

KEY FOCUS AREA: Public Safety
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize Lease Amendment No. 6 to the Lease Agreement with the Transportation Security Administration to accept the tenant improvements as completed and extend the existing lease term by 120 months from April 1, 2015 to March 31, 2025 at Dallas Love Field - Annual Revenue: \$259,924

BACKGROUND

On December 11, 2002, the City Council approved Resolution No. 02-3503, which authorized the City Manager to enter into a five-year lease of approximately 7,171 square feet of office space in the terminal building at Dallas Love Field with the Transportation Security Administration (TSA). The lease was effective on April 1, 2003. The five-year lease term expired on March 31, 2008 and on June 25, 2008 the City Council approved Resolution No. 08-1755 which extended the term by 18 months to September 30, 2009 and added 714 square feet of office space in the terminal. The annual rent increased from \$61,619 to \$118,275 based on the current prevailing annual rental rate of \$15.00 per square foot. On August 26, 2009, the City Council approved Resolution No. 09-2044, which authorized the City Manager to enter into Supplemental Agreement No. 3 to extend the lease term by 60 months to September 30, 2014. On September 30, 2010, the City Manager authorized Supplemental Agreement No. 4 for a substitution of exhibits at Dallas Love Field effective on October 1, 2010. On October 1, 2014, the Aviation Department Director executed Lease Amendment No. 5 to extend the lease term for 12 months through September 30, 2015 to correspond with the terminal construction schedule.

The Love Field Modernization Program (LFMP) construction commenced in the fall of 2009. During the construction period, it was necessary to relocate the TSA lease space in the terminal facility. Changes in tenant leasehold space caused by construction will be made by lease exhibit substitution, which will adjust the rent amount to reflect the actual space leased.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Original Lease approved on December 11, 2002, by Resolution No. 02-3503.

1st and 2nd amendments approved on June 25, 2008, by Resolution No. 08-1755.

3rd amendment approved on August 26, 2009, by Resolution No. 09-2044.

4th amendment approved on September 30, 2010, by the City Manager.

5th amendment approved on September 30, 2014, by the Department Director.

FISCAL INFORMATION

\$259,924 - Annual Revenue

OWNER(S)

Transportation Security Administration

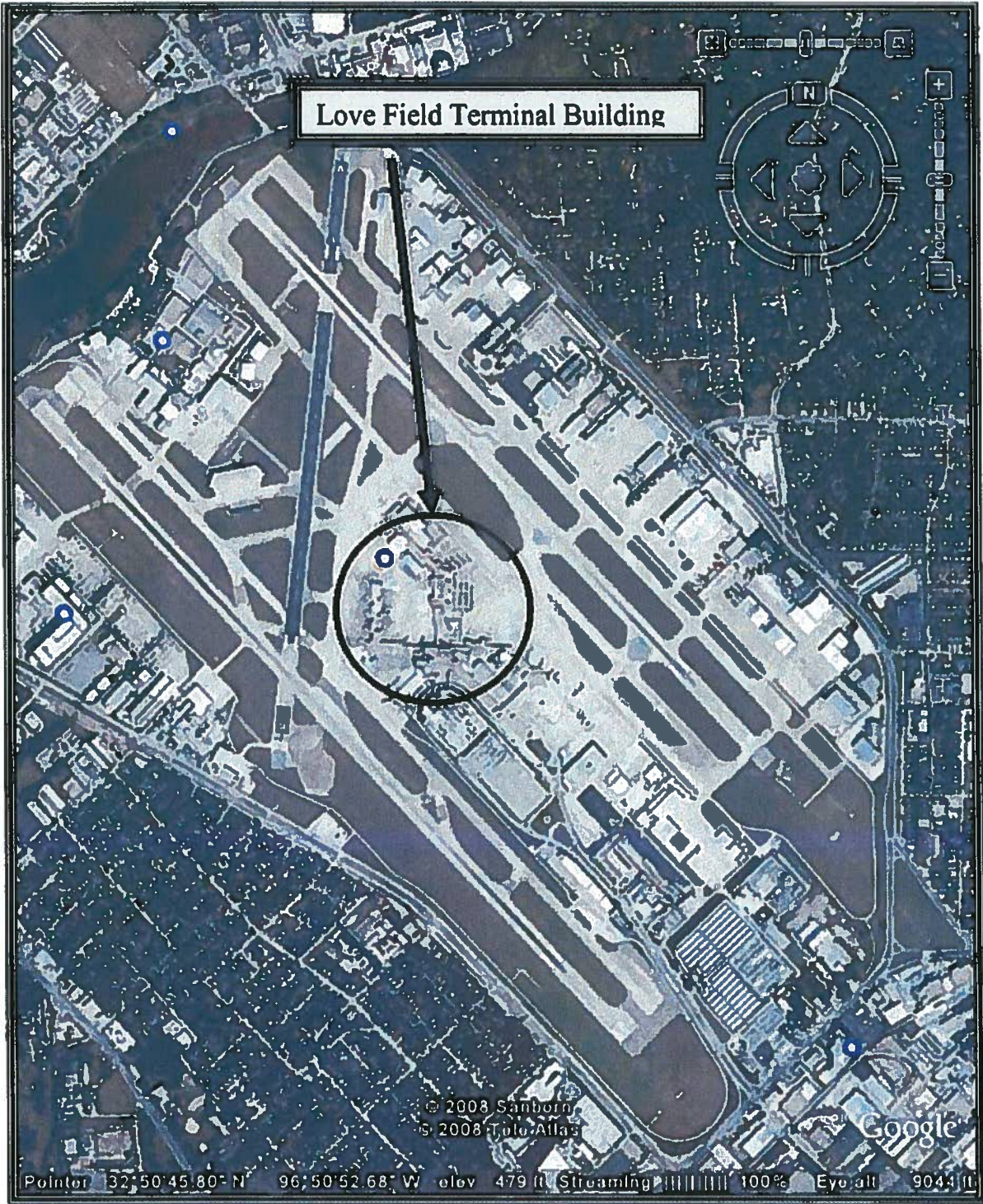
Department of Transportation

Federal Aviation Administration

MAP

Attached.

**DALLAS LOVE FIELD
TERMINAL BUILDING
MAPSCO PAGE 34E**



KEY FOCUS AREA: E-Gov
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

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 to: (**1**) allow product pricing at no greater than street pricing plus ten percent, with Gina Puente Ventures, Inc., estimated additional annual revenue \$26,010; Air Star Concessions Ltd. (formerly Dallas Love Field Joint Venture, Ltd.), estimated additional annual revenue \$115,085; Air Star - LTS/Marquis-DAL, LLC (formerly Air Star Concessions, Ltd.), estimated additional annual revenue \$29,223; Pop Four Love Field JV, estimated additional annual revenue of \$26,397; Host International, Inc., estimated additional annual revenue of \$192,087; HG-Multiplex-Regali Dallas JV, estimated additional annual revenue of \$89,265; The Grove, Inc., estimated additional annual revenue of \$34,199; and Dickey's Love Field JV, LLC (formerly Dickey's Barbecue Restaurants, Inc.), estimated additional annual revenue \$23,203 - Total Estimated Annual Revenue to the City: \$535,469; (**2**) establish a minimum hourly pay rate of \$10.37, defined as a living wage, for non-tipped and non-managerial food and beverage concession employees - No cost consideration to the City; and (**3**) remove the shared costs provisions, currently capped at three percent of gross sales, for Sally Port (product receipt, security inspection and clearance, and delivery from the third party operator at the central receiving facility), food court cleaning costs and trash removal services for an annual loss of revenue in the amount of (\$592,000) - Total Net Estimated Annual Revenue Loss - \$56,531

BACKGROUND

On March 7, 2012, Council awarded the existing Food and Beverage concession contracts at Dallas Love Field. In the August 18, 2010 council briefing, the Modified Direct management model was selected as the preferred management option. This option specified concessionaire product offerings to be sold at street pricing with an emphasis on brand names throughout the terminal. Citing various concerns, the concessionaires at Dallas Love Field have requested to amend the existing pricing structure of their current contracts to allow for no greater than street plus ten percent (10%) product pricing.

BACKGROUND (Continued)

Additional concerns, cited by City Councilmembers, relating to employee hourly rates (“Living Wage”) were discussed at both the Economic Development Committee briefing and at the City Council briefing. The council briefing included a discussion on the removal of the shared cost provision to allow operators to absorb the cost of implementing the living wage increase to eligible (non-tipped and non-managerial) concessionaire employees. Removal of the shared cost provision would add approximately \$592,000 in annual operating expenses to the departmental budget. All other terms of the existing concession contracts will remain the same. This offer to amend the food and beverage is a one-time offer and is conditioned upon the offeree’s acceptance of the minimum wage component to the offer, and is acceptable at the offeree’s option. All offerees who do not accept the City’s offer are not eligible for contract amendment.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the Dallas Love Field Food and Beverage contracts, on March 7, 2012, by Resolution No. 12-0706.

Briefed the Economic Development Committee on May 18, 2015 and June 1, 2015.

Briefed the Dallas City Council on June 24, 2015.

FISCAL INFORMATION

Total Net Estimated Annual Revenue Loss - \$56,531

OWNERS

Gina Puente Ventures, Inc.
Virginia I. Puente, President

Air Star Concessions Ltd. (formerly Dallas Love Field Joint Venture, Ltd.)
Gilbert Aranza, Owner

Air Star-LTS/Marquis-DAL, LLC (formerly Air Star Concessions, Ltd.)
Gilbert Aranza, Owner

Pop Four Love Field JV, a joint venture comprised of:
Pop Restaurants, LLC (76.5%)
Guillermo Perales, CEO

Four Leaf Ventures, LLC (23.5%)
Luis Ibarguengoytia, CEO

OWNERS (Continued)

Host International, Inc.
Elie W. Maalouf, President

HG-Multiplex-Regali Dallas JV, a joint venture comprised of:
Hudson Group (HG) Retail, LLC (75%)
Joseph DiDomizio, President

Multiplex, Inc. (15%)
Helen Giddings, President

Regali, Inc. (10%)
Rupa Dutia, President

The Grove, Inc.
Michelle Dukler, President

Dickey's Love Field JV LLC (formerly Dickey's Barbecue Restaurants, Inc.) a joint venture comprised of:
Restaurant Growth, Inc. (60%)
Roland Dickey, Jr., President

Southwest Financial Minority Group (40%)
Stan Hatcher, Owner

KEY FOCUS AREA: E-Gov
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize the City Manager to offer City vendors operating as retail concessionaires at Dallas Love Field an amendment to their current concession contracts to: **(1)** allow product pricing at no greater than street pricing plus ten percent with Hudson Retail Dallas JV, estimated additional annual revenue \$87,588; HG-Multiplex-Regali Dallas JV, estimated additional annual revenue \$163,319 and WDFG North America LLC, estimated additional annual revenue \$53,676 - Total Estimated Annual Revenue to the City: \$304,583; **(2)** establish a minimum hourly pay rate of \$10.37, defined as a living wage, for non-managerial retail concession employees - No Cost Consideration to the City; and **(3)** remove the shared costs provision, currently capped at three percent of gross sales for Sally Port (product receipt, security inspection and clearance, and delivery from the third party operator at the central receiving facility), and trash removal services - Total Estimated Annual Revenue Loss: \$208,000 - Total Net Estimated Annual Revenue - \$96,583

BACKGROUND

On March 7, 2012, Council awarded the existing Retail concession contracts at Dallas Love Field. In the August 18, 2010 council briefing, the Modified Direct management model was selected as the preferred management option. This option specified concessionaire product offerings to be sold at street pricing with an emphasis on brand names throughout the terminal. Citing various concerns, the concessionaires at Dallas Love Field have requested to amend the existing pricing structure of their current contracts to allow for no greater than street plus ten percent (10%) product pricing.

BACKGROUND (Continued)

Additional concerns, cited by City Councilmembers, relating to employee hourly rates (“Living Wage”) were discussed at both at the Economic Development Committee briefing and at the City Council briefing. The council briefing included a discussion on the removal of the shared costs provision to allow operators to absorb the cost of implementing the living wage increase to eligible (non-managerial) concessionaire employees. Removal of the shared cost provision would add approximately \$208,000 in annual operating expenses to the departmental budget. All other terms of the existing concession contracts will remain the same. This offer to amend the retail contract is a one-time offer and is conditioned upon the offeree’s acceptance of the minimum wage component. All offerees who do not accept the City’s offer are not eligible for contract amendment.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the Dallas Love Field Retail contracts on March 7, 2012, by Resolution No. 12-0707.

Briefed the Economic Development Committee on May 18, 2015 and June 1, 2015.

Briefed the Dallas City Council on June 24, 2015.

FISCAL INFORMATION

Total Net Estimated Annual Revenue - \$96,583

OWNERS

WDFG North America, LLC
Padraig Drennan, President

HG-Multiplex-Regali Dallas JV, a joint venture comprised of:
Hudson Group (HG) Retail, LLC (75%)
Joseph DiDomizio, President

Multiplex, Inc. (15%)
Helen Giddings, President

Regali, Inc. (10%)
Rupa Dutia, President

OWNERS (Continued)

Hudson Retail Dallas JV

Hudson Group (HG) Retail, LLC (75%)

Joseph DiDomizio, President

Multiplex, Inc. (25%)

Helen Giddings, President

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction
City Attorney's Office
Public Works Department

CMO: Ryan S. Evans, 671-9837
Warren M.S. Ernst, 670-3491
Jill A. Jordan, P.E., 670-5299

MAPSCO: 22G

SUBJECT

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, to acquire approximately 714 square feet of land located near the intersection of Royal and Goodnight Lanes, for the Goodnight Lane Street Improvements Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$272, increased from \$9,595 (\$6,295, plus closing costs and title expenses not to exceed \$3,300) to \$9,867 (\$6,567, plus closing costs and title expenses not to exceed \$3,300) - Financing: 2006 Bond Fund

BACKGROUND

This item authorizes deposit of the amount awarded by the Special Commissioners for the acquisition of approximately 714 square feet of land. A final offer of \$6,295 was made on a written appraisal from an independent certified appraiser. The offer was not accepted by the owners and the City filed an eminent domain proceeding to acquire the land. The City provided an updated appraisal report for the hearing and the fair market value as of the date of the hearing was \$6,567. After the hearing, the Special Commissioners awarded \$6,567.

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on November 12, 2013, by Resolution No. 13-1965.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$272

Resolution No. 13-1965	\$	9,595
Additional Amount (this action)	\$	<u>272</u>
Total Authorized Amount	\$	9,867

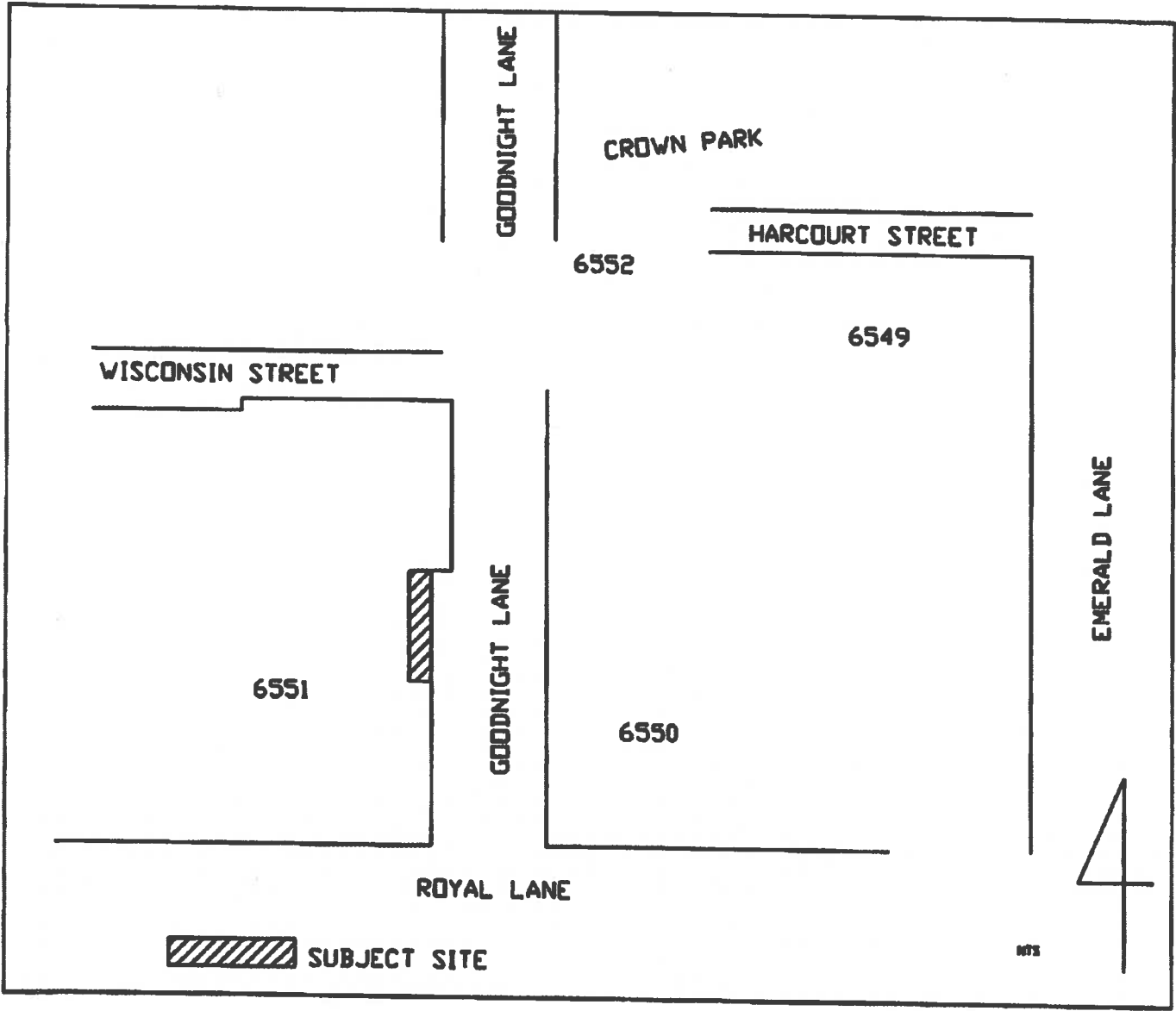
OWNER

Sun Eui Corporation

Hee Jun Lee, President

MAP

Attached



 SUBJECT SITE

1073

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 22G

SUBJECT

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 - Not to exceed \$1,400, increased from \$6,559 (\$3,459, plus closing costs and title expenses not to exceed \$3,100) to \$7,959 (\$4,859, plus closing costs and title expenses not to exceed \$3,100) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a tract of land containing approximately 654 square feet located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project. This settlement will allow acquisition of the property without further condemnation proceedings.

