement Two. This action will authorize a third amendment maintenance contract with XEROX Transportation Solutions, Inc., formerly known as ASCOM Transport Systems, Inc., to maintain the current system with the only available parts acquired in the XEROX/ASCOM acquisition.

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized original maintenance and support contract for a Turnkey Parking Revenue Control System, on October 10, 2001, by Resolution No. 01-3034.

Authorized a second amendment to the maintenance and support contract to extend the term of the contract, for maintenance of the installed Parking Revenue Control System, on October 22, 2014, by Resolution No. 14-1847.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

**FISCAL INFORMATION**

**\$165,878.00 - Aviation Current Funds**

**OWNER**

**Xerox Transportation Solutions, Inc.**

**David P. Cummins, Senior Vice President**



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 2, 6, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 E

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### **SUBJECT**

Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation for services relating to the transfer of ownership of the North Parking Garage to the City to: **(1)** extend the term of the contract through December 31, 2015; **(2)** receive and deposit funds in the amount of \$20,000 from Anland GP, L.P., the North Parking Garage developer; and **(3)** increase the contract amount from \$50,000 to a total contract amount not to exceed \$70,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, with the additional \$20,000 in funding to be advanced to the City Anland GP, L.P. - Financing: Private Funds

### **BACKGROUND**

On June 13, 2012, City Council authorized the execution of a development agreement with Anland GP, L.P., (Anland) to construct a public parking garage (North Parking Garage) in the Victory Sub-district of the Sports Arena TIF District. The garage has been constructed and the City took ownership in July.

Since 2012, John Bromberg of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation has provided legal services associated with the construction and transfer of title for the North Parking Garage to the City, the Master Development Agreement for the American Airlines Center and the Parking Rights Agreements. A total of \$50,000 has been spent for Bromberg's services over the past three years. Mr. Bromberg's services will extend beyond the original scope of the 2012 contract and will include additional services concerning the transfer of the backup Management Agreement with Anland for non-event times to the Arena operator. Prior to closing on the North Parking Garage, the City entered into a backup Management Agreement with Anland to ensure the garage would be available for AAC parking and secured during non-event times until a management agreement can be worked out with the Center Operating Company (COC).

**BACKGROUND** (Continued)

COC operates the AAC and all parking in the district dedicated to AAC event parking, including the Platinum Garage, per the Parking Rights Agreements for the AAC.

The \$20,000 increase is for additional services relating to ongoing negotiations with COC for management and maintenance of the garage during both American Airlines Center (AAC) event and non-event times.. It is anticipated that this process would take an additional 90 days. If the City is unable to execute a management agreement with COC, then the City will have the responsibility of securing the garage during non-arena events.

Anland will advance the \$20,000 to the City for this increase and the City will pay Mr. Bromberg for his services under the city's existing services contract.

**ESTIMATED SCHEDULE OF THE PROJECT**

Service Contract Start	November 2012
Service Contract Completion	December 2015

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On May 23, 2012, City Council conducted a public hearing and received comments on amendments to the Sports Arena TIF District Project and Reinvestment Zone Financing Plans and authorized an ordinance amending Ordinance No. 23688, previously approved on October 28, 1998, and Ordinance No. 24002, previously approved on August 25, 1999, to (1) add two new sub-districts within the Sports Arena TIF District: (a) Riverfront Gateway Sub-district and (b) West Dallas Sub-district; (2) increase the geographical area of the Sports Arena TIF District to add approximately: (a) 4.5 acres to the Victory Sub-district (generally the original Sports Arena TIF District boundary); (b) 33 acres in the Riverfront Gateway Sub-district; and (c) 89.2 acres in the West Dallas Sub-district; (3) extend the termination date of the Sports Arena TIF District for a 10 year period from the City Council established termination date of December 31, 2018, to December 31, 2028, for the Victory Sub-district and establish a termination date for the Riverfront Gateway and West Dallas Sub-districts of December 31, 2042; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) increase the Sports Arena TIF District budget from \$25,498,568 NPV (approximately \$46,961,785 total dollars) to \$94,409,005 NPV (approximately \$273,599,175 total dollars), an increase of \$68,910,437 NPV (approximately \$226,637,390 total dollars); (6) create an Economic Development TIF Grant Program within the District and adopt program guidelines; (7) make corresponding modifications to the Sports Arena TIF District map, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28672.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On June 13, 2012, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for the construction of a single use public parking garage on the northwest corner of the intersection of Victory Avenue and Olive Street in an amount not to exceed \$33,271,841, by Resolution Nos. 12-1568 and 12-1569.

On April 10, 2013, City Council authorized a development agreement with Anland GP, L.P., and dedication of TIF funding for design enhancements to be incorporated into the North Parking Garage in an amount not to exceed \$3,600,000 by Resolution Nos. 13-0648 and 13-0649.

On June 26, 2013, City Council authorized an amendment to the development agreement with Anland GP, L.P. to (1) remove the execution of separate Operation/Management agreements by the City for operation of the garage during event and non-event times as a condition of TIF Reimbursement for the North Parking Garage; and (2) clarify minimum parking space requirements may be subject to reduction depending on size of parking spaces by Resolution No. 13-1137.

On October 21, 2013, City Manager authorized a contract for the legal services of John Bromberg as outside counsel for the City of Dallas, Office of Economic Development and Sports Arena TIF District regarding the North Parking Garage Project in an amount not to exceed \$50,000, by Administrative Action 13-6587.

On November 12, 2013, City Council authorized the City Manager, upon completion of the North Parking Garage, to execute a (1) Special Warranty Deed; and (2) Designation of Third Party Parcel and Designation/Move instrument approved as to form by the City Attorney, and to accept the conveyance of the North Parking Garage as a single use public parking garage to the City of Dallas, or an entity designated by the City, from Victory North Parking Garage, LLC, in accordance with the Development Agreement approved by Resolution Nos. 12-1568 and 12-1569 previously approved on June 13, 2012, as amended, and subject to such customary and reasonable closing documents as may be required by the City Attorney by Resolution No. 13-1922.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

**FISCAL INFORMATION**

\$20,000 - Private Funds

**PROJECT COUNCIL DISTRICT**

District 2

**MAP**

Attached.