The first resolution approved on November 12, 2013, authorized the purchase and/or condemnation in the amount of \$6,559. The settlement will avoid increased costs associated with construction delays, commissioners' costs, updated appraisal reports, court filing fees and uncertainty associated with possibility of commissioners' award being higher than the negotiated amount of \$4,859.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on November 12, 2013, by Resolution No. 13-1965.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$1,400

Resolution No. 13-1965	\$6,559
Additional Amount (this action)	<u>\$1,400</u>

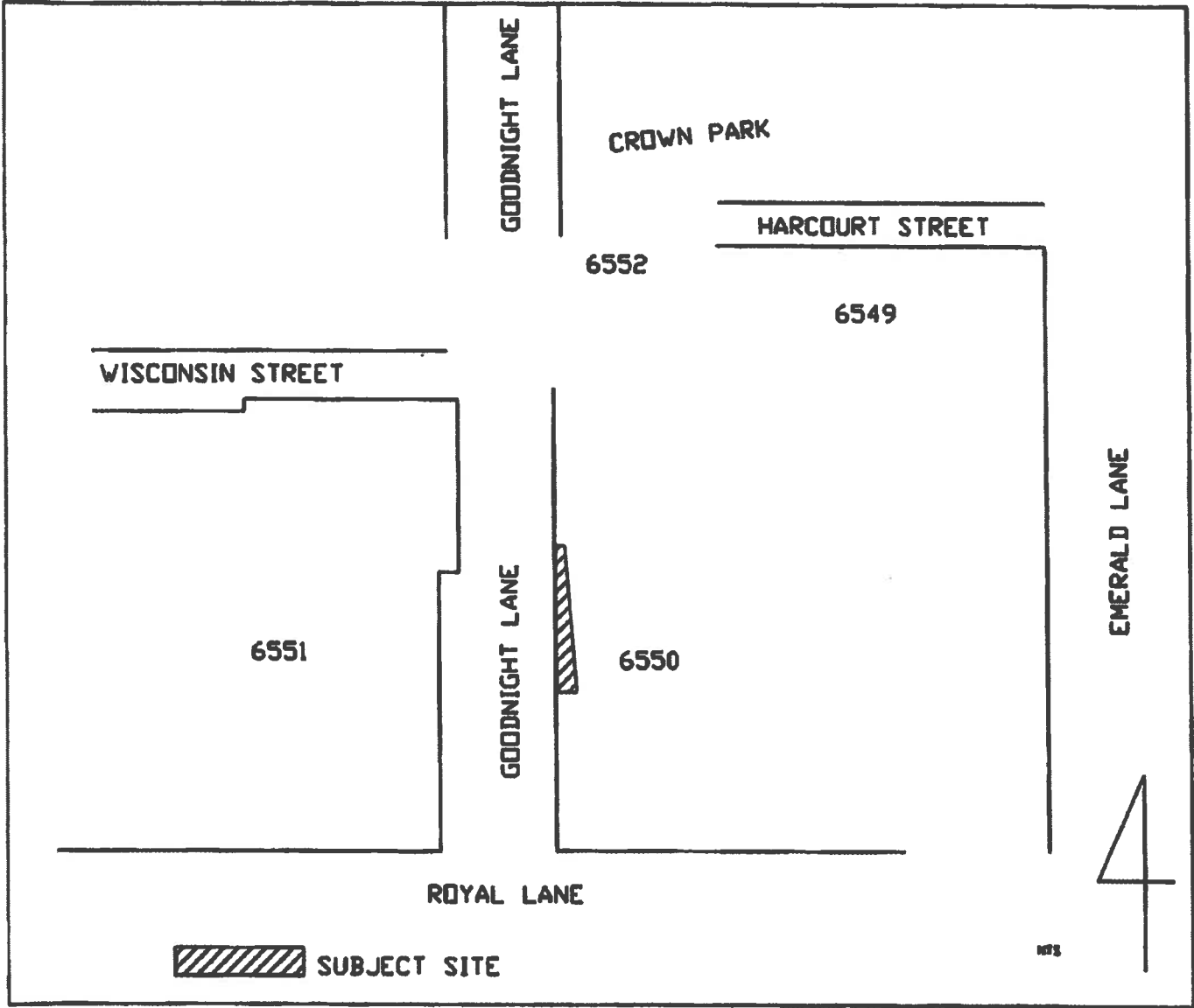
Total Authorized Amount	\$7,959
-------------------------	---------

OWNER

Ali Bijannia

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 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

SUBJECT

Authorize acquisition from Aurora Cazares, of approximately 6,500 square feet of land improved with a duplex located near the intersection of Buick and Morrell Avenues for the Cadillac Heights Phase II Project - Not to exceed \$49,000 (\$45,000, plus closing costs and title expenses not to exceed \$4,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of approximately 6,500 square feet of land improved with a duplex, located near the intersection of Buick and Morrell Avenues. This property will be used for future City facilities. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$49,000 (\$45,000, plus closing costs and title expenses not to exceed \$4,000)

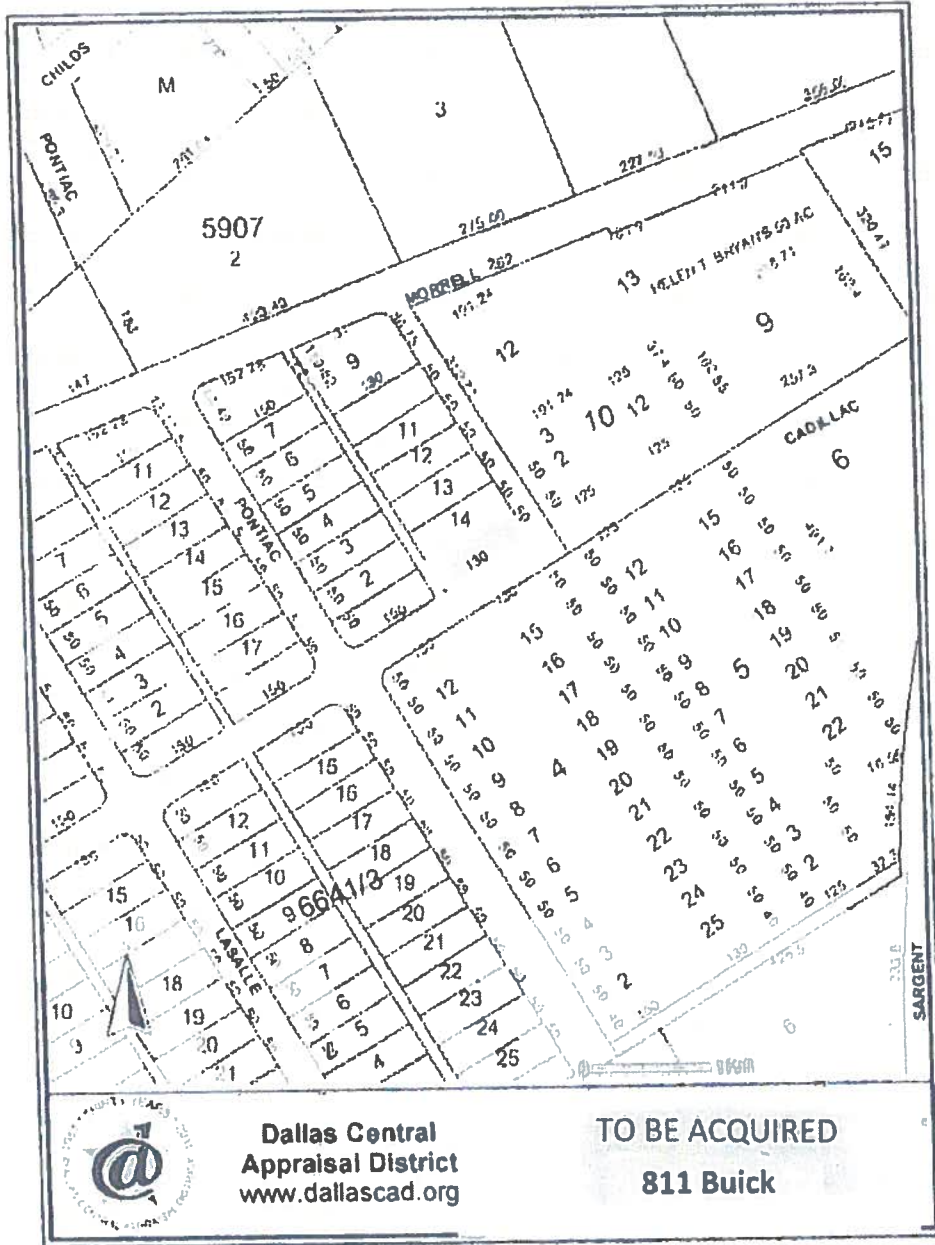
OWNER

Aurora Cazares

MAP

Attached

Plat Map



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 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

SUBJECT

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 - Not to exceed \$40,500 (\$37,000 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition 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. This property will be used for future City facilities. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$40,500 (\$37,000 plus closing costs and title expenses not to exceed \$3,500)

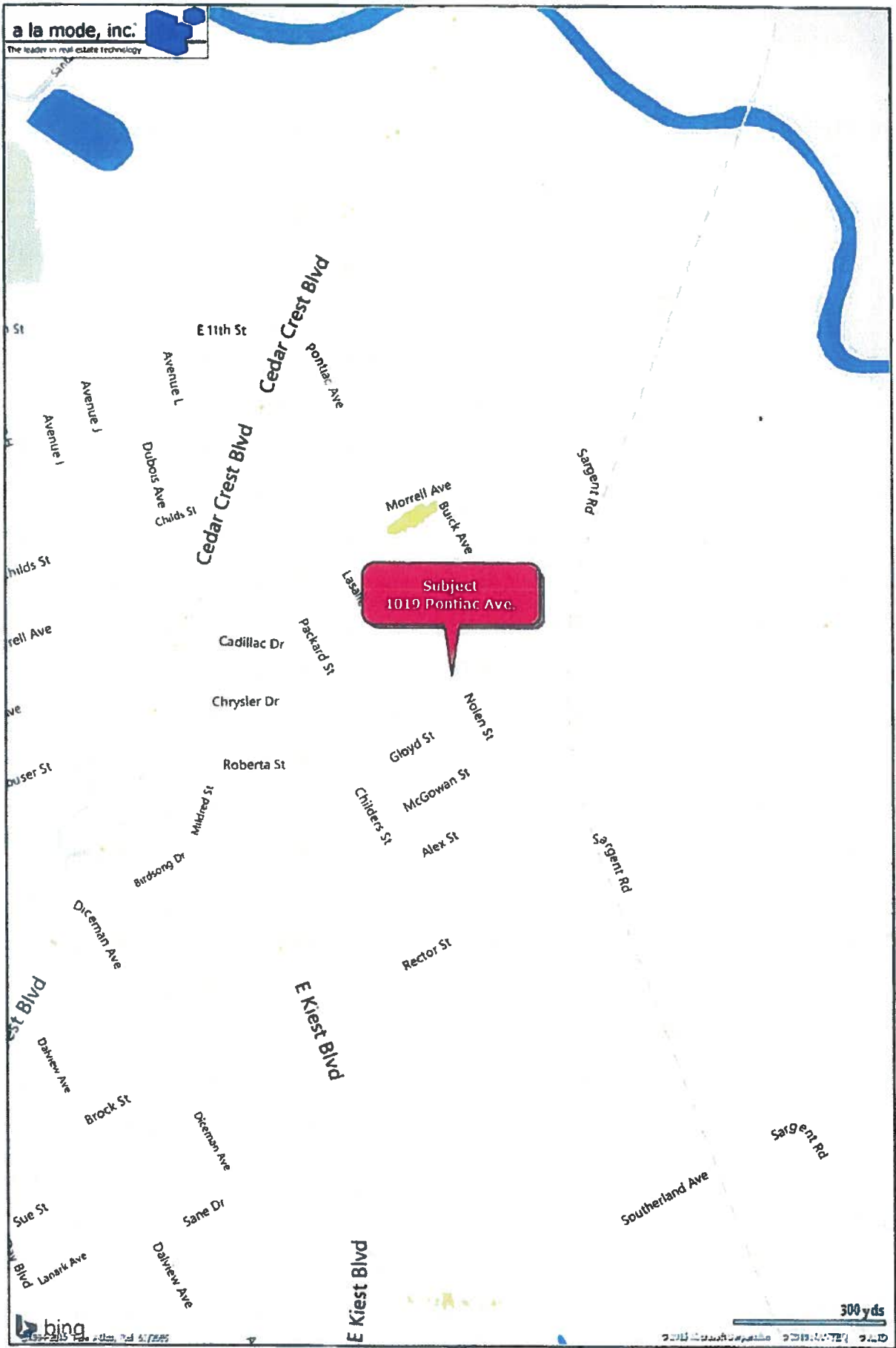
OWNERS

Francisco Torres

Dora E. Fernandez

MAP

Attached



Subject
1019 Pontiac Ave.

300 yds

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 - Not to exceed 29,480 (\$26,480, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 28,824 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$29,480 (\$26,480, plus closing costs and title expenses not to exceed \$3,000)

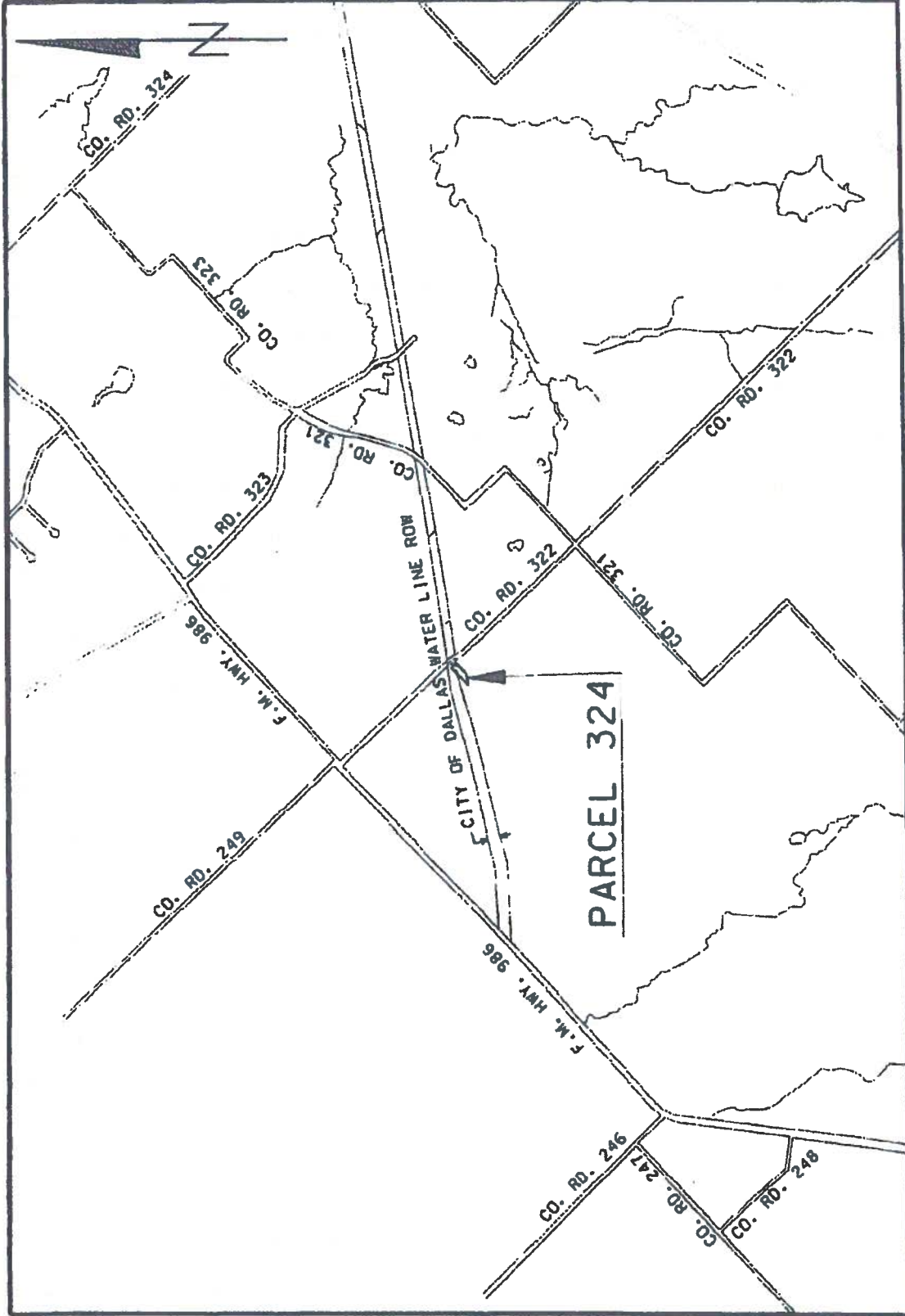
OWNERS

James L. Farmer

Sandra E. Farmer

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

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 - Not to exceed \$106,689 (\$103,129, plus closing costs and title expenses not to exceed \$3,560) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 206,342 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration to be paid, includes \$94,689 for land improved with a driveway based on an independent appraisal and \$8,440 for an upgraded driveway on the property, as approved by Dallas Water Utilities.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$106,689 (\$103,129, plus closing costs and title expenses not to exceed \$3,560)