# North Parking Garage Location Map

## Sports Arena TIF District - Victory Sub-district






City of Dallas  
Office of Economic Development



Area Redevelopment Division  
<http://www.Dallas-EcoDev.org>

Created 05/2012

### Legend

-  Victory Sub-district
-  DART Plaza (Victory LRT Station)
-  North Parking Garage



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Sustainable Development and Construction  
Public Works Department  
**CMO:** Ryan S. Evans, 671-9837  
Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 55H

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### **SUBJECT**

Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities – Not to exceed \$8,134 – Financing: 2006 Bond Funds

### **BACKGROUND**

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and rental assistance payments for individuals displaced by the City of Dallas in conjunction with its real property acquisition activities. On October 28, 2009, the City Council approved Resolution No. 09-2646 which authorized the acquisition of real property known as 2958 Gloyd Street for future City facilities. David Galaviz and Pauline Galaviz will be displaced as a direct result of this property acquisition. They have qualified for a moving expense payment of up to \$1,750 and a last resort calculated rental assistance payment of up to \$6,384 pursuant to City Code and will use the rental assistance payment to rent a replacement dwelling.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 28, 2009, the City Council authorized Resolution No. 09-2646.

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

### **FISCAL INFORMATION**

2006 Bond Funds - \$8,134

**OWNERS**

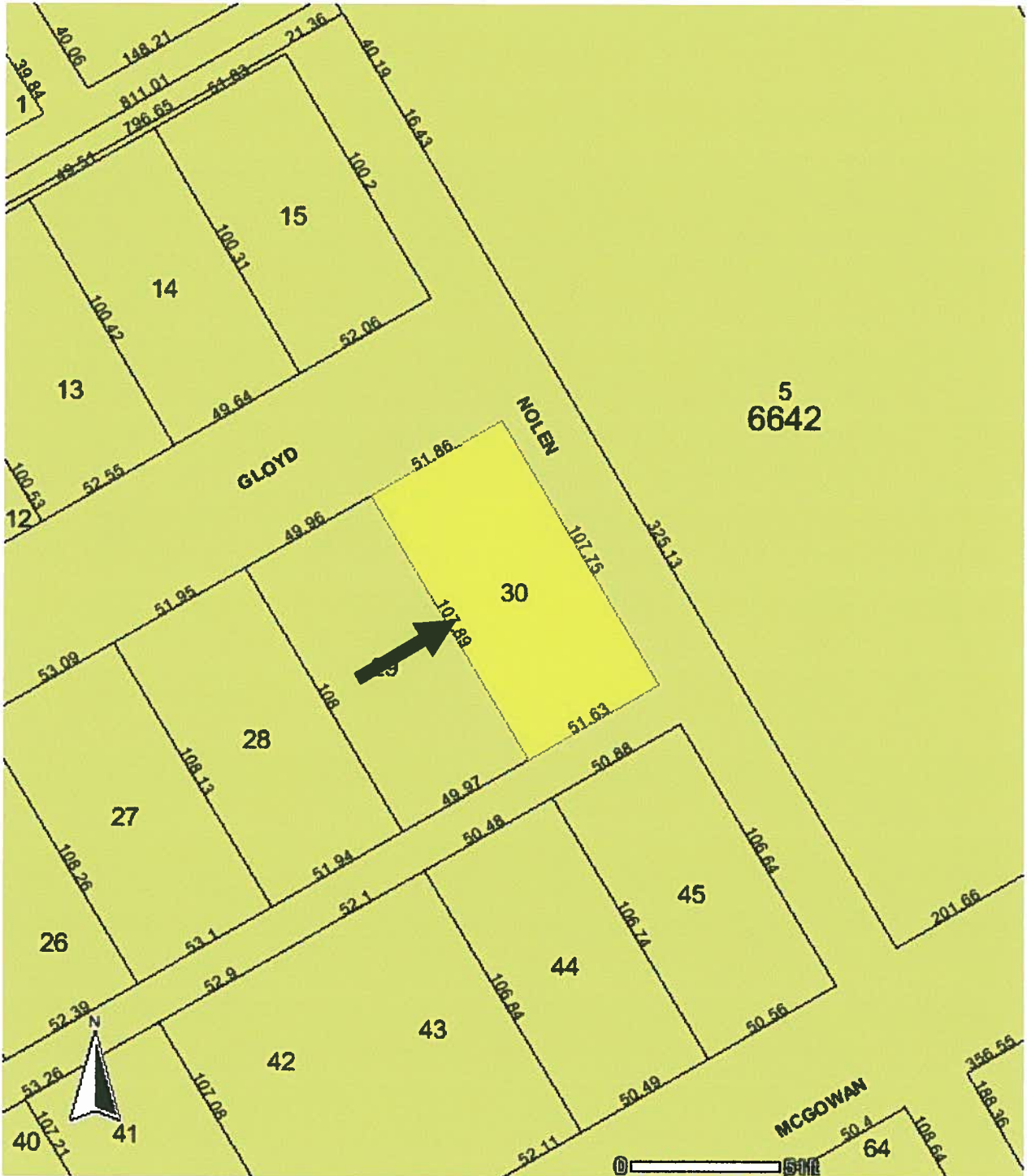
David Galaviz

Pauline Galaviz

**MAP**

Attached

# Future City Facilities Project Relocation Assistance



Lot 30, Block 6642 - 2958 Gloyd Street



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 2, 3, 4, 5, 6, 7, 8  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 23Y 34S 36W 43G 46N Q R T U V X Y Z 47N S W 48P 54V Z  
55F G L X Z 56B C D S W 57V 59B Y 64F G Q 65C D H V  
66A E Q R S T 69D 69A-H 69A-P 70A

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### **SUBJECT**

Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$825,872

### **BACKGROUND**

This item authorizes the quitclaim of 143 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

Successful bidders are required to sign a certification stating that they are not purchasing these properties on behalf of the foreclosed owners and that they have no debts owed to the City, no pending code violations, and are not chronic code violators.