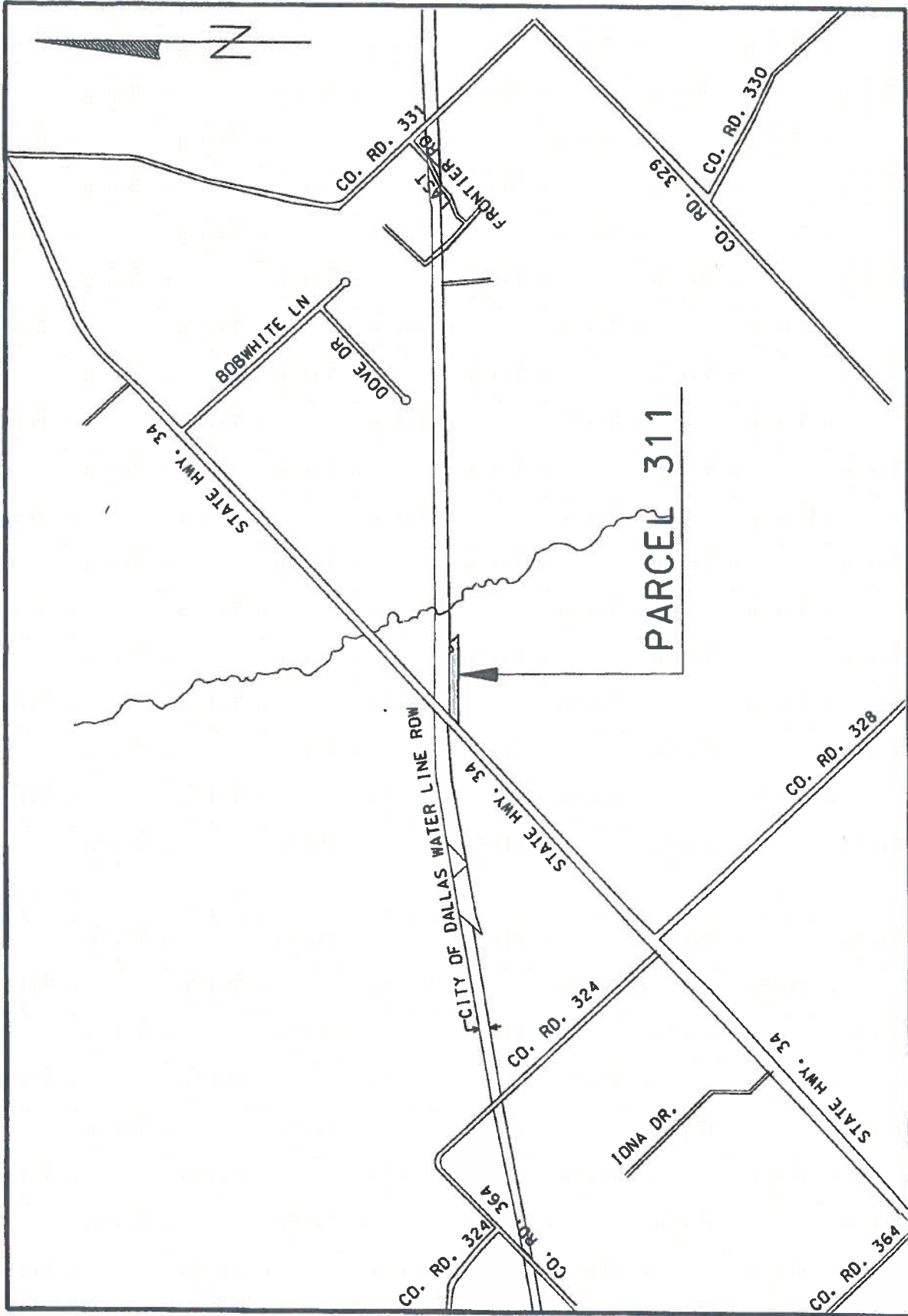
OWNERS

John L. Cooper

Lea Ann Cooper

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: 73N

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, 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 - Not to exceed \$17,000 (\$14,477, plus closing costs and title expenses not to exceed \$2,523) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 26,810 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the Eastside Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$17,000 (\$14,477, plus closing costs and title expenses not to exceed \$2,523)

OWNER

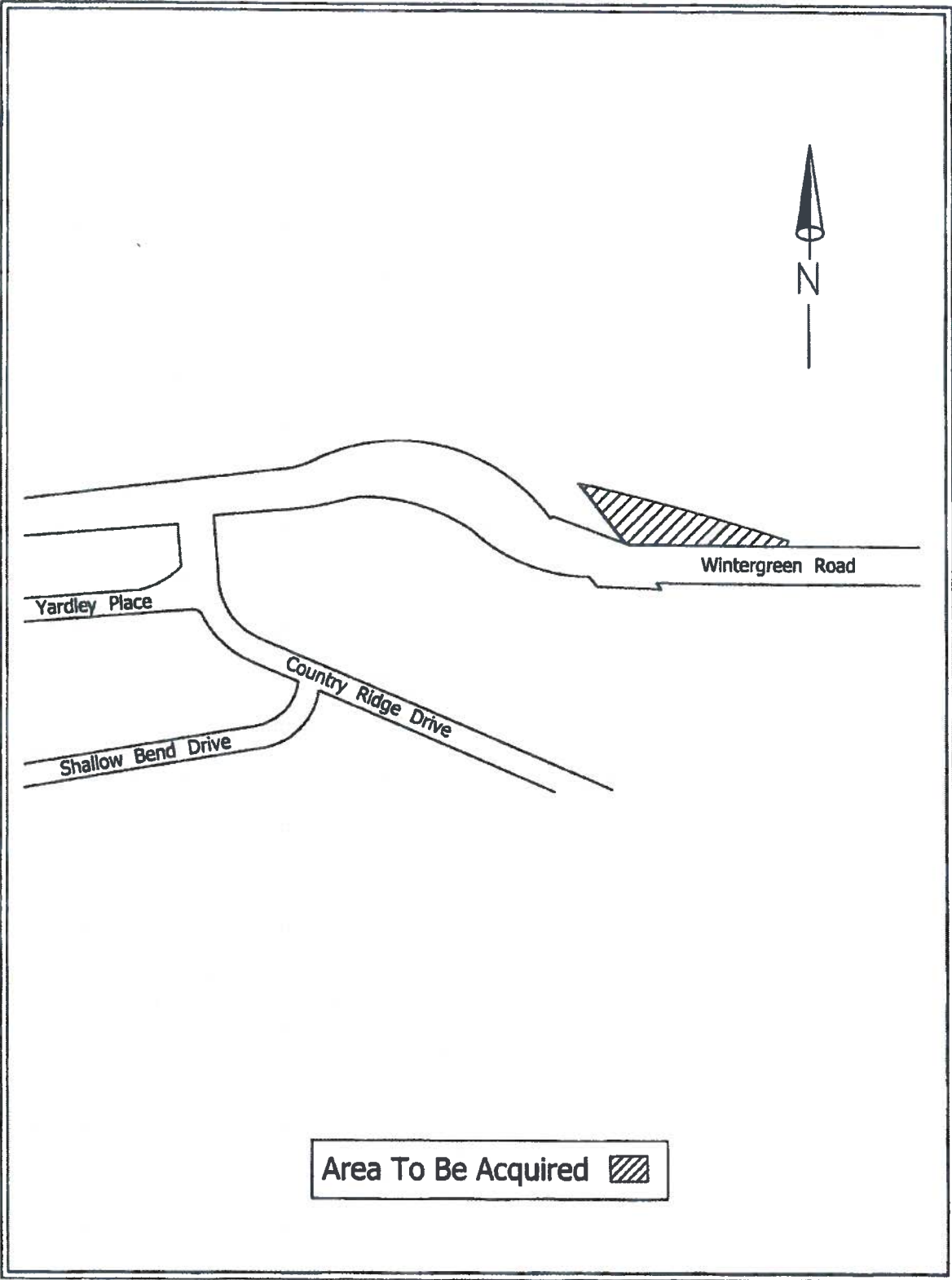
WSG Thorntree IV, LP

WSG Lone Star Managers IV, LLC

James M. Hinckley, President

MAP

Attached



Area To Be Acquired 

Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO 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 August 26, 2015 Council Agenda – Johnston Equity, LLC- WIC Lease Agreement**

This item authorizes 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. This space will be used as a Woman, Infants, and Children's warehouse and office space for the period of September 1, 2015 – August 31, 2022.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

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
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, 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
David Cossum, Director, Sustainable Development and Construction

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 9, Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 30E

SUBJECT

A resolution authorizing the conveyance of a fiber optic easement with a temporary construction easement containing a total of approximately 24,215 square feet of land to Garland Independent School District across City-owned land at Lake Ray Hubbard located near the intersection of Centerville and Miller Roads - Revenue: \$2,894

BACKGROUND

This item authorizes the conveyance of a fiber optic easement with a temporary construction easement across City-owned land at Lake Ray Hubbard to Garland Independent School District (GISD) to allow for data communication between GISD's schools and administration facilities. The consideration for the easement is based on an independent appraisal.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

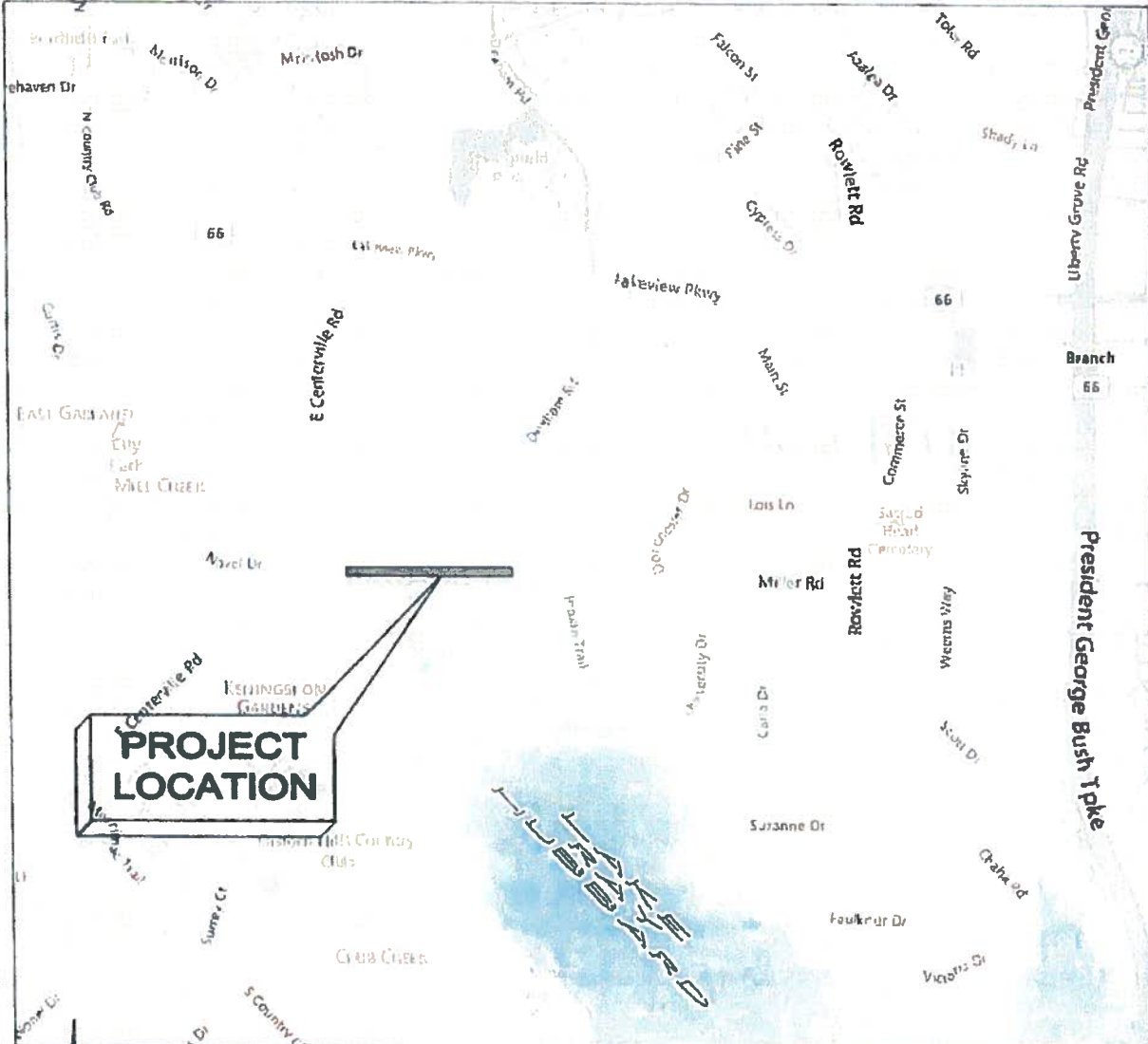
Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Revenue - \$2,894

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 20A-Y

SUBJECT

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 Hubbard located near the intersection of State Highway 66 and Mark Lane - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of a wastewater station easement across City-owned land at Lake Ray Hubbard to the City of Rowlett for the Eastside Lift Station. The operation, construction, repair and full maintenance of these facilities shall be at no cost to the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

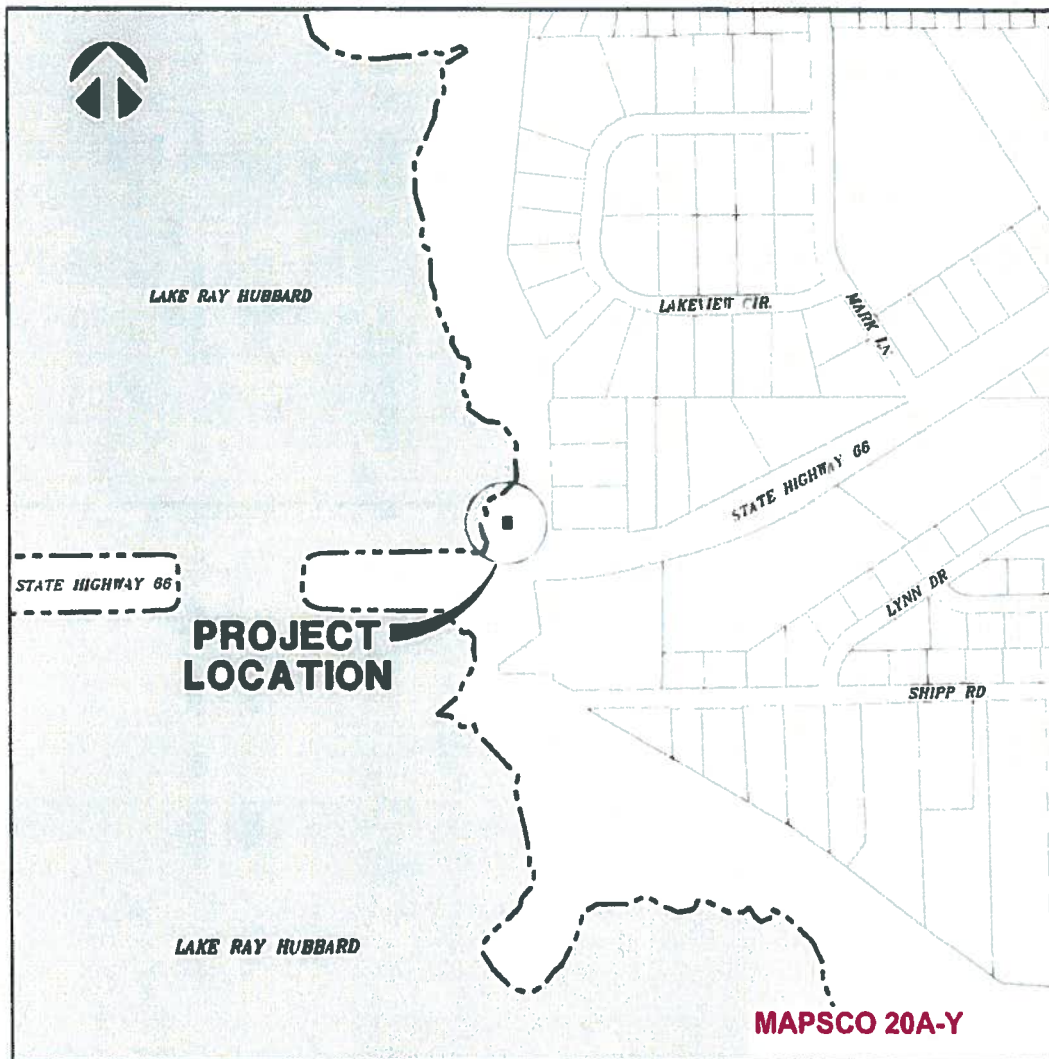
Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached



VICINITY MAP

NOT TO SCALE

AGENDA ITEM # 69

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23Z 24W 33H 34A E F J K L

SUBJECT

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 147,359 square feet of land, located at Love Field Airport - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the closure and vacation of portions of Gilford, Roanoke, Brookfield, Lemmon and Fielder Avenues, Boulder Street, Shorecrest Drive, two public ways and six alleys. This closure and vacation is needed for the replat of Love Field Airport.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

No cost consideration to the City.

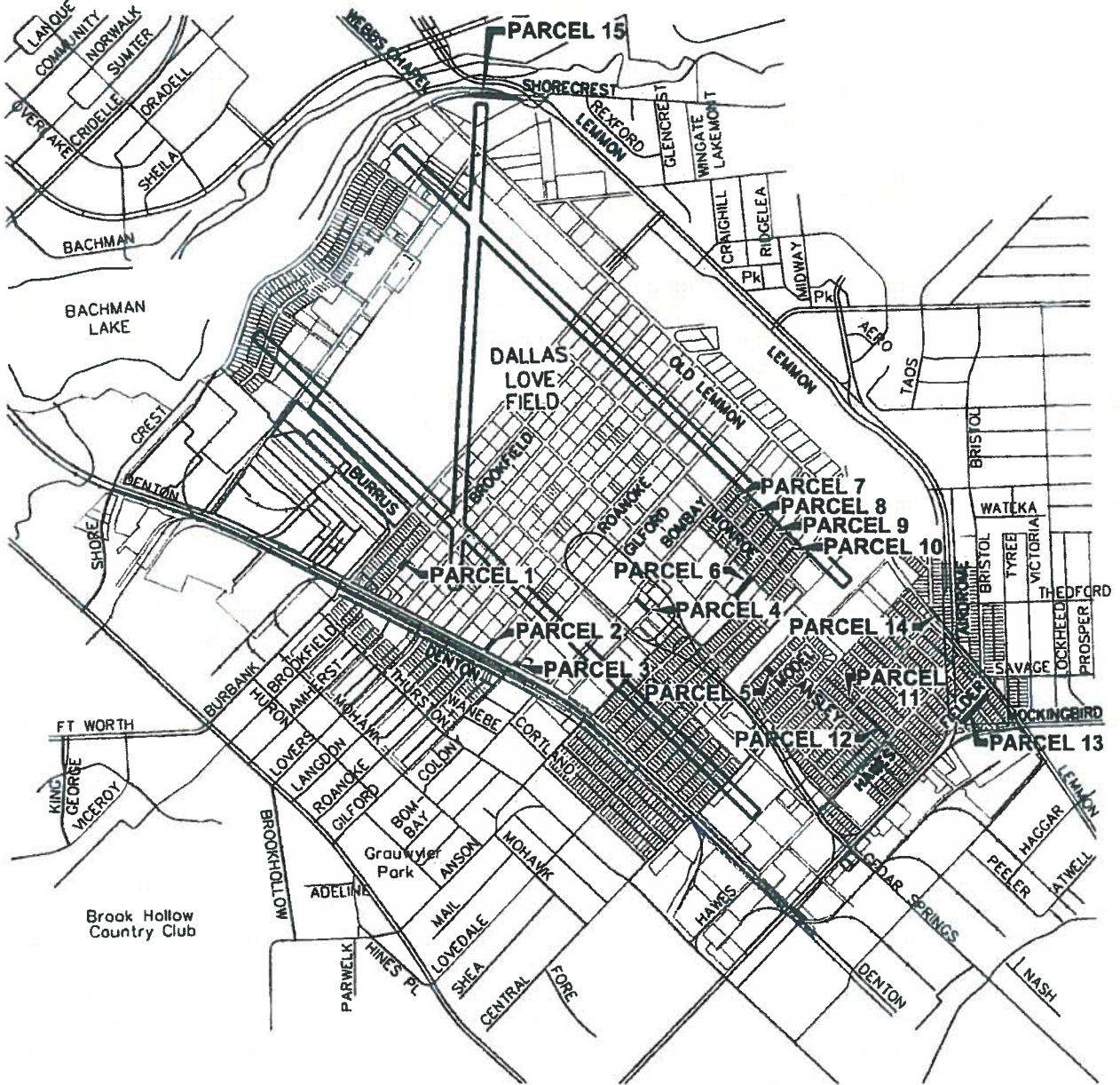
MAP

Attached

PARCELS 1-15 TO BE
CLOSED AND VACATED



NORTH
NOT TO SCALE



LOCATION MAP

AGENDA ITEM # 70

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44H

SUBJECT

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 - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a sanitary sewer easement to 1931 Market Center Boulevard, LLC, the abutting owner. The area will be included with the property of the abutting owner for the construction of a new multi-family development. The cost for this abandonment is the minimum processing fee 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 3, 2015.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

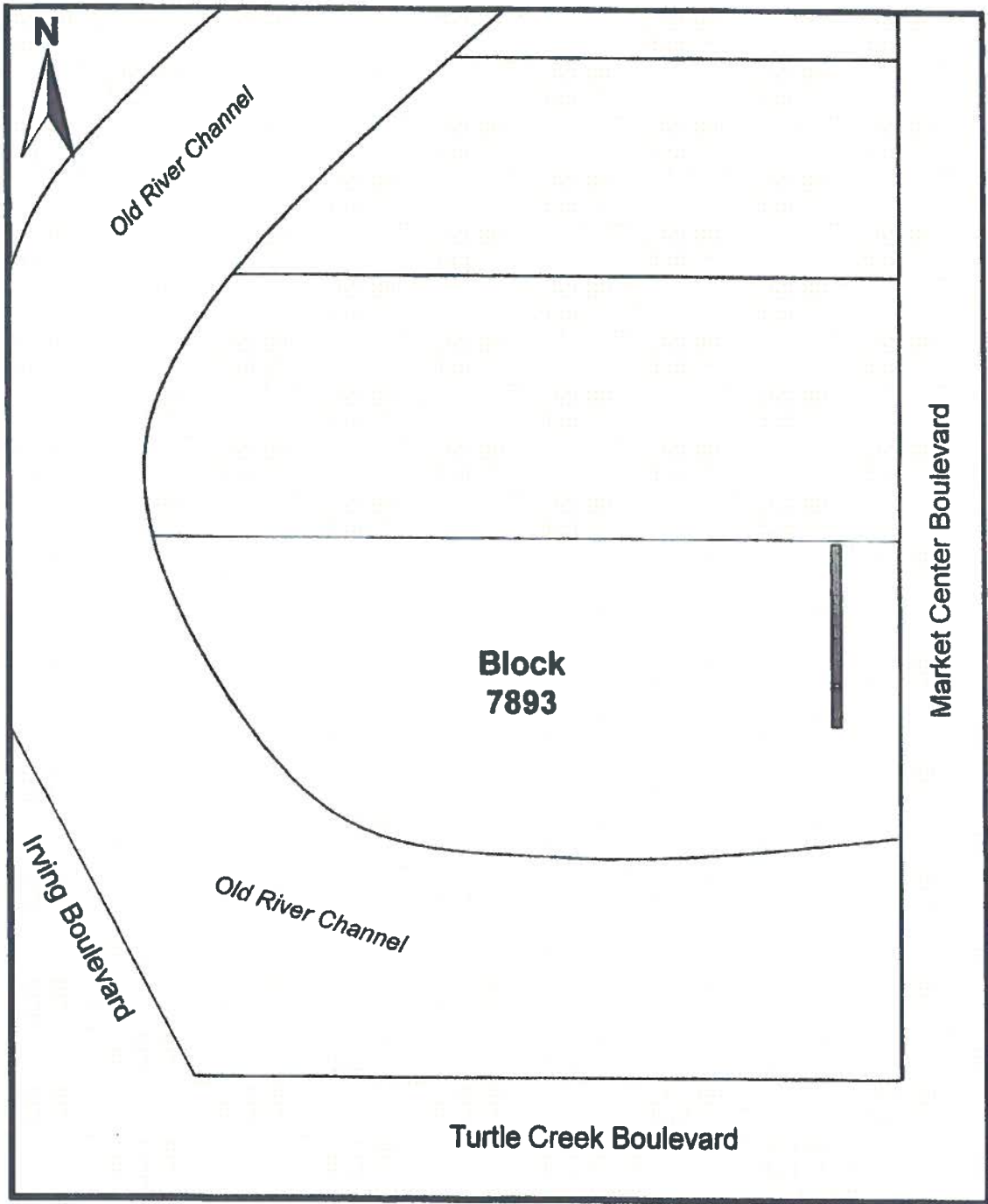
OWNER

1931 Market Center Boulevard, LLC

Alexander Von Gontard, Managing Member

MAP

Attached



————— = Abandonment Area

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 11A P

SUBJECT

An ordinance abandoning a utility easement to CWO3 Land, Ltd., the abutting owner, containing approximately 570 square feet of land, located near the intersection of Sainsbury Street and Cypress Waters Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a utility easement to CWO3 Land, Ltd., the abutting owner. The area will be included with the property of the abutting owner for the construction of an office building. The cost for this abandonment is the minimum processing fee 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 3, 2015.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

OWNER

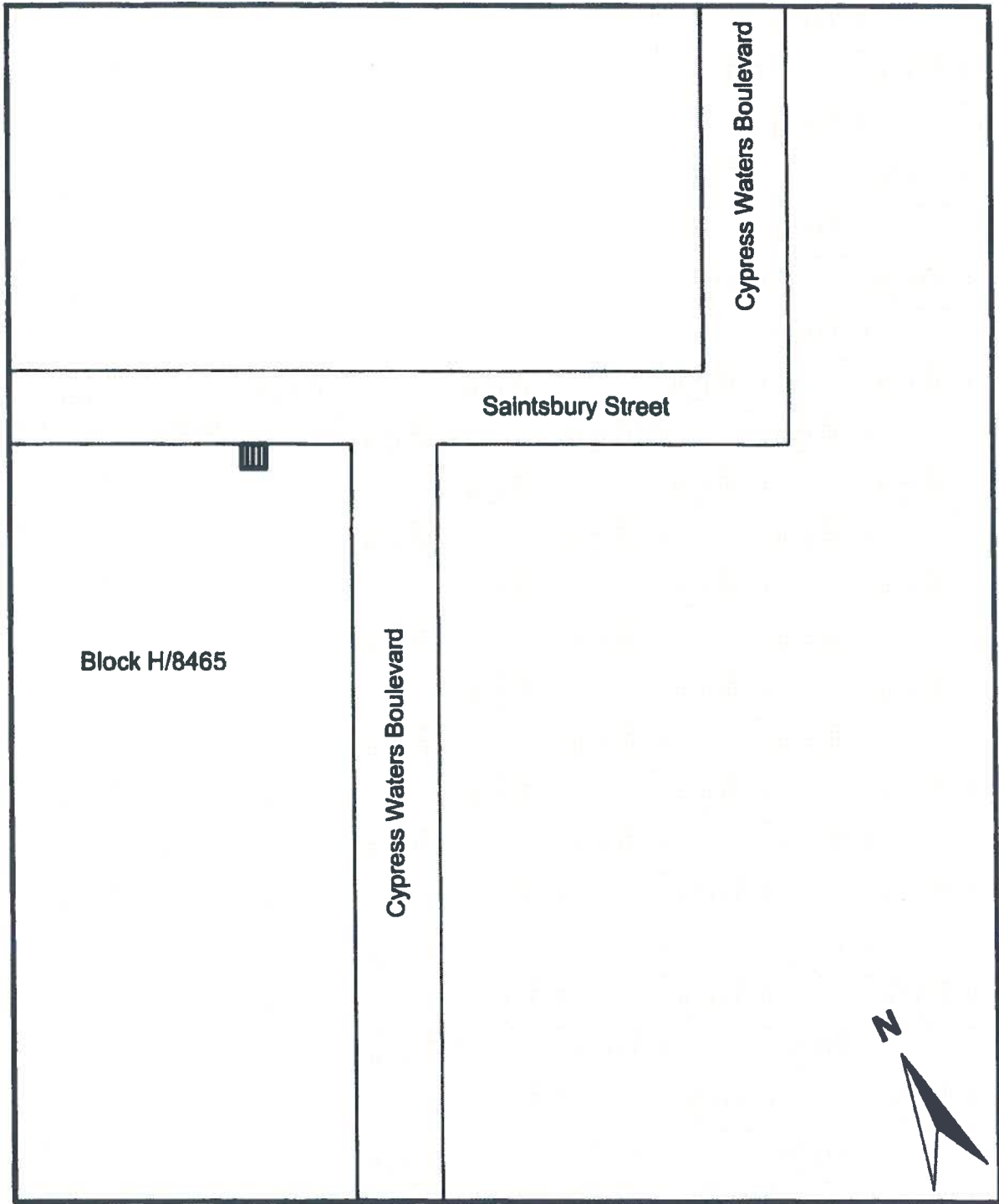
CWO3 Land, Ltd.

Billingsley 380 North GP, LLC

Lucy Billingsley, Manager

MAP

Attached



Block H/8465

Saintsbury Street

Cypress Waters Boulevard

Cypress Waters Boulevard



Abandonment Area 

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 10
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 26C D

SUBJECT

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 owner, containing a total of approximately 36,977 square feet of land, located near the intersection of Landa Lane and Skyline Drive - Revenue: \$19,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of 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 owner. These areas will be included with the property of the abutting owner for expansion of the current campus and use as a senior living center.

The cost for this abandonment is calculated 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 3, 2015.

FISCAL INFORMATION

Revenue: \$19,400, plus the \$20 ordinance publication fee

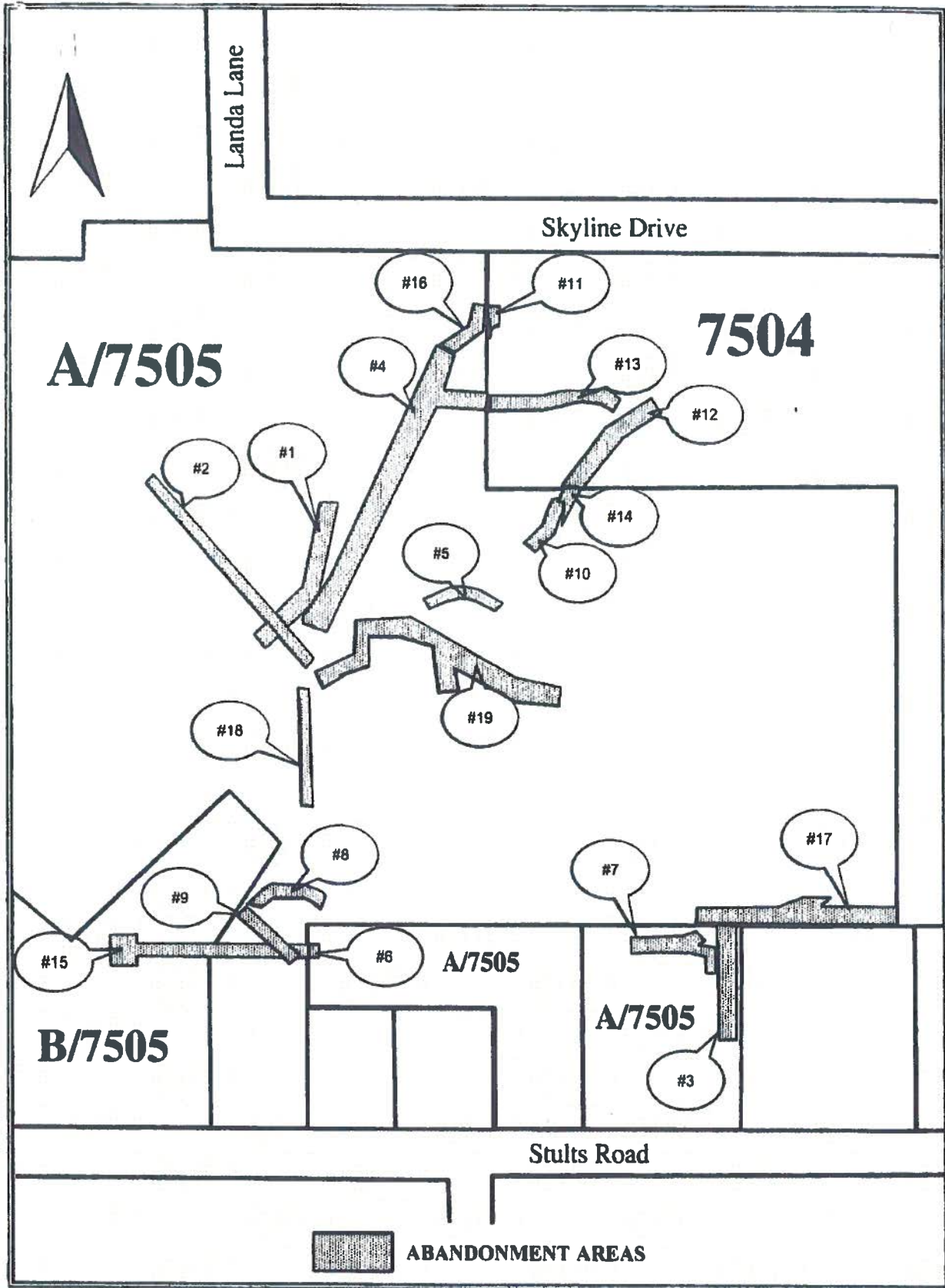
OWNER

Presbyterian Village North

Ron Kelly, President

MAP

Attached



Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

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

SUBJECT **Upcoming Addendum Item on the August 12, 2015 Council Agenda – West Dallas Investments, L.P. Abandonment**

This item authorizes the abandonment of 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. The abutting owner will dedicate approximately 72, 312 square feet of land for needed right-of-way. The abandonment area will be included with the property of the abutting property owner for a mixed-use development.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

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
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, 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
David Cossum, Director, Sustainable Development and Construction

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44Q

SUBJECT

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, located near the intersection of Singleton Boulevard and Herbert Street, authorizing the quitclaim and providing for the dedication of approximately 34,585 square feet of land needed for right-of-way - Revenue: \$581,529, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of Herbert, McPherson, Pastor, Amonette, and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The owner will dedicate approximately 34,585 square feet of land needed for right-of-way.

The abandonment fee is based on an independent appraisal.

Notices were sent to 31 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Revenue: \$581,529, plus the \$20 ordinance publication fee

OWNER

West Dallas Investments, L.P.

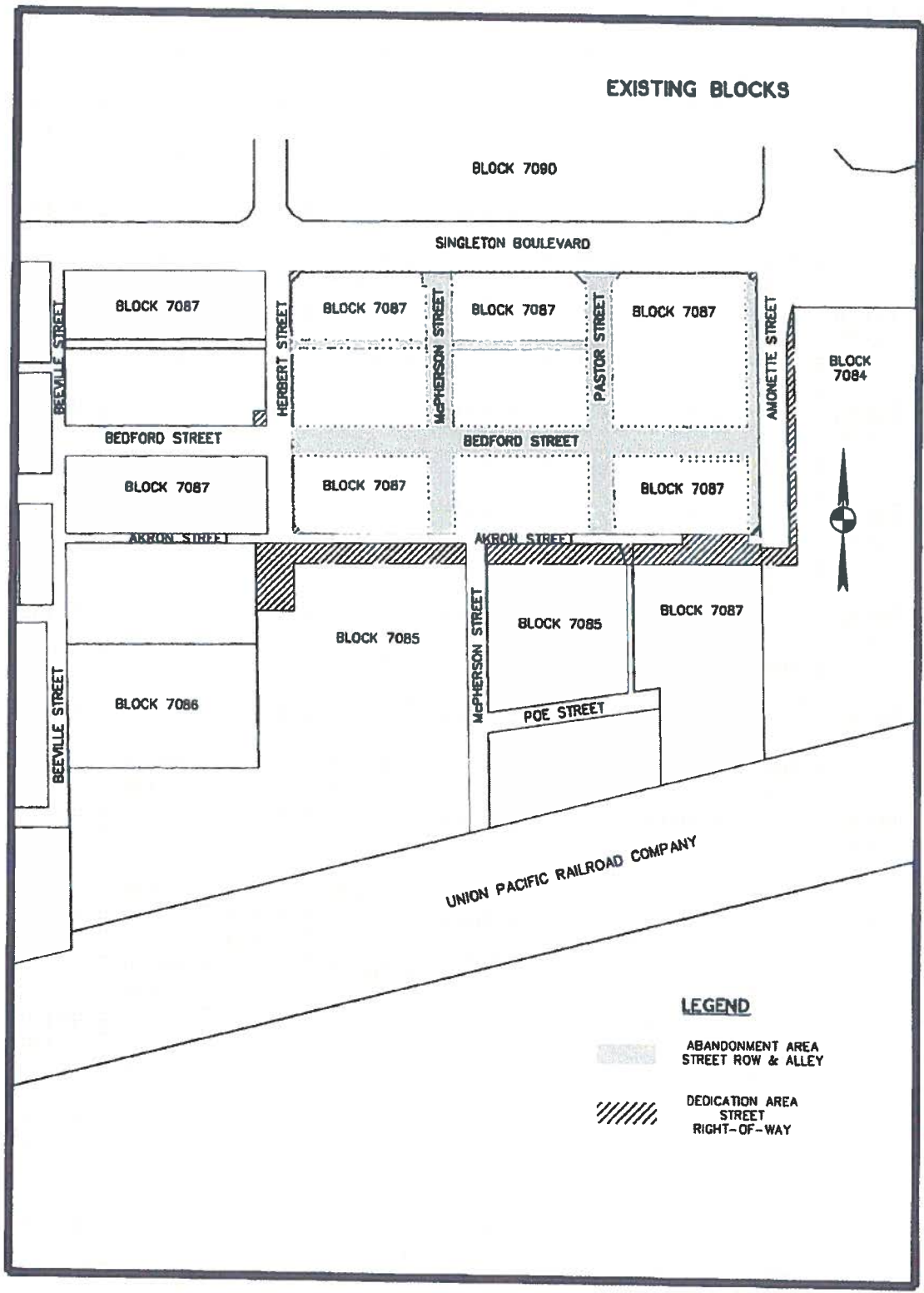
PSL Management, LLC, General Partner

Philip J. Romano, Manager

MAP

Attached

EXISTING BLOCKS



BLOCK 7090

SINGLETON BOULEVARD

BLOCK 7087

BLOCK 7087

BLOCK 7087

BLOCK 7087

BLOCK 7084

BEDFORD STREET

BEDFORD STREET

BLOCK 7087

BLOCK 7087

BLOCK 7087

AKRON STREET

AKRON STREET

BLOCK 7085

BLOCK 7085

BLOCK 7087

BLOCK 7086

McPHERSON STREET

POE STREET

BEEVILLE STREET

HERBERT STREET

McPHERSON STREET

PASTOR STREET

AMQUETTE STREET

UNION PACIFIC RAILROAD COMPANY

LEGEND

ABANDONMENT AREA
STREET ROW & ALLEY

DEDICATION AREA
STREET
RIGHT-OF-WAY

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 52E

SUBJECT

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) and Marine Way, and authorizing the quitclaim - Revenue: \$9,211, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Marine Way to Guillermo Fonseca and Elva Janet Torres Fonseca, the abutting owners. The area will be included with the property of the abutting owners for the extension of their landscaping business, Willie's Garden and Landscape Supply.