All properties were reviewed by the Housing Department for infill housing and were not desired for that program.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

### **FISCAL INFORMATION**

Revenue: \$825,871.30

## **OWNERS**

### **Adventura Homex Change**

Miguel Trejo, Managing Member

Xochitl Trejo, Managing Member

### **Aztec Brothers Properties, LLC**

Ramon Garcia, Managing Member

### **County Land and Water LLC Series 2299EFH**

Wayne Prokay, Managing Member

### **John DSilva LLC**

John DSilva, Managing Member

### **Nextlots Now L.L.C**

Lee Schmitt, Managing Member

### **Risk Free Investments LLC**

Johnny Aquinaga, Managing Member

### **Wealthgates Investment Company**

David Okumbor, Managing Member

Anthony Boyd

Assefa Derbew

Bryan Valdez

Carolina Rodriguez

Daporscha Kelley

Eduardo Medellin

Gabriela Ovalle

Heiby Lopez

**OWNERS** (Continued)

James Bell

Jessie and Linda Medlock

Jesus Aguilar

Juan Ruvalcaba

Kendall and Wendi Macon

LaQuonda Brewer

Leobardo Leon

Lorena Hernandez Romero

Manuel Gonzalez

Maria Schneider

Nereida Vasquez

Rahmat Shojajari

Salvador Ortega

Silvia Gonzalez

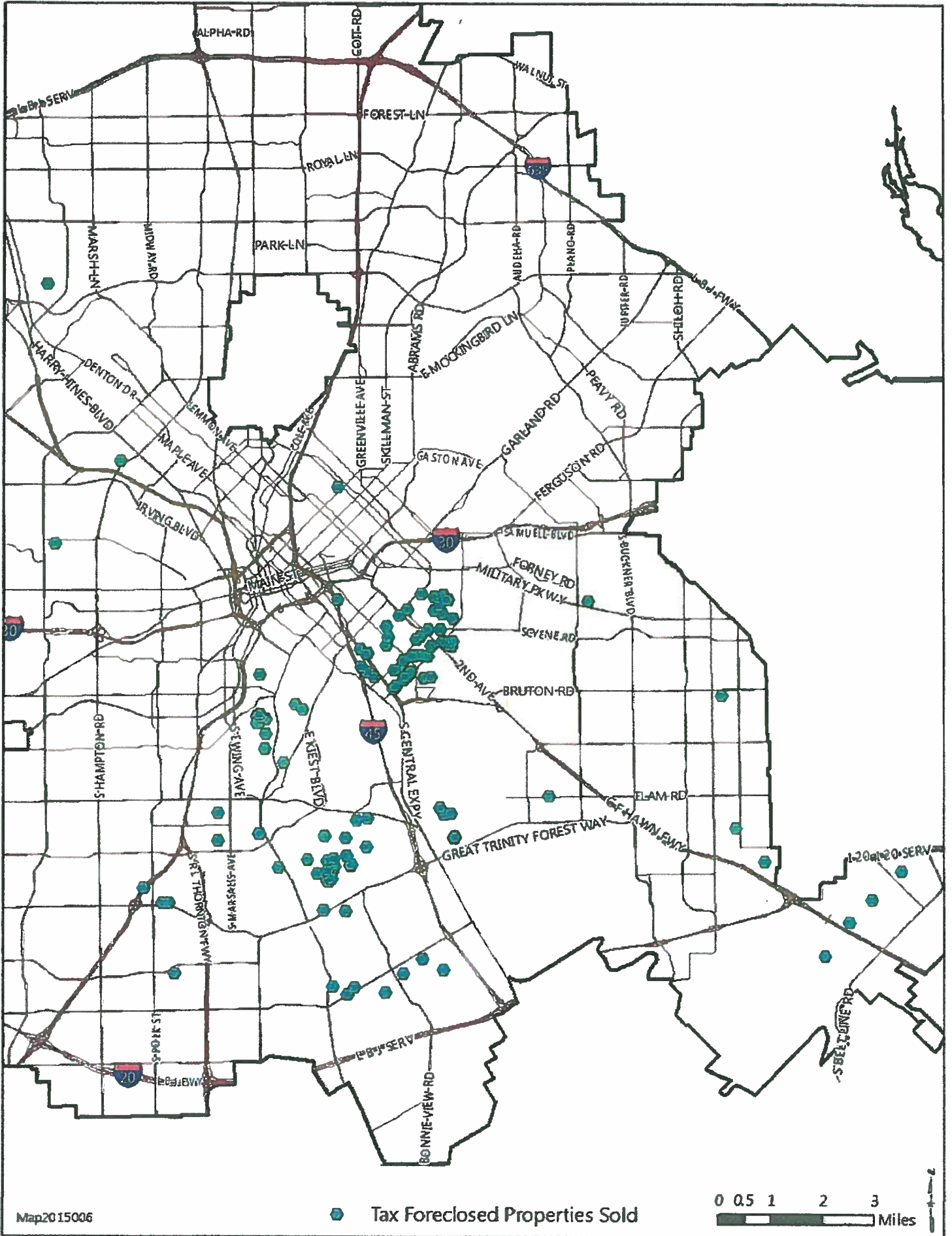
Tony Kantering

Wellington Santos

Rafael Ruiz Millan

**MAP**

Attached



Map20 15006

● Tax Foreclosed Properties Sold

0 0.5 1 2 3 Miles

## TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES

### AGENDA LIST

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUGKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
1	4210 1ST	V	7	PD 595	0.0551	\$1,741.00	3	\$500.00	\$3,700.00	\$1,200.00	Bryan Valdez
2	2410 11TH	V	4	R-5(A)	0.1389	\$25,568.00	2	\$1,000.00	\$3,888.00	\$9,500.00	Maria Schneider
3	717 ANGUS	V	5	R-10(A)	0.2960	\$10,000.00	5	\$1,000.00	\$6,001.00	\$10,000.00	Juan Ruvalcaba
4	2504 ANN ARBOR	V	4	CR	0.1189	\$28,900.00	1	\$1,000.00	\$2,399.00	\$5,180.00	James Bell
5	644 ANNAROSE	I	3	R-7.5(A)	0.3863	\$12,211.00	7	\$5,000.00	\$25,999.00	\$33,040.00	Wealthgates Investment Company
6	2321 APPLETON	I	3	R-7.5(A)	0.2104	\$41,517.00	4	\$15,000.00	\$26,999.00	\$50,500.00	James Bell
7	3031 ARIZONA	V	4	R-7.5(A)	0.1733	\$15,000.00	9	\$1,000.00	\$9,540.00	\$15,000.00	Nereida Vasquez
8	2606 ARIZONA	V	4	R-7.5(A)	0.1729	\$14,000.00	4	\$1,000.00	\$5,691.00	\$14,000.00	Tony Kantering