The abandonment fee is based on Dallas Central Appraisal District values.

Notices were sent to six property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Revenue: \$9,211, plus the \$20 ordinance publication fee

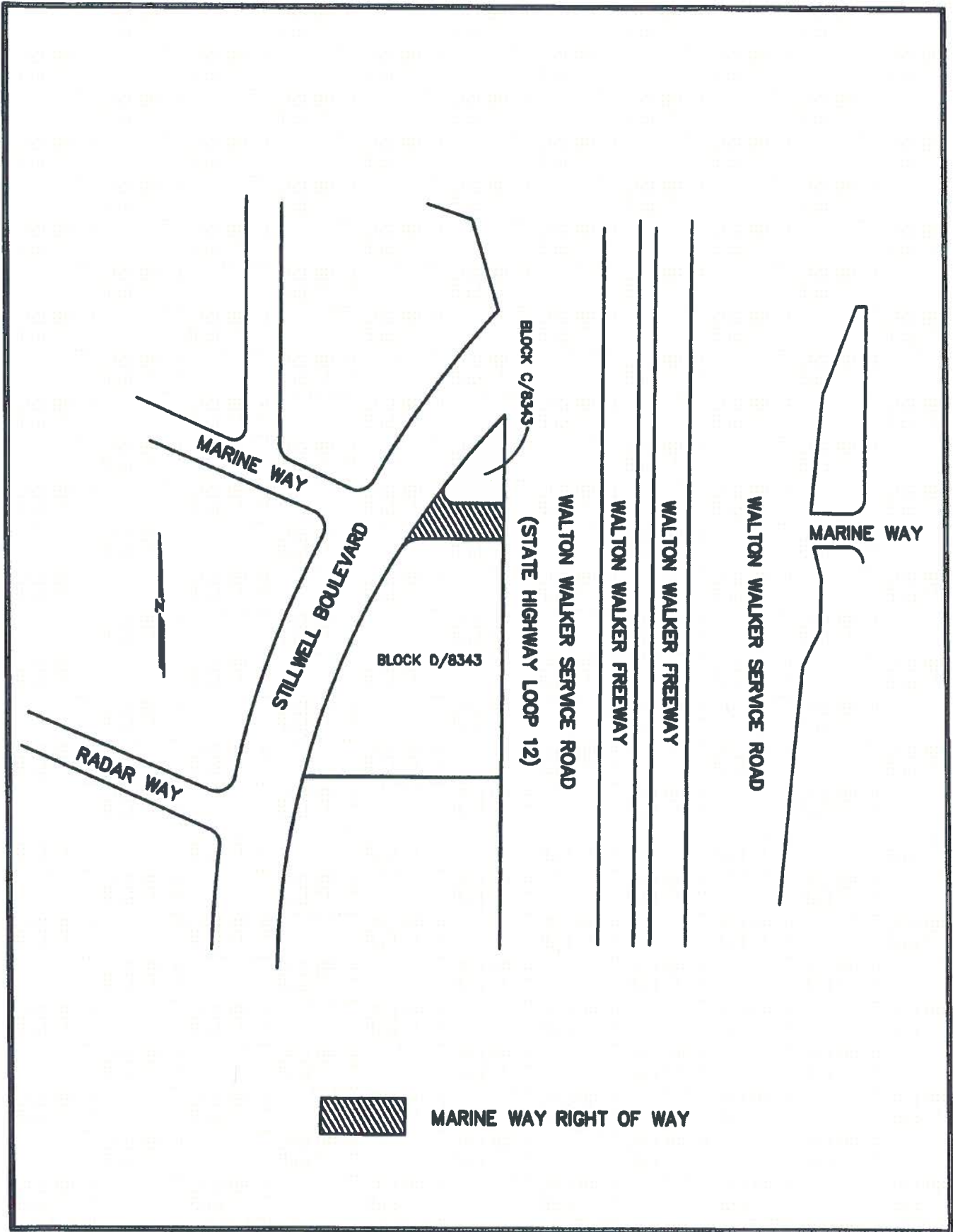
OWNERS

Guillermo Fonseca

Elva Janet Torres Fonseca

MAP

Attached



MARINE WAY

STILLWELL BOULEVARD

RADAR WAY

BLOCK D/8343

BLOCK C/8343

(STATE HIGHWAY LOOP 12)

WALTON WALKER SERVICE ROAD

WALTON WALKER FREEWAY

WALTON WALKER FREEWAY

WALTON WALKER SERVICE ROAD

MARINE WAY



MARINE WAY RIGHT OF WAY

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: N/A

SUBJECT

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; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Chapter 54 is the plumbing code for the City of Dallas. This amendment reduces the amount of lead allowed in potable water systems from 8% to 0.25% with respect to wetted surfaces of pipes, pipe fittings, plumbing fittings and fixtures. This amendment follows the Federal Safe Drinking Act that was effective January 2014.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 17, 2015, the Building Inspection Advisory, Examining and Appeals Board reviewed the change and recommended them for adoption.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

No cost consideration to the City.

ORDINANCE NO. _____

An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended; amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection 605.2, "Lead Content of Water Supply Pipe and Fittings," of Section 605, "Materials, Joints and Connections," of Chapter 6, "Water Supply and Distribution," of Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, is amended by to read as follows:

"605.2 Lead content of water supply pipe and fittings. On potable water systems, the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures shall be not more than a weighted average of 0.25 percent with respect to the wetted surfaces of pipes, pipe fitting, plumbing fittings, and fixtures. [Pipe and pipe fittings, including valves and faucets, utilized in the water supply system shall have a maximum of 8 percent lead content.]"

Exceptions:

1. Pipes, pipes fitting, plumbing fittings, fixtures or backflow preventers used only for nonpotable services such as manufacturing, industrial processing, irrigation systems described in Appendix J, or any other non-potable service.
2. Flush valves, fill valves, flushometer valves, tub fillers, shower valves, service saddles or water distribution main gate valves that are 2 inches (50 mm) in diameter or larger."

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 3. That Chapter 54 of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance. Any existing structure, system, development project, or registration that is not required to come into compliance with a requirement of this ordinance will be governed by the requirement as it existed in the former law last applicable to the structure, system, development project, or registration, and all former laws will continue in effect for this purpose.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 Pipeline Project - Not to exceed \$3,560 (\$1,060, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 1,846 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

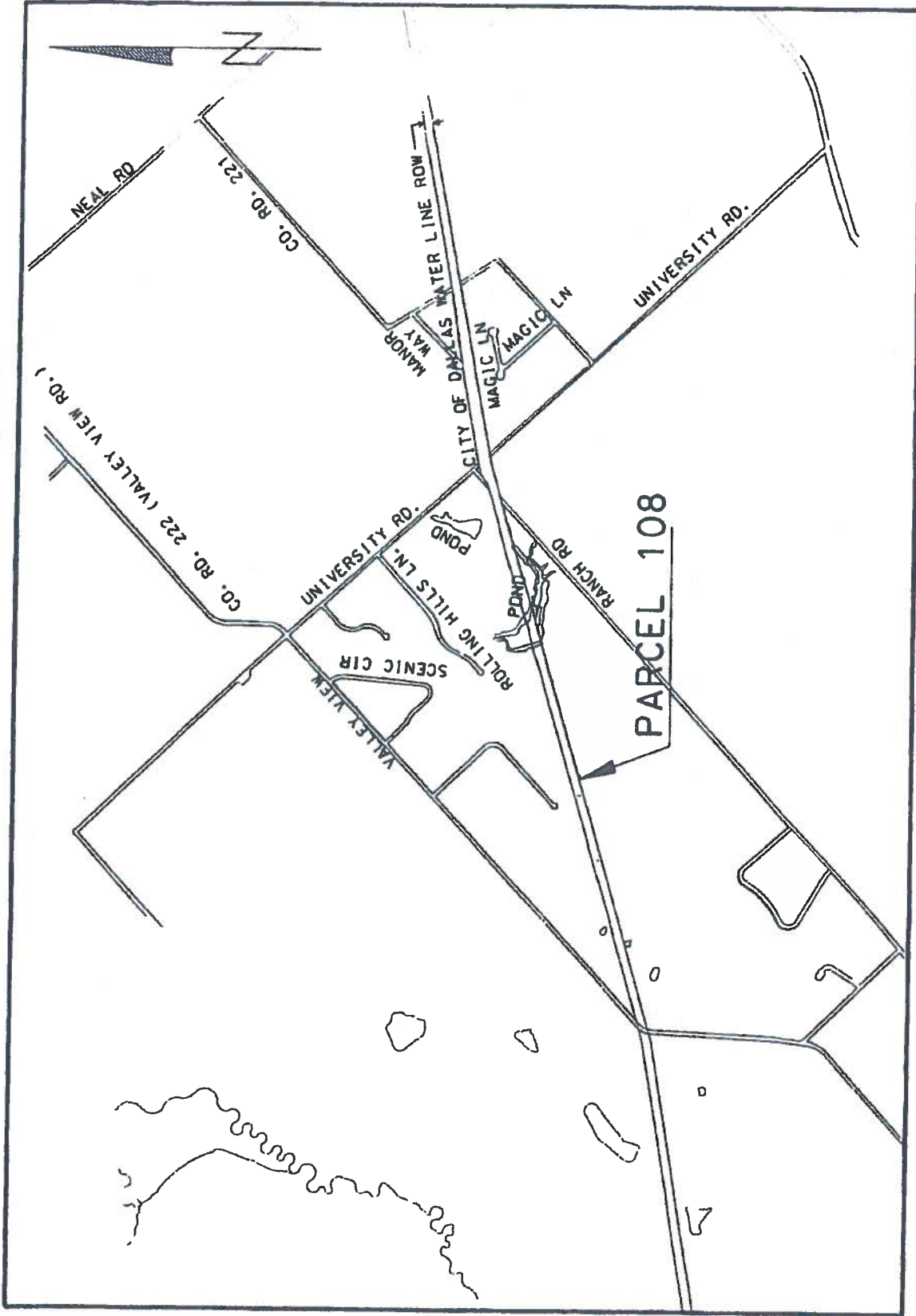
Water Utilities Capital Improvement Funds - \$3,560 (\$1,060, plus closing costs and title expenses not to exceed \$2,500)

OWNER

Christopher J. Whilden

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

P:\0576 Lab\Furman\Furman\Parcel108.dwg Printed on 6/25/2013 at 11:28:49 AM By: jason.furman@cityofdukas.com Administrator: jason.furman@cityofdukas.com

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$38,250 (\$35,250, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing approximately 57,467 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$38,250 (\$35,250, plus closing costs and title expenses not to exceed \$3,000)

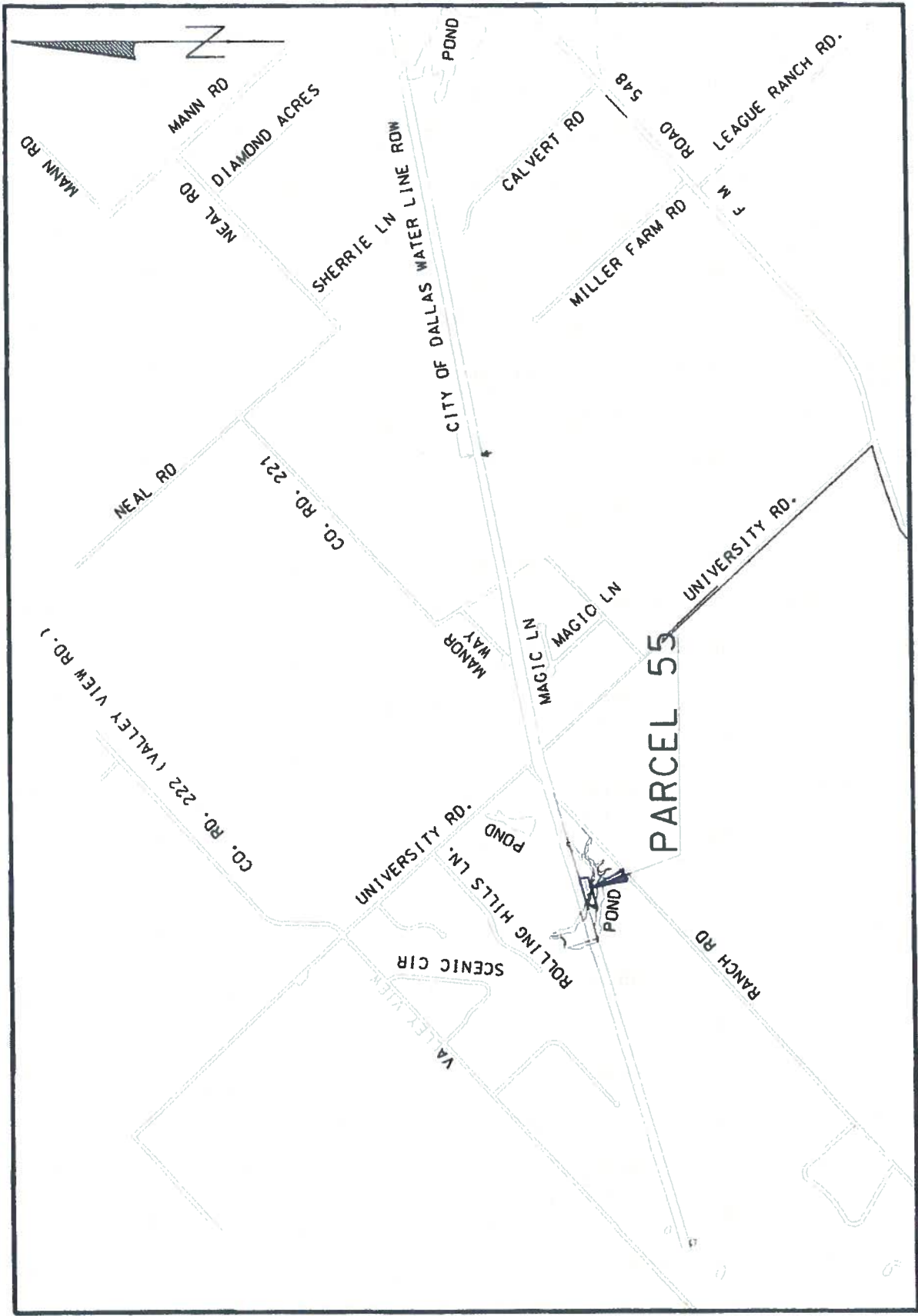
OWNERS

Cynthia Lynn Daniel

Matthew Gregory Daniel

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 Pipeline Project - Not to exceed \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 16,822 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500)

OWNER

Doyle Anderton

MAP

Attached

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 144-inch Pipeline Project - Not to exceed \$96,815 (\$93,315, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 266,621 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$96,815 (\$93,315, plus closing costs and title expenses not to exceed \$3,500)

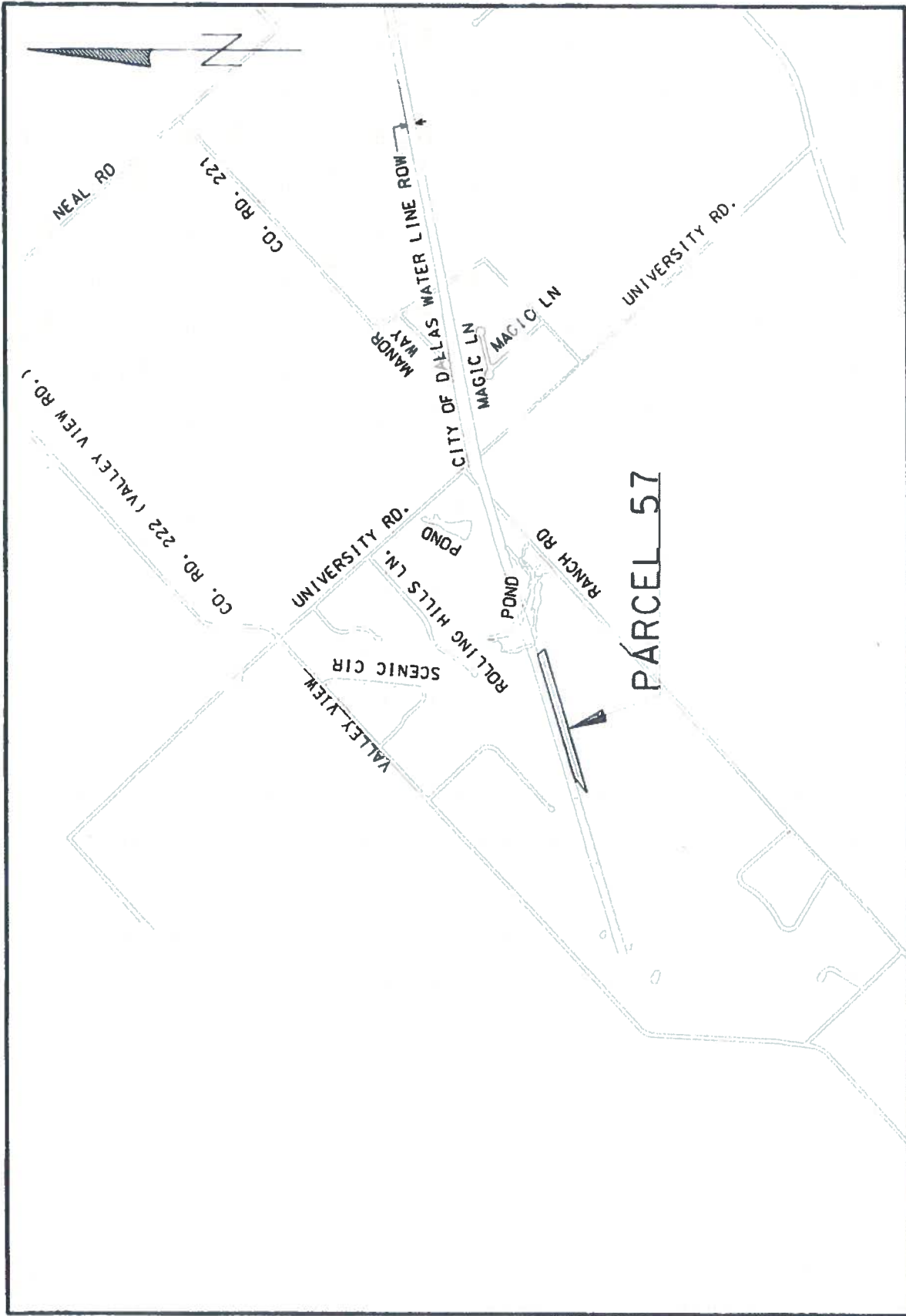
OWNER

Forney Ranch Road, LLC

M. Joe Dempsey, Manager

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$23,858 (\$21,358, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 106,968 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$23,858 (\$21,358, plus closing costs and title expenses not to exceed \$2,500)

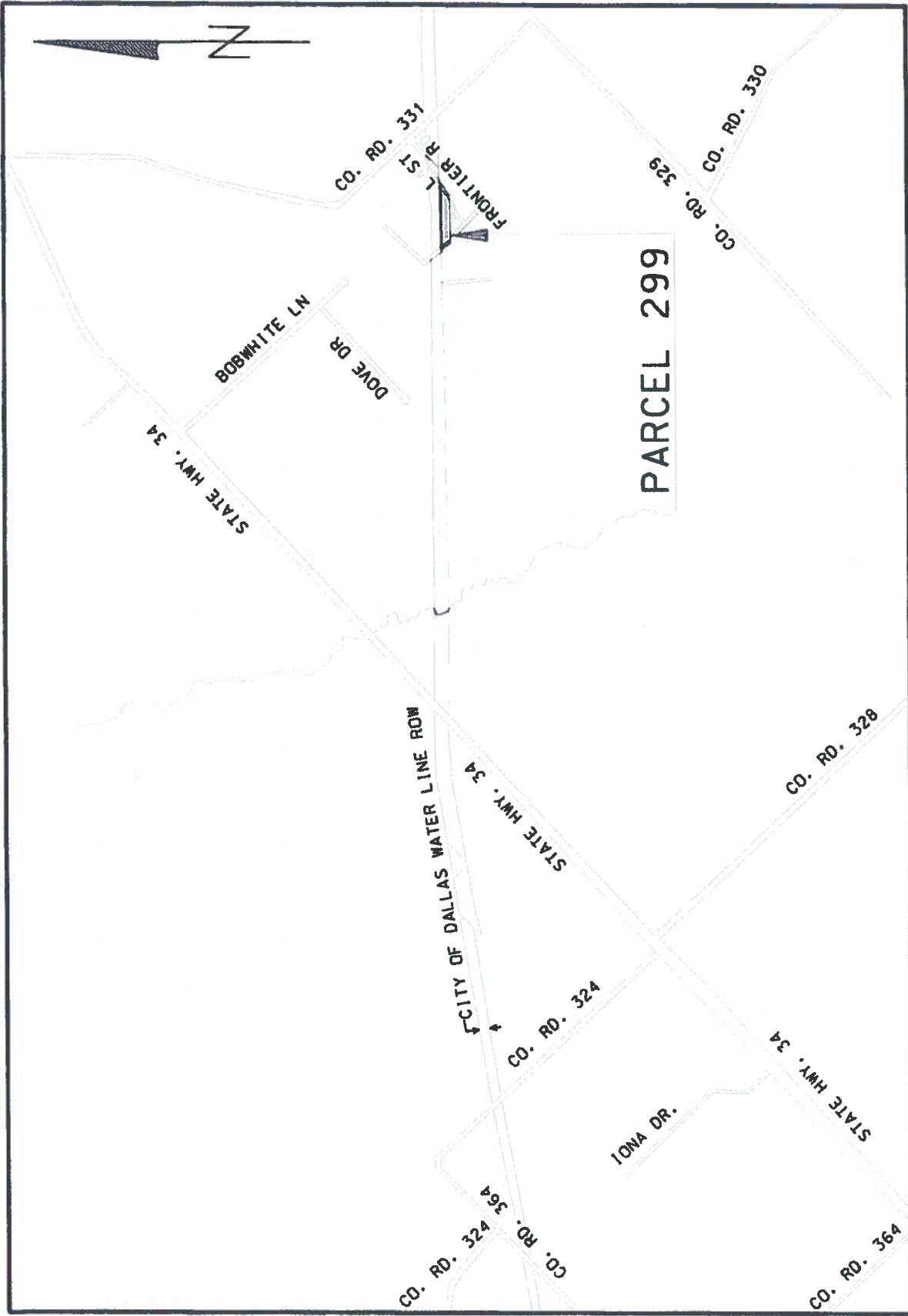
OWNERS

James D. Willingham, Jr.

Kim Willingham

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 Project - Not to exceed \$32,075 (\$29,075, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 46,684 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

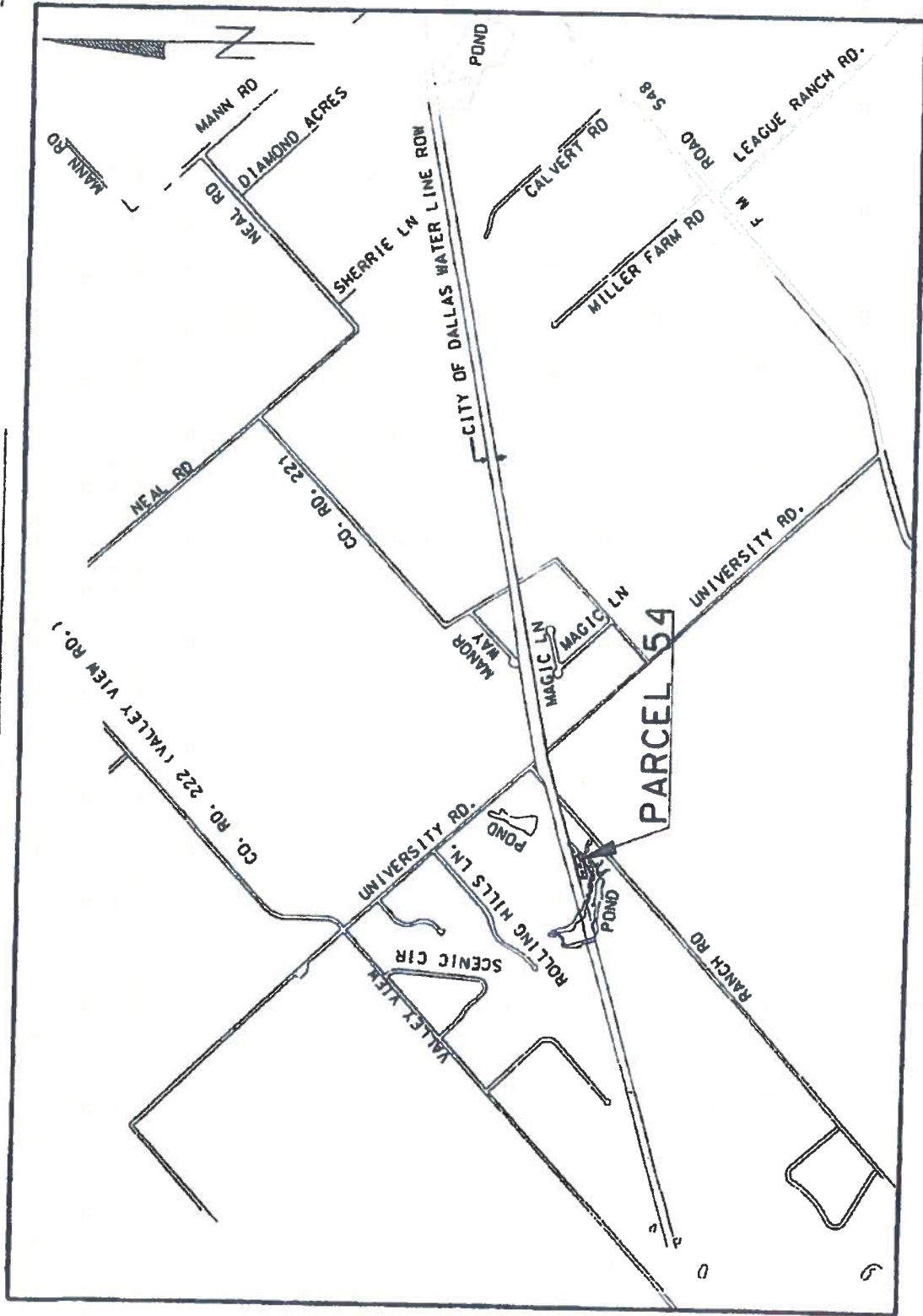
Water Utilities Capital Construction Funds - \$32,075 (\$29,075, plus closing costs and title expenses not to exceed \$3,000)

OWNER

Kellie Erdman

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

© 2008 LantanaMap.com. All rights reserved. This map is for informational purposes only. It is not intended to be used for legal or financial purposes. For more information, please contact LantanaMap.com at 878-281-2000 or 878-281-2001.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 Tawakoni 144-inch Pipeline Project - Not to exceed \$16,850 (\$14,350, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 25,004 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$16,850 (\$14,350, plus closing costs and title expenses not to exceed \$2,500)

OWNERS

Matthew G. Daniel

Cynthia Daniel

MAP

Attached

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 144-inch Pipeline Project - Not to exceed \$1,659 (\$159, plus closing costs and title expenses not to exceed \$1,500) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 937 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$1,659 (\$159, plus closing costs and title expenses not to exceed \$1,500)

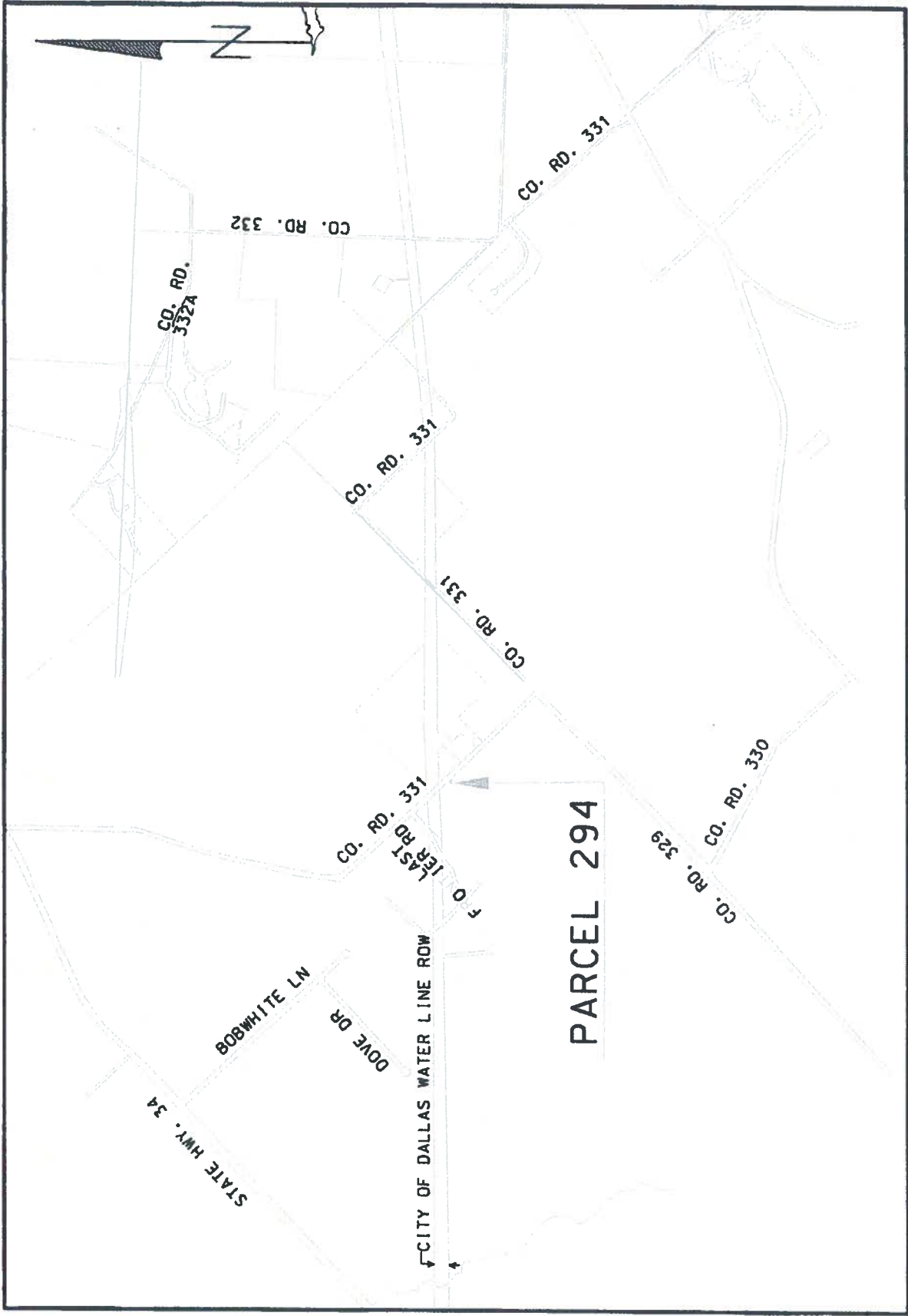
OWNERS

Michael Rogers

Yvonne Rogers

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: 73V

SUBJECT

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 120/96-inch Water Transmission Pipeline Project - Not to exceed \$100,490 (\$96,990, plus closing costs and title expenses not to exceed \$3,500) – Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 17,755 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds -\$100,490(\$96,990, plus closing costs and title expenses not to exceed \$3,500)

OWNER

Nueva Vida New Life Assembly

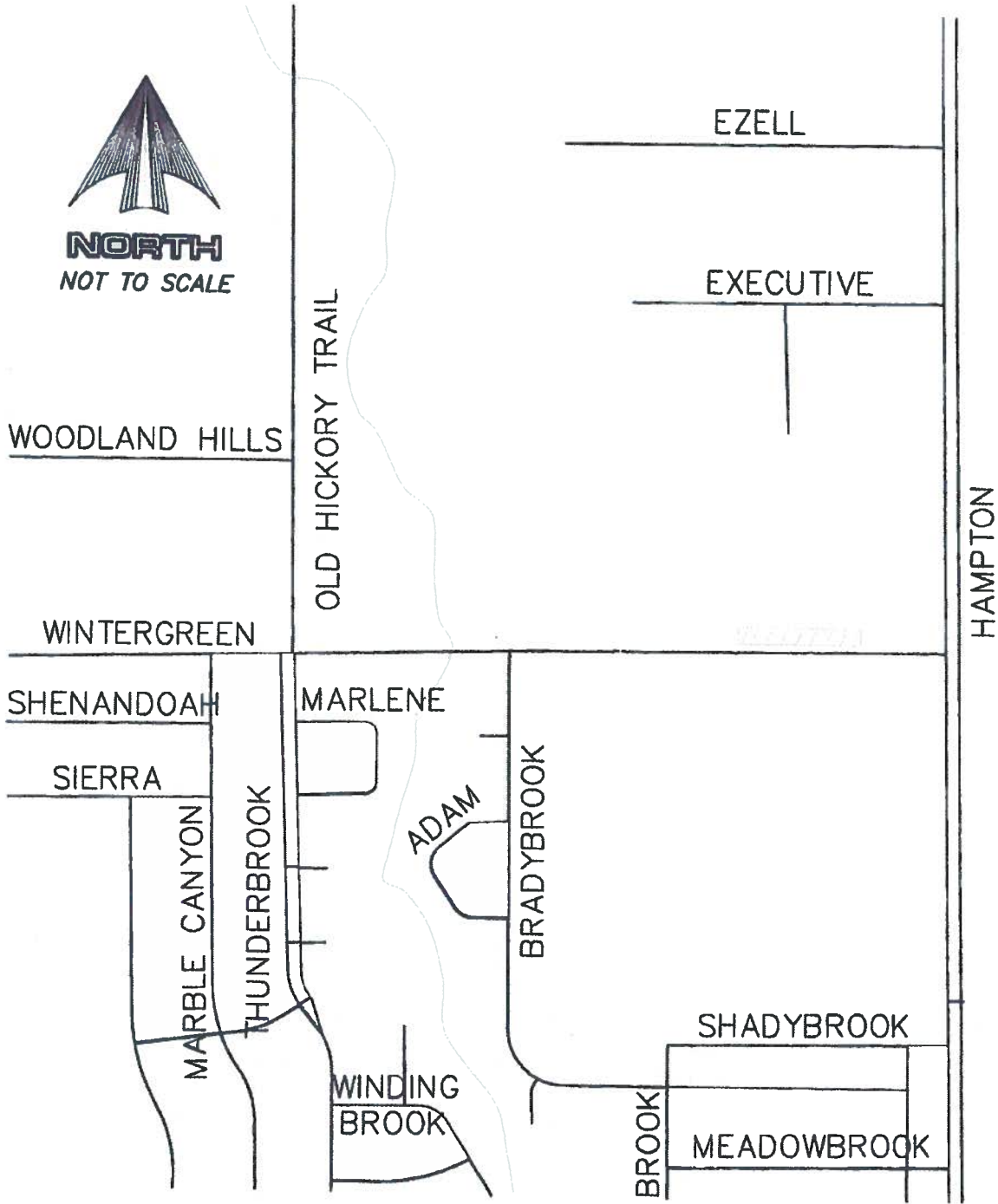
Vincente Delgado, Pastor

MAP

Attached



NORTH
NOT TO SCALE



SUBJECT:



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 144-inch Pipeline Project - Not to exceed \$3,220 (\$720, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 6,030 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$3,220 (\$720, plus closing costs and title expenses not to exceed \$2,500)