9	5511 ARLINGTON PARK	V	2	MU-2	0.0649	\$37,927.00	5	\$500.00	\$8,500.00	\$1,250.00	Jesus Agullar
10	431 AVENUE J	V	4	R-5(A)	0.1224	\$2,958.00	3	\$1,000.00	\$2,999.00	\$9,500.00	James Bell
11	4212 AZTEC	V	4	R-7.5(A)	0.1224	\$6,900.00	4	\$500.00	\$4,070.00	\$6,900.00	Tony Kantering
12	4208 AZTEC	V	4	R-7.5(A)	0.1377	\$6,900.00	5	\$500.00	\$4,070.00	\$6,900.00	Tony Kantering
13	12402 BEAUFORD	V	8	NS(A)	0.3182	\$10,631.00	2	\$2,000.00	\$3,999.00	\$14,490.00	James Bell
14	1510 BEAUFORD	V	8	NS(A)	0.2272	\$7,750.00	3	\$1,000.00	\$2,999.00	\$7,750.00	James Bell
15	7206 BENNING	V	5	R-7.5(A)	0.1781	\$20,375.00	4	\$1,000.00	\$4,885.00	\$39,550.00	Silvia Gonzalez
16	4102 BERTRAND	I	7	PD-595	0.1543	\$21,665.00	8	\$7,000.00	\$25,500.00	\$37,950.00	Salvador Ortega
17	4511 CANAL	V	7	PD-595	0.0859	\$5,000.00	1	\$375.00	\$500.00	\$5,000.00	James Bell
18	4309 CARDINAL	V	4	R-7.5(A)	0.1721	\$6,477.00	4	\$1,000.00	\$3,170.00	\$6,900.00	Tony Kantering
19	4410 CARDINAL	V	4	R-7.5(A)	0.1721	\$6,900.00	5	\$1,000.00	\$3,970.00	\$6,900.00	Tony Kantering
20	4321 CARDINAL	V	4	R-7.5(A)	0.1721	\$8,953.00	4	\$250.00	\$3,971.00	\$6,900.00	Tony Kantering
21	3605 CARL	V	7	PD-595	0.1605	\$1,269.00	4	\$1,000.00	\$3,199.00	\$5,000.00	Wealthgates Investment Company
22	4215 CARL	V	7	PD-595	0.1637	\$1,690.00	5	\$1,000.00	\$1,999.00	\$5,000.00	Wealthgates Investment Company
23	4218 CARL	V	7	PD-595	0.1488	\$2,008.00	5	\$1,000.00	\$2,000.00	\$5,000.00	Eduardo Medellin
24	3607 CARL	V	7	PD-595	0.1554	\$2,008.00	4	\$1,000.00	\$3,000.00	\$5,000.00	Wealthgates Investment Company
25	2621 CARPENTER	V	7	PD-595	0.1695	\$24,390.00	2	\$500.00	\$699.00	\$6,000.00	James Bell
26	3723 CAUTHORN	I	7	PD-595	0.1952	\$17,888.00	1	\$6,000.00	\$11,999.00	\$30,330.00	James Bell
27	3406 S. CENTRAL	V	7	PD-595	0.0911	\$9,078.00	3	\$500.00	\$2,301.00	\$27,690.00	Leobardo Leon
28	3154 CLYDEDALE	I	6	R-7.5(A)	0.1525	\$54,237.00	21	\$13,000.00	\$41,163.00	\$68,970.00	Adventura Homex Change
29	3816 COLONIAL	I	7	PD-595	0.1761	\$13,986.00	1	\$1,000.00	\$1,899.00	\$24,500.00	James Bell
30	1312 COMPTON	V	4	R-5(A)	0.0934	\$8,356.00	1	\$1,000.00	\$1,199.00	\$24,490.00	James Bell
31	1315 COMPTON	V	4	R-5(A)	0.0740	\$8,630.00	1	\$1,000.00	\$1,199.00	\$8,630.00	James Bell