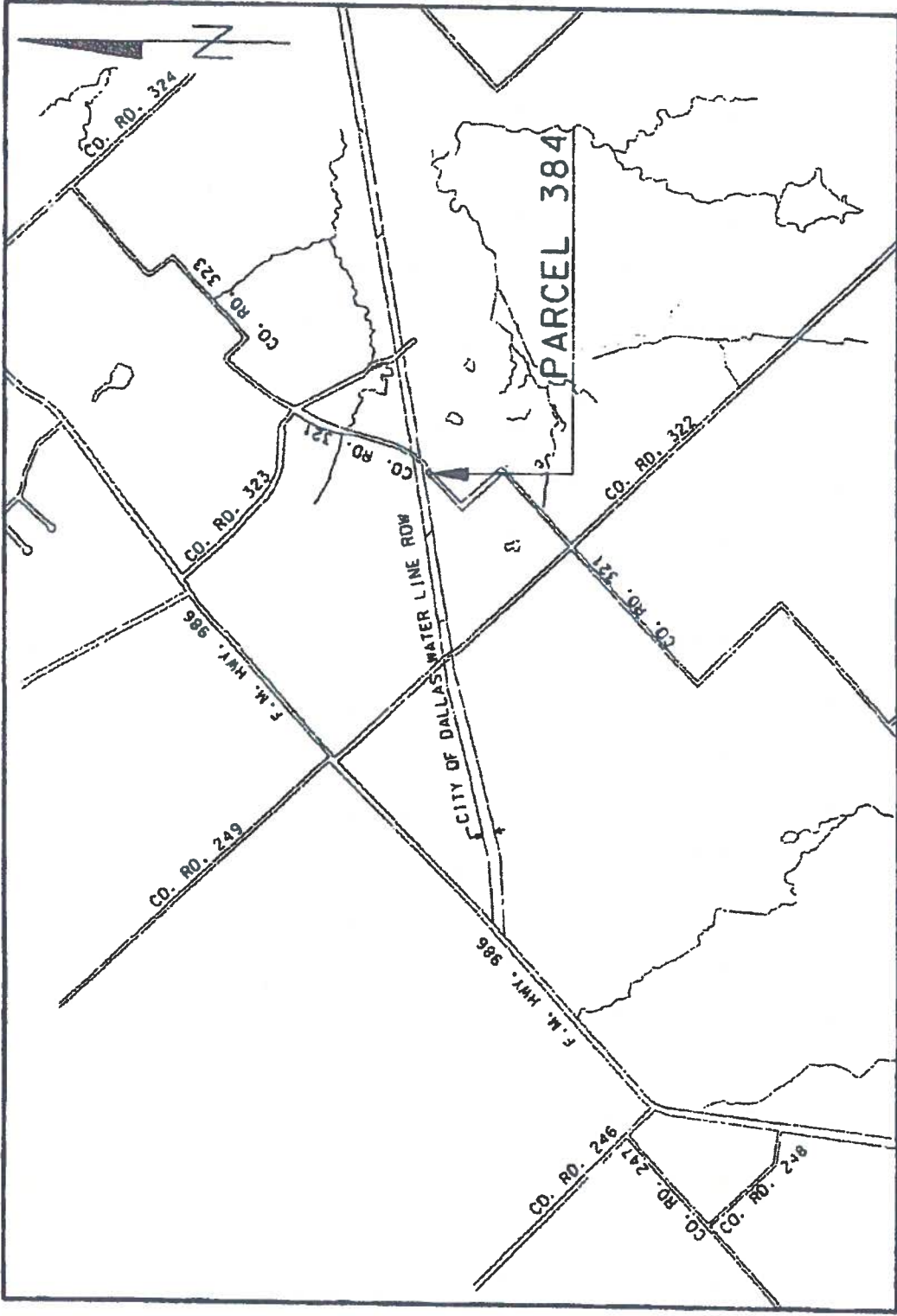
OWNERS

Richard Stewart

Mary Stewart

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

Map is an 8 1/2" x 11" drawing of Parcel 384 and its adjacent roads. The map is a reproduction of the original map on file with the City of Dallas. The map is not to be used for any other purpose without the written consent of the City of Dallas.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

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 144-inch Pipeline Project - Not to exceed \$30,452 (\$26,952, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 225,781 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$30,452 (\$26,952, plus closing costs and title expenses not to exceed \$3,500)

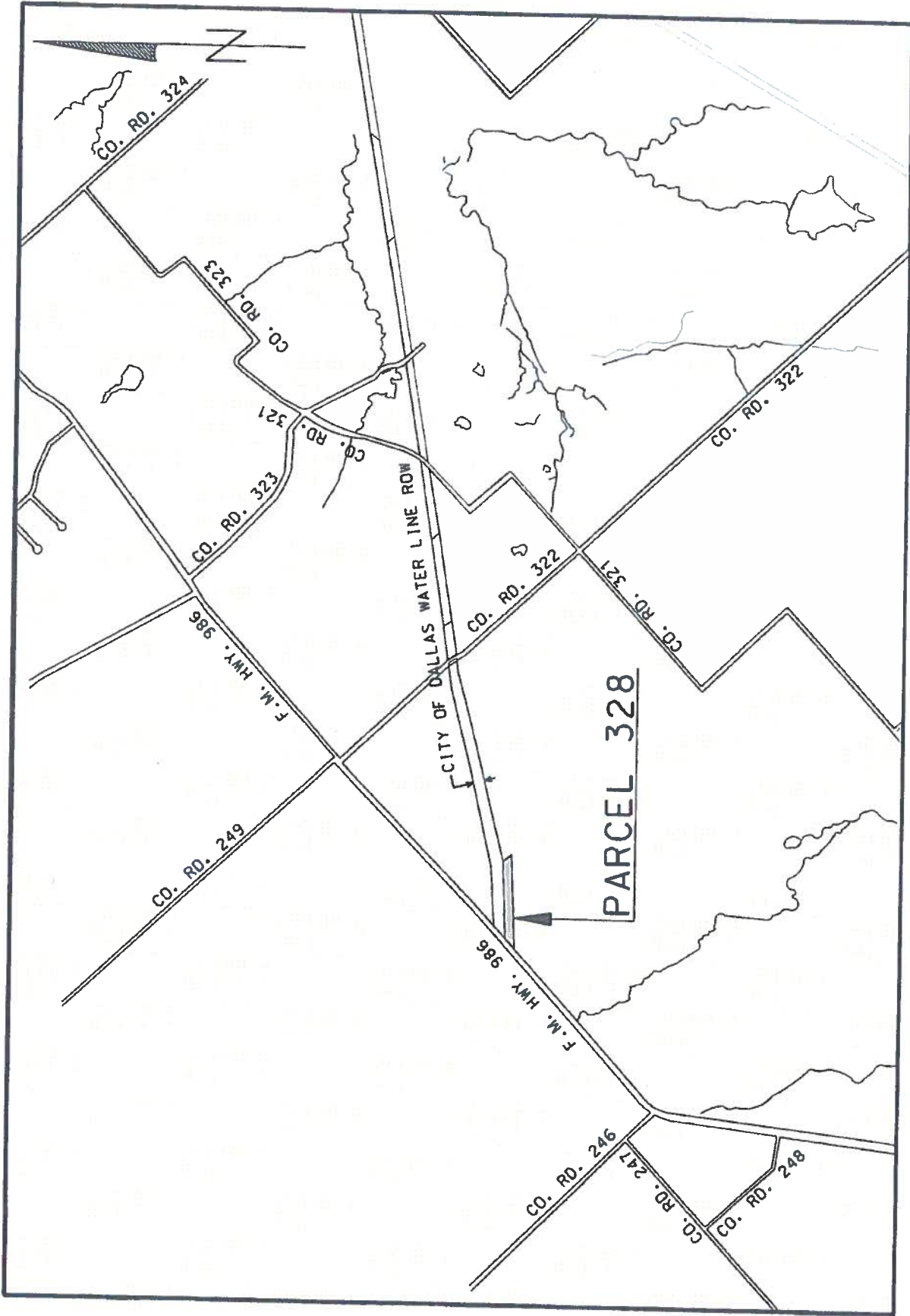
OWNER

TES-BIG RACK RANCH, INC.

Thomas E. Swift III, President

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

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 for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$12,870 (\$10,370, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 18,071 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$12,870 (\$10,370, plus closing costs and title expenses not to exceed \$2,500)

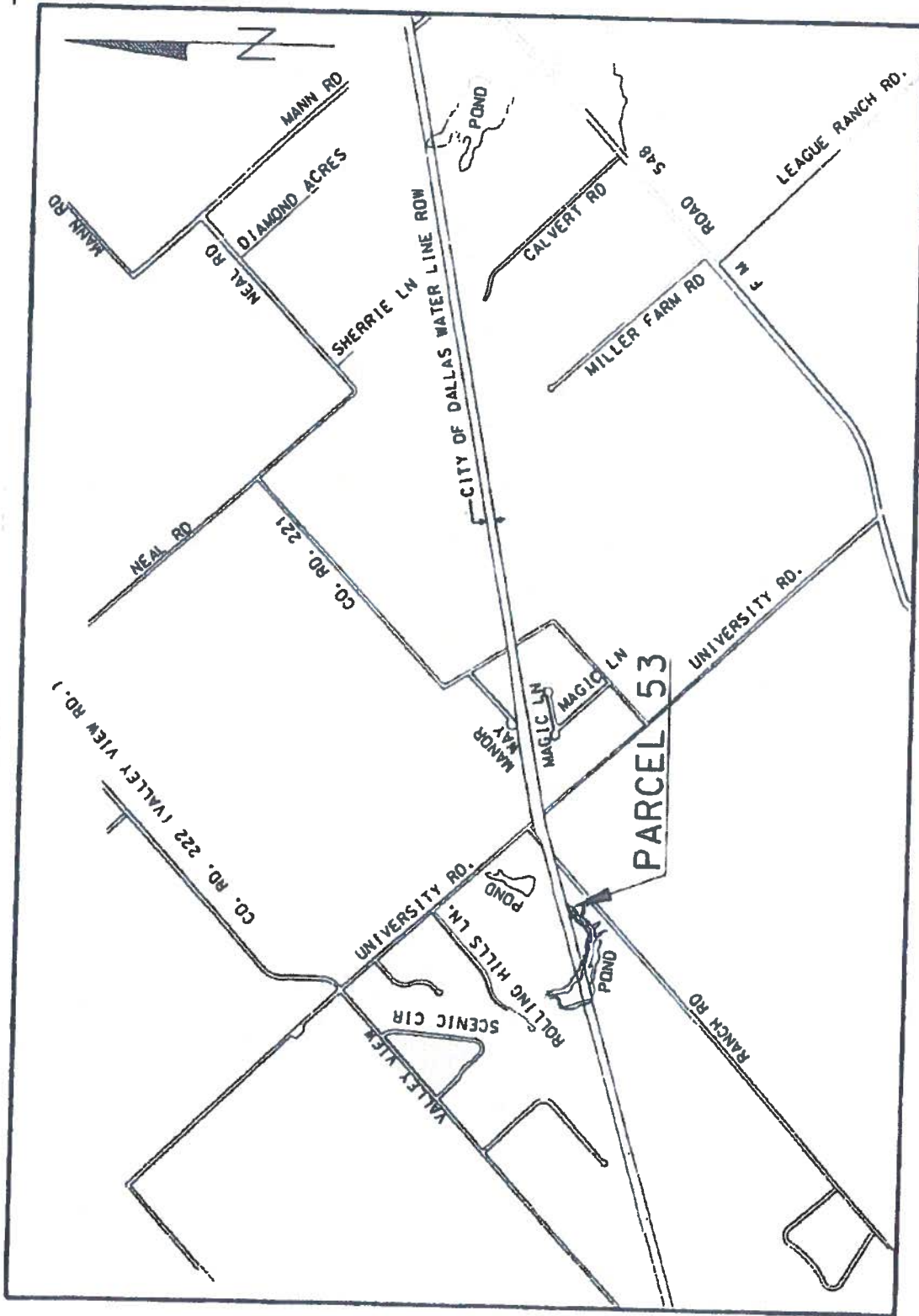
OWNERS

Timothy A. Danziger

Deborah C. Danziger

MAP

Attached



VICINITY MAP
 APPROXIMATE SCALE 1" = 2000'

PLANNING DEPARTMENT, FORT WORTH, TEXAS. PLOTTED ON 5/26/2013 AT 11:23:32 AM BY JESSIE FRYER/CITY OF DALLAS. PLOT DEVICE: EPLPLOTTER (L17) PLOTDATE: 05/26/2013

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
Water Utilities
CMO: Ryan S. Evans, 671-9837
Mark McDaniel, 670-3256
MAPSCO: 73V

SUBJECT

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 120/96-inch Water Transmission Pipeline Project - Not to exceed \$11,655 (\$9,655, plus closing costs and title expenses not to exceed \$2,000) – Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes the acquisition of approximately 1,931 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Water Utilities Capital Construction Funds -\$11,655 (\$9,655, plus closing costs and title expenses not to exceed \$2,000)

OWNERS

Vicente Delgado

Antonio Delgado

MAP

Attached



NORTH
NOT TO SCALE

WOODLAND HILLS

WINTERGREEN

SHENANDOAH

SIERRA

MARBLE CANYON

THUNDERBROOK

MARLENE

ADAM

BRADYBROOK

WINDING
BROOK

EZELL

EXECUTIVE

HAMPTON

SHADYBROOK

MEADOWBROOK

BROOK

SUBJECT:



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

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 of promoting Dallas in the media through the production of twelve episodes of the first season of a new USA Network television series "Queen of the South" - Not to exceed \$150,000 - Financing: Public/Private Partnership Funds

BACKGROUND

City staff has been in negotiations with representatives of TVM Productions Inc., which is a production arm of Fox 21 Television Studios, regarding locating the production of this television series in Dallas. The pilot episode was filmed in Mexico due to requirements in the storyline, but studio executives have agreed to move the series to Dallas and set it primarily in Dallas in the program with the assistance of this grant.

The State of Texas will also be supporting this project with a grant from the Texas Moving Image Incentive Program. Due to highly aggressive incentive programs in other cities, states and countries and the recent reduction in the appropriation to the state's program, the City's supplement to state incentives is needed to secure this project in Dallas and retain local crew, vendors and talent.

First season operations of the QUEEN OF THE SOUTH television series are expected to result in jobs for 390 crew members with average salaries of \$29/hour or \$250/day, plus 84 cast members and 1,800 extras hired. Additionally they anticipate approximately 2,000 hotel night stays by 25 visitors who will be spending money while living in the city temporarily. Future seasons are, of course, the desire of the company and, with the city's assistance, they will strive to get the best shows possible on the air so that there will be future seasons.

BACKGROUND (Continued)

Local spending for the first season's production of QUEEN OF THE SOUTH is estimated at \$18 million (or \$1.5 million per episode for 12 episodes, 7 shoot days per episode). This is only the amount spent locally, not their overall budget. The total economic impact from the first season is estimated at \$41.4 million (using the standard multiplier of 2.3). The fiscal impact to the City from the projected spending levels would account for approximately \$407,160 in fiscal impact. After providing the \$150,000 grant, the City would receive an estimated net fiscal impact of \$257,160.

The proposed economic development grant agreement with TVM Productions will be contingent on verification of the compliance with an agreement. The agreement to include the following conditions:

1. Shoot a minimum of 12, one-hour episodes of QUEEN OF THE SOUTH.
2. Make commercially reasonable efforts to secure their work force from City of Dallas residents subject to: qualifications, experience and union requirements from: IATSE Locals 484 & 127, Teamsters local 745, International Cinematographers Guild Local 600, Directors Guild of America, Producers Guild of America, Writers Guild of America, SAG-AFTRA (Screen Actors Guild/American Federation of Television and Radio Artists) and other pre-existing contractual obligations.
3. Production's base of operations (to include production offices, studio/permanent sets) must be located within the City of Dallas.
4. Shoot primarily within Dallas.
5. Primarily use hotels located in the City of Dallas proper for overnight visitors.

QUEEN OF THE SOUTH is based on the international best-selling book La Reina Del Sur (aka Queen of the South) by Arturo Perez-Reverte. The novel initially spawned a Spanish-language series on Telemundo in 2011, the network's highest-rated premiere for a telenovela to date that often out ranked English-language programming on broadcast networks. The series ran for 63 episodes, with 4.2 million viewers tuning in for the series finale, a figure that ranks as Telemundo's highest-rated broadcast and one of its most popular shows in its 19-year history.

QUEEN OF THE SOUTH tells the story of Teresa Mendoza (played by Alice Braga). When her drug-dealing boyfriend is unexpectedly murdered in Mexico, Teresa is forced to go on the run and seek refuge in America, where she teams with an unlikely figure from her past to bring down the leader of the very drug trafficking ring that has her on the run.

BACKGROUND (Continued)

Fox Television Studios was formed in 1997 alongside its existing fellow corporate units, 20th Century Fox Television and Twentieth Television. The studio was initially designed to house smaller production units and produced shows such as Malcolm in the Middle, The Bernie Mac Show, Burn Notice and The Good Guys (which was shot in Dallas in 2009-2010). Fox 21 was founded by 20th Century Fox Television in 2004 to develop smaller-budgeted but unique and daring shows such as Homeland for Showtime, Sons of Anarchy, Breakout Kings, Salem and Witches of East End. In December of 2014, Fox 21 and Fox Television Studios were merged into Fox 21 Television Studios, current shows in production include The Americans, Graceland & White Collar to name a few.

ESTIMATED SCHEDULE OF PROJECT

Begin Principle Photography	September 2015
Complete Season 1 Principle Photography	January 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

\$150,000 - Public/Private Partnership Funds

OWNER

TVM Productions Inc.
Fox 21 Television Studios

Bob Lemchen, Senior Vice President, Production

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 44Q

SUBJECT

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 of Amonette Street - Financing: No cost consideration to the City

BACKGROUND

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Amonette Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 54 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Amonette Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Amonette Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.

BACKGROUND (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Additionally, staff has met with representatives of the properties impacted by the Amonette Street alignment between Singleton Boulevard and Akron Street and provided them the staff recommended alignments. There is no known opposition to the proposed alignment for Amonette Street between Singleton Boulevard and Akron Street.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item will be provided to the Economic Development Committee on August 10, 2015.