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
AGENDA LIST**

TEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
32	2230 COOPER	V	7	PD 595	0.2170	\$7,005.00	1	\$500.00	\$799.00	\$7,500.00	James Bell
33	2216 COOPER	V	7	PD 595	0.1445	\$6,000.00	1	\$500.00	\$799.00	\$6,000.00	James Bell
34	4215 COPELAND	I	7	PD-595	0.1357	\$10,350.00	2	\$3,000.00	\$4,899.00	\$33,520.00	James Bell
35	2052 CORVETTE	I	5	R-7.5(A)	0.3519	\$33,624.00	13	\$13,000.00	\$30,030.30	\$69,620.00	Manuel Gonzalez
36	3003 DENLEY	V	4	R-7.5(A)	0.1768	\$9,130.00	5	\$1,000.00	\$6,137.00	\$19,930.00	Tony Kantering
37	3011 S. DENLEY	V	4	R-7.5(A)	0.1713	\$1,634.00	3	\$1,000.00	\$5,733.00	\$8,000.00	Tony Kantering
38	5022 ECHO	I	7	PD-595	0.1086	\$23,920.00	3	\$6,000.00	\$10,000.00	\$23,920.00	Assefa Derbew
39	6413 ELAM	V	5	R-7.5(A)	0.2135	\$15,000.00	6	\$1,000.00	\$6,060.00	\$15,000.00	Rahmat Shojajari
40	2725 EXLINE	V	7	PD-595	0.1908	\$1,346.00	3	\$1,000.00	\$1,999.00	\$6,000.00	James Bell
41	2521 EXLINE	I	7	PD-595	0.2870	\$34,510.00	3	\$6,000.00	\$9,700.00	\$34,510.00	John Dsilva LLC
42	2731 EXLINE	V	7	PD -595	0.2029	\$3,816.00	3	\$1,000.00	\$1,899.00	\$6,000.00	James Bell
43	2847 FARRAGUT	V	7	PD 595	0.0913	\$3,200.00	1	\$500.00	\$899.00	\$3,200.00	James Bell
44	1411 FAYETTE	V	4	R-5(A)	0.0764	\$5,000.00	1	\$500.00	\$899.00	\$5,000.00	James Bell
45	2620 FERRIS	V	7	IM	0.1700	\$11,250.00	3	\$1,000.00	\$4,105.00	\$11,250.00	Risk Free Investments LLC
46	2227 FORDHAM	V	4	R-7.5(A)	0.1683	\$18,070.00	2	\$1,000.00	\$1,699.00	\$22,190.00	James Bell
47	2826 FORDHAM	V	4	R-5(A)	0.1526	\$17,890.00	2	\$250.00	\$3,970.00	\$3,500.00	Tony Kantering
48	3816 GARDEN	I	7	PD-595	0.1871	\$31,847.00	3	\$8,000.00	\$11,900.00	\$32,040.00	Wealthgates Investment Company
49	4516 GARRISON	V	4	R-7.5(A)	0.1607	\$7,330.00	2	\$250.00	\$1,199.00	\$7,330.00	LaQuonda Brewer
50	4601 GARRISON	V	4	R-7.5(A)	0.1732	\$7,000.00	5	\$250.00	\$1,757.00	\$7,000.00	Anthony Boyd
51	4618 GARRISON	V	4	R-7.5(A)	0.1992	\$7,190.00	7	\$250.00	\$2,075.00	\$7,190.00	Nextlots Now L.L.C
52	1818 GARZA	V	4	TH-3(A)	0.2265	\$11,582.00	2	\$1,000.00	\$3,170.00	\$14,140.00	Tony Kantering
53	2716 GOODWILL	V	7	PD 595	0.1149	\$20,986.00	1	\$250.00	\$699.00	\$3,750.00	James Bell
54	1345 GRANT	V	4	R-5(A)	0.1818	\$1,381.00	1	\$250.00	\$599.00	\$11,500.00	James Bell
55	1313 GRANT	V	4	R-5(A)	0.1866	\$1,599.00	1	\$1,000.00	\$1,199.00	\$11,500.00	James Bell
56	1307 GRANT	V	4	R-5(A)	0.1904	\$11,500.00	1	\$500.00	\$599.00	\$11,500.00	James Bell
57	1342 GRANT	V	4	R-5(A)	0.2995	\$23,652.00	1	\$1,000.00	\$1,099.00	\$13,230.00	James Bell
58	3740 GUARANTY	I	7	PD-595	0.6852	\$19,497.00	1	\$6,000.00	\$1,199.00	\$28,460.00	James Bell
59	3615 HANCOCK	I	7	PD-595	0.0966	\$24,931.00	2	\$15,000.00	\$24,799.00	\$78,870.00	James Bell
60	2645 HATCHER	V	7	PD-595	0.1728	\$3,900.00	3	\$1,000.00	\$2,525.00	\$3,900.00	County Land and Water LLC Series 2299EFH
61	2675 HATCHER	V	7	PD-595	0.1648	\$3,900.00	3	\$1,000.00	\$3,000.00	\$3,900.00	Wealthgates Investment Company

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
AGENDA LIST**

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
62	2665 HATCHER	V	7	PD-595	0.1735	\$3,900.00	3	\$1,000.00	\$4,800.00	\$3,900.00	Wealthgates Investment Company
63	2635 HATCHER	V	7	PD-595	0.1812	\$3,900.00	3	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
64	2625 HATCHER	V	7	PD595	0.1823	\$3,900.00	3	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
65	2655 HATCHER	V	7	PD-595	0.1761	\$3,900.00	3	\$1,000.00	\$4,000.00	\$3,900.00	Wealthgates Investment Company
66	2551 HATCHER	V	7	PD-595	0.1893	\$3,900.00	2	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
67	2615 HATCHER	V	7	PD-595	0.1807	\$3,900.00	2	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
68	2515 HATCHER	V	7	PD-595	0.1966	\$3,900.00	3	\$1,000.00	\$2,375.00	\$3,900.00	County Land and Water LLC Series 2299EFH
69	2603 HATCHER	V	7	PD-595	0.1893	\$3,900.00	2	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
70	2525 HATCHER	V	7	PD-595	0.1941	\$3,900.00	3	\$1,000.00	\$2,375.00	\$3,900.00	County Land and Water LLC Series 2299EFH
71	2225 HATCHER	V	7	PD-595	0.1529	\$3,900.00	2	\$1,000.00	\$4,650.00	\$3,900.00	County Land and Water LLC Series 2299EFH
72	3616 HATCHER	V	7	PD-595	0.1343	\$5,850.00	1	\$1,000.00	\$1,299.00	\$5,850.00	James Bell
73	2255 HATCHER	V	7	PD-595	0.1473	\$3,900.00	2	\$1,000.00	\$3,650.00	\$3,900.00	County Land and Water LLC Series 2299EFH
74	2541 HATCHER	V	7	PD-595	0.1943	\$3,900.00	2	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
75	2685 HATCHER	V	7	PD-595	0.1517	\$3,900.00	3	\$1,000.00	\$6,900.00	\$3,900.00	Wealthgates Investment Company
76	2503 HATCHER	V	7	PD-595	0.2055	\$3,900.00	4	\$1,000.00	\$2,503.00	\$3,900.00	County Land and Water LLC Series 2299EFH
77	2303 HATCHER	V	7	PD-595	0.1485	\$36,350.00	2	\$1,000.00	\$2,675.00	\$3,900.00	County Land and Water LLC Series 2299EFH
78	2561 HATCHER	V	7	PD-595	0.1818	\$3,900.00	2	\$1,000.00	\$2,275.00	\$3,900.00	County Land and Water LLC Series 2299EFH
79	3112 HATCHER	V	7	PD-595	1.0850	\$47,260.00	3	\$4,000.00	\$10,000.00	\$47,260.00	Wealthgates Investment Company
80	3500 HAVANA	I	7	PD 595	0.1262	\$11,055.00	7	\$2,000.00	\$12,000.00	\$20,030.00	Wellington Santos & Rafael Ruiz Millan
81	1405 HENDRICKS	V	4	R-5(A)	0.1652	\$1,561.00	5	\$250.00	\$2,300.00	\$11,500.00	Daporscha Kelley
82	2672 HUDSPETH	V	4	R-5(A)	0.1677	\$16,233.00	2	\$250.00	\$3,157.00	\$13,000.00	Tony Kantering

**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
AGENDA LIST**

TEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
83	5026 IVY	V	8	R-5(A)	0.2557	\$10,000.00	2	\$250.00	\$1,299.00	\$9,900.00	James Bell
84	2002 J B JACKSON JR	I	7	PD-595	0.1601	\$16,979.00	5	\$10,000.00	\$16,999.00	\$40,290.00	Wealthgates Investment Company
85	6210 J J LEMMON	I	8	A(A)	2.8800	\$38,788.00	2	\$5,000.00	\$11,021.00	\$45,040.00	Jessie and Linda Medlock
86	4343 JAMAICA	V	7	PD-595	0.1431	\$2,682.00	1	\$1,000.00	\$1,299.00	\$5,000.00	James Bell
87	2914 KAVASAR	V	8	R-5(A)	0.2835	\$10,000.00	1	\$1,000.00	\$1,299.00	\$6,000.00	James Bell
88	2503 KILBURN	V	4	R-7.5(A)	0.3870	\$12,590.00	4	\$250.00	\$2,697.00	\$12,750.00	Tony Kantering
89	2836 KILBURN	V	4	R-5(A)	0.1770	\$1,502.00	4	\$250.00	\$2,697.00	\$11,000.00	Tony Kantering
90	2831 KILBURN	I	4	R-5(A)	0.1765	\$14,423.00	7	\$4,000.00	\$18,999.00	\$37,170.00	Wealthgates Investment Company
91	2846 KILBURN	V	4	R-5(A)	0.1790	\$11,000.00	3	\$1,000.00	\$2,697.00	\$11,000.00	Tony Kantering
92	4245 LANDRUM	V	4	R-7.5(A)	0.1790	\$6,900.00	3	\$1,000.00	\$1,475.00	\$6,900.00	Nextlots Now L.L.C
93	6437 LEANA	I	8	R-7.5(A)	0.1721	\$9,522.00	5	\$2,000.00	\$15,503.00	\$13,650.00	Aztec Brothers Properties, LLC
94	3014 MARBURG	I	7	PD-595	0.1741	\$17,810.00	5	\$2,000.00	\$11,200.00	\$10,790.00	Helby Lopez
95	204 MARKS	I	5	R-7.5(A)	0.2295	\$44,690.00	7	\$5,000.00	\$23,200.00	\$44,690.00	Lorena Hernandez Romero
96	1611 METROPOLITAN	V	7	PD 595	0.0701	\$26,276.00	1	\$250.00	\$379.00	\$2,750.00	James Bell
97	2821 METROPOLITAN	V	7	PD 595	0.1308	\$13,548.00	1	\$500.00	\$699.00	\$23,010.00	James Bell
98	2415 MOFFATT	V	4	R-7.5(A)	0.1664	\$7,900.00	2	\$1,000.00	\$3,731.00	\$6,900.00	Tony Kantering
99	4315 MONTIE	V	7	PD-595	0.1328	\$7,820.00	1	\$1,000.00	\$1,299.00	\$7,820.00	James Bell
100	614 S. MOORE	V	4	R-5(A)	0.3135	\$1,314.00	1	\$1,000.00	\$1,199.00	\$10,000.00	James Bell
101	613 S. MOORE	V	4	R-5(A)	0.1607	\$822.00	1	\$500.00	\$699.00	\$5,750.00	James Bell
102	2738 MORNING	V	7	PD 595	0.0912	\$8,840.00	2	\$250.00	\$1,001.00	\$3,750.00	Leobardo Leon
103	4732 NOME	V	7	R-5(A)	0.1721	\$16,540.00	2	\$250.00	\$499.00	\$16,540.00	James Bell
104	3515 PACESETTER	I	8	R-5(A)	0.1643	\$33,590.00	2	\$12,000.00	\$23,999.00	\$37,040.00	James Bell
105	6005 PARK MANOR	I	8	R-5(A)	0.1659	\$38,000.00	4	\$15,000.00	\$23,999.00	\$38,000.00	James Bell
106	629 PARKWOOD	V	4	R-7.5(A)	0.2545	\$6,000.00	2	\$1,000.00	\$1,399.00	\$10,000.00	James Bell
107	740 PARKWOOD	V	4	R-7.5(A)	0.2775	\$17,000.00	3	\$1,000.00	\$3,375.00	\$17,000.00	Nextlots Now L.L.C
108	1311 E PENTAGON	I	4	R-7.5(A)	0.1696	\$54,920.00	3	\$15,000.00	\$35,000.00	\$53,050.00	Carolina Rodriguez
109	3326 PINE	V	7	PD 595	0.1664	\$9,553.00	2	\$375.00	\$403.00	\$6,000.00	James Bell
110	3239 PINE	V	7	PD 595	0.1767	\$6,000.00	3	\$250.00	\$1,157.00	\$6,000.00	Anthony Boyd
111	4105 POINTER	V	6	R-5(A)	0.5640	\$11,499.00	7	\$2,000.00	\$13,500.00	\$18,000.00	Kendall and Wendi Macon
112	1717 POPLAR	V	7	PD 595	0.1652	\$1,318.00	3	\$250.00	\$409.00	\$6,480.00	James Bell



**TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES  
AGENDA LIST**

TEM #	STREET ADDRESS	VAC/IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER
113	1720 N. PRAIRIE	V	2	PD 298	0.0893	\$16,691.00	7	\$3,000.00	\$39,999.00	\$38,900.00	Wealthgates Investment Company
114	3134 PROSPERITY	V	4	R-7.5(A)	0.2329	\$12,172.00	1	\$3,000.00	\$3,199.00	\$14,300.00	James Bell
115	13030 RAVENVIEW	I	8	R-10(A)	0.0034	\$20,586.00	10	\$3,000.00	\$25,000.00	\$52,760.00	Gabriela Ovalle
116	1409 RENNER	V	4	R-7.5(A)	0.1581	\$17,933.00	1	\$250.00	\$499.00	\$11,500.00	James Bell
117	4407 ROSINE	V	7	PD 595	0.0950	\$16,301.00	1	\$1,000.00	\$1,299.00	\$24,720.00	James Bell
118	4423 ROSINE	I	7	PD-595	0.0939	\$21,730.00	2	\$5,000.00	\$7,005.00	\$29,170.00	Aztec Brothers Properties, LLC
119	2754 SCOTLAND	V	4	R-5(A)	0.1731	\$3,500.00	2	\$1,000.00	\$1,299.00	\$4,000.00	James Bell
120	2242 SCOTLAND	I	4	R-7.5(A)	0.1776	\$12,189.00	4	\$5,000.00	\$12,500.00	\$25,220.00	Wealthgates Investment Company
121	2845 SEATON	V	4	R-7.5(A)	0.2754	\$12,000.00	1	\$250.00	\$599.00	\$12,000.00	James Bell
122	3622 SIDNEY	V	7	PD 595	0.1589	\$1,598.00	2	\$375.00	\$2,299.00	\$3,460.00	Maria Schneider
123	2747 SIMPSON STUART	V	8	CR	0.1285	\$5,040.00	1	\$500.00	\$999.00	\$5,040.00	James Bell
124	4611 SPRING GARDEN	V	7	PD 595	0.1148	\$32,070.00	2	\$250.00	\$499.00	\$32,070.00	James Bell
125	3326 SPRINGVIEW	V	4	R-7.5(A)	0.2686	\$4,746.00	2	\$500.00	\$799.00	\$10,000.00	James Bell
126	3706 STATE OAK	V	8	R-5(A)	0.2148	\$7,000.00	4	\$500.00	\$4,937.00	\$7,000.00	Tony Kantering
127	1823 STELLA	I	4	R-7.5(A)	0.1643	\$46,196.00	18	\$12,000.00	\$30,000.00	\$60,690.00	Wellington Santos & Rafael Rulz Millan
128	4735 STOKES	V	7	R-5(A)	0.1142	\$2,000.00	1	\$375.00	\$699.00	\$2,000.00	James Bell
129	1335 VALLEY	V	4	R-5(A)	0.0786	\$7,401.00	2	\$375.00	\$659.00	\$7,480.00	James Bell
130	1339 VALLEY	V	4	R-5(A)	0.6873	\$12,986.00	2	\$375.00	\$799.00	\$7,480.00	James Bell
131	4531 WAHOO	V	7	PD-595	0.0868	\$5,000.00	1	\$500.00	\$1,299.00	\$5,000.00	James Bell
132	4515 WAHOO	V	7	PD-595	0.0685	\$5,000.00	1	\$1,000.00	\$899.00	\$5,000.00	James Bell
133	4519 WAHOO	V	7	PD-595	0.0669	\$5,000.00	1	\$1,000.00	\$1,299.00	\$5,000.00	James Bell
134	4523 WAHOO	V	7	PD-595	0.0658	\$2,000.00	1	\$1,000.00	\$1,299.00	\$5,000.00	James Bell
135	12908 WINDFALL	I	8	R-10(A)	0.1880	\$27,280.00	1	\$10,000.00	\$10,100.00	\$28,280.00	John Dsilva LLC
136	8344 YUKON	V	7	R-5(A)	0.2008	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
137	8320 YUKON	V	7	R-5(A)	0.2515	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
138	8324 YUKON	V	7	R-5(A)	0.1963	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
139	8325 YUKON	V	7	R-5(A)	0.1795	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
140	8338 YUKON	V	7	R-5(A)	0.1957	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
141	8328 YUKON	V	7	R-5(A)	0.1803	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
142	8332 YUKON	V	7	R-5(A)	0.1960	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell
143	4828 ZEALAND	V	7	R-5(A)	0.1730	\$2,000.00	1	\$500.00	\$899.00	\$2,000.00	James Bell

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 26, 2015  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 14T

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**SUBJECT**

An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. 635) and Midway Road - Revenue: \$22,400, plus the \$20 ordinance publication fee

**BACKGROUND**

This item authorizes the abandonment of portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner. The abandonment areas will be included with the property of the abutting owner for construction of a new retail development.

The cost for the abandonment is pursuant to the Dallas City Code, therefore, no appraisal is required.

**PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on August 17, 2015.

**FISCAL INFORMATION**

Revenue: \$22,400, plus the \$20 ordinance publication fee

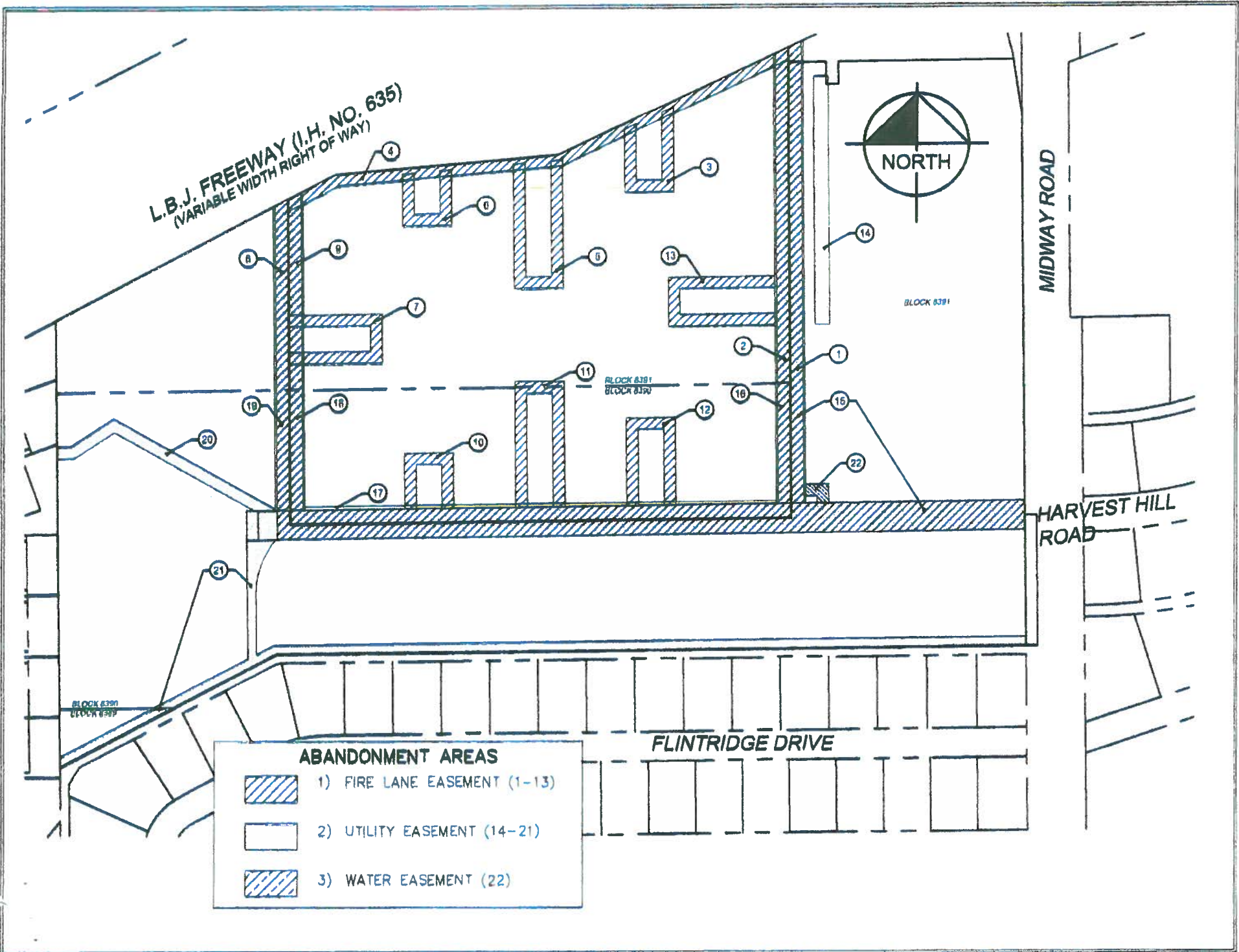
**OWNER**

**Wal-Mart Real Estate Business Trust**

J. P. Suarez, Senior Vice President

**MAP**

Attached



L.B.J. FREEWAY (I.H. NO. 635)  
(VARIABLE WIDTH RIGHT OF WAY)



MIDWAY ROAD




BLOCK 8391

BLOCK 8391  
BLOCK 8390

HARVEST HILL ROAD

FLINTRIDGE DRIVE

**ABANDONMENT AREAS**

-  1) FIRE LANE EASEMENT (1-13)
-  2) UTILITY EASEMENT (14-21)
-  3) WATER EASEMENT (22)

# Memorandum



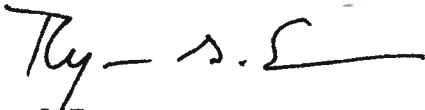
DATE August 14, 2015

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King  
Arnold, B. Adam McGough

SUBJECT Upcoming Agenda Item on the September 9, 2015 Council Agenda – Bruton Apartments, Ltd. – Loan  
Agreement

This item authorizes an amendment to the loan agreement with Bruton Apartments, Ltd. for the construction of residential/retail/commercial space at 9514 Bruton Road, Dallas, Texas 75217 to extend the completion date from January 31, 2016 to September 30, 2016 due to a delay caused by weather issues.

Please let me know if you have any questions.



Ryan S. Evans  
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council