FISCAL INFORMATION

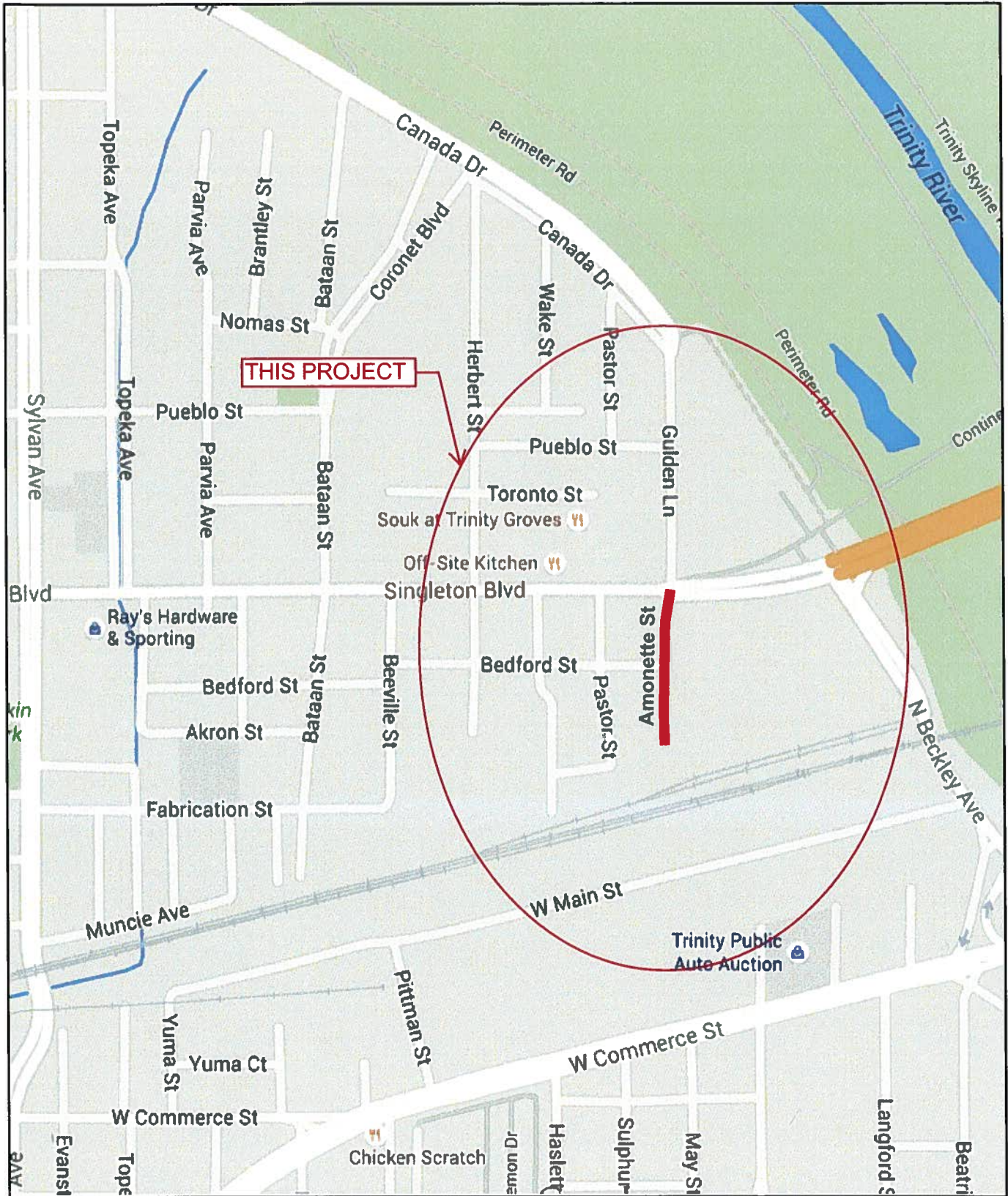
No cost consideration to the City.

MAP

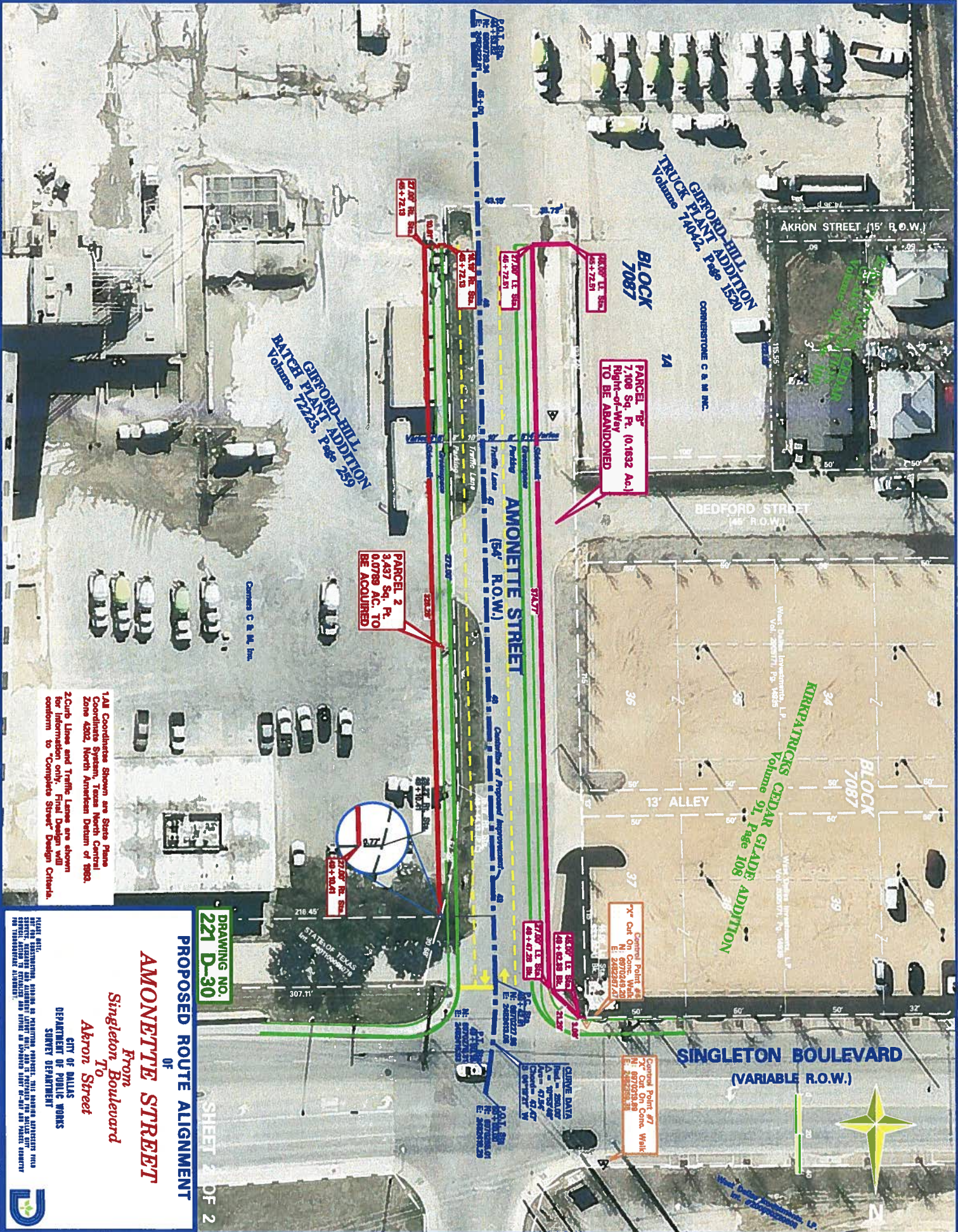
Attached.

WEST DALLAS GATEWAY PROJECT

AMONETTE STREET FROM SINGLETON BOULEVARD TO AKRON STREET



MAPSCO 44Q



1. All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4902, North American Datum of 1983.

2. Curb Lines and Traffic Lanes are shown for information only. Final Design will conform to "Complete Street" Design Criteria.

DRAWING NO.
221 D-30

PROPOSED ROUTE ALIGNMENT
OF
AMONETTE STREET

From
Singleton Boulevard
To
Aaron Street

CITY OF BALLIS
DEPARTMENT OF PUBLIC WORKS
SURVEY DEPARTMENT

NOTES:
1. THIS DRAWING, INCLUDING ALL INFORMATION HEREON, IS THE PROPERTY OF THE CITY OF BALLIS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY OF BALLIS.



SHEET 2 OF 2

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 44Q

SUBJECT

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 of Herbert Street - Financing: No cost consideration to the City

BACKGROUND

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks, and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Herbert Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 56 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Herbert Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Herbert Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.

BACKGROUND (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Two property owners have expressed opposition towards the Herbert Street from Singleton Boulevard to Akron Street alignment due to the impacts to their properties, including their buildings. One of the impacted property owners lives in the building and potentially may be displaced. Staff met with these two property owners to discuss the Herbert Street alignment on January 15, 2015, at which time they requested staff look at other Herbert Street alignment options that did not impact their properties. After evaluating other options, staff concluded that there was not a feasible Herbert Street alignment option that did not impact their properties and informed one of the property owners in person of this decision and the other via a letter. Staff further explained to the impacted property owners that the recommended Herbert Street alignment took into consideration all public input and was ultimately decided based on traffic operations and safety benefits provided for both vehicles and pedestrians by aligning this section of Herbert Street south of Singleton Boulevard with the existing section of Herbert Street north of Singleton Boulevard. Staff deemed shifting the Herbert Street alignment to the east in order to avoid the property owners opposed to the recommend alignment not feasible as it would create an offset/dog legged intersection that would degrade traffic operations along Singleton Boulevard and create safety concerns for both motorists and pedestrians.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item will be provided to the Economic Development Committee on August 10, 2015.

FISCAL INFORMATION

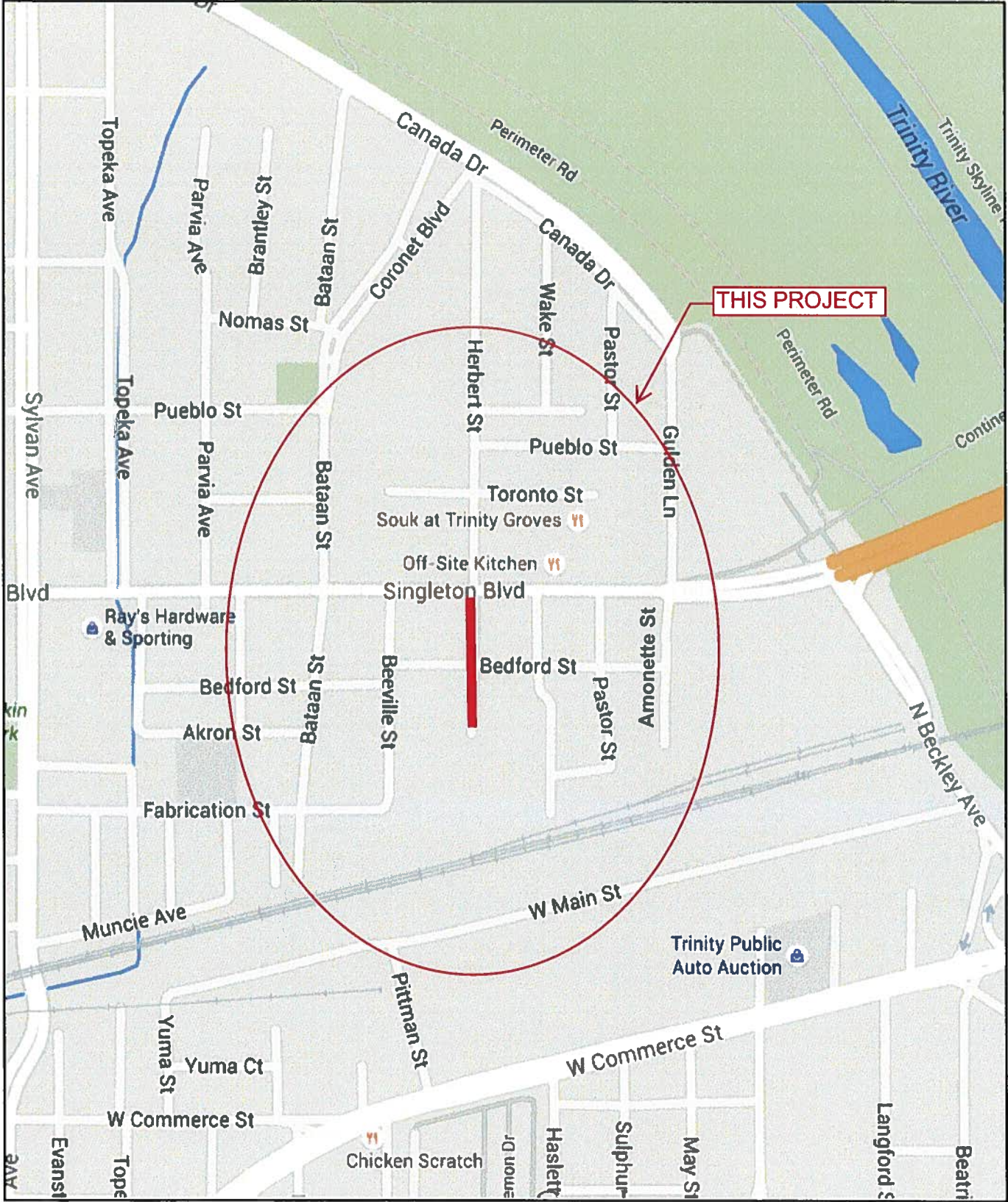
No cost consideration to the City.

MAP

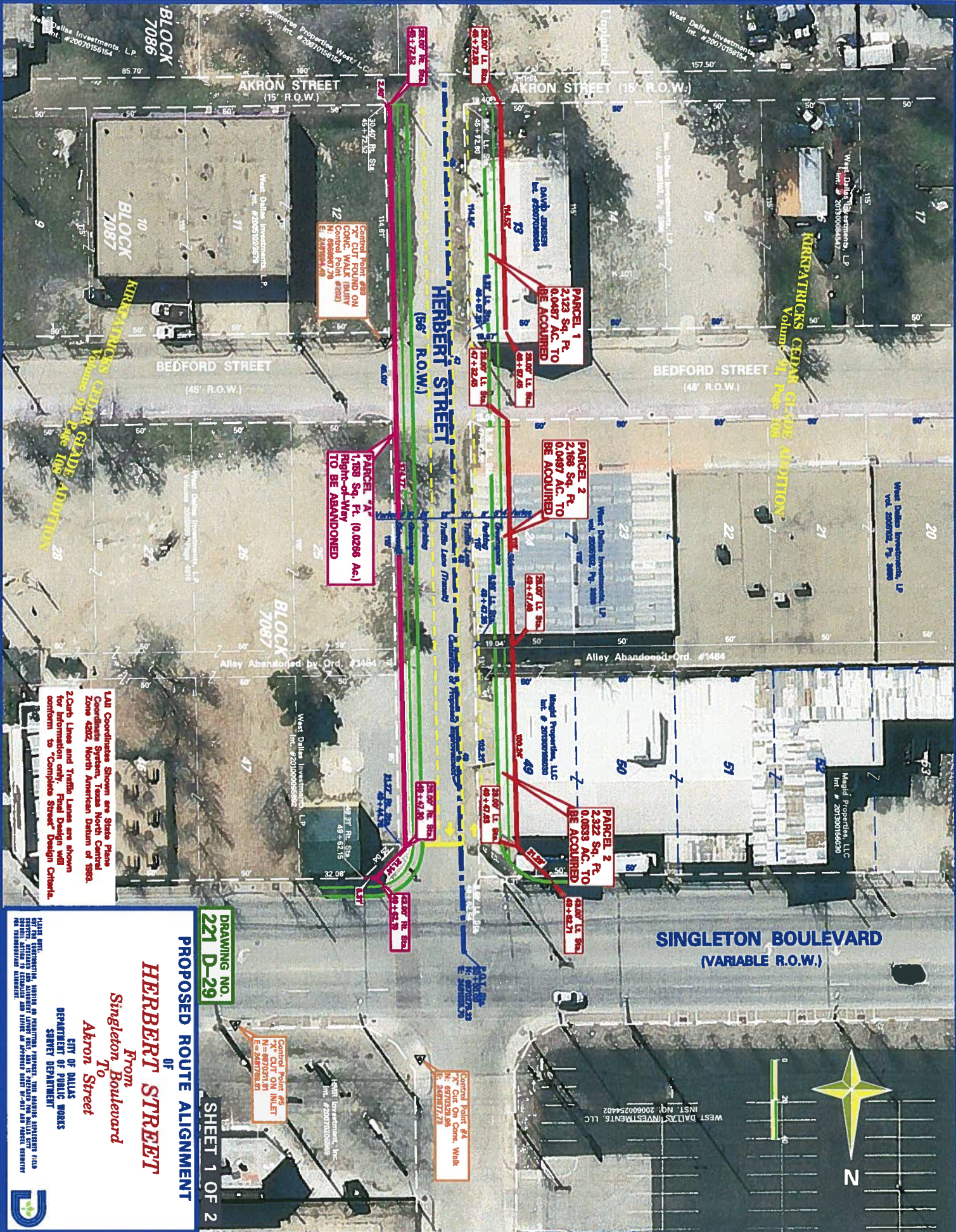
Attached.

WEST DALLAS GATEWAY PROJECT

HERBERT STREET FROM SINGLETON BOULEVARD TO AKRON STREET



MAPSCO 44Q



Control Point #89
 "X" CUT ROUND ON
 Right-of-Way
 Control Point #200
 N: 888887.79
 E: 2487834.49

PARCEL 7A
 1,788 Sq. Ft. (0.0286 Ac.)
 Right-of-Way
 TO BE ABANDONED

PARCEL 1
 2,123 Sq. Ft.
 0.0487 AC. TO
 BE ACQUIRED

PARCEL 2
 2,198 Sq. Ft.
 0.0487 AC. TO
 BE ACQUIRED

PARCEL 2
 2,322 Sq. Ft.
 0.0533 AC. TO
 BE ACQUIRED

Control Point #94
 "X" CUT ON CURB
 N: 897822.72
 E: 2582217.2

Control Point #85
 "X" CUT ON INLET
 N: 898221.81
 E: 2582217.2

1. All Coordinates Shown are State Plane
 Coordinate System, Texas North Central
 Zone 4202, North American Datum of 1983.
 2. Curb Lines and Traffic Lanes are shown
 for information only. Final Design will
 conform to "Complete Street" Design Criteria.

DRAWING NO.
221 D-29

PROPOSED ROUTE ALIGNMENT
OF
HERBERT STREET
From
Singleton Boulevard
To
Akron Street

CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
SURVEY DEPARTMENT

SHEET 1 OF 2

WEST DALLAS INVESTMENTS, LLC
 INST. NO. 200800254402



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development
Public Works Department

CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: 54 C G

SUBJECT

Authorize an infrastructure cost participation agreement with Bishop Arts Village LLC dba as Bishop Arts LLC and/or its affiliates (Developer) in an amount not to exceed the lesser of: **(1)** 30% of the eligible public infrastructure improvements of the Bishop Avenue/Melba Street Project or; **(2)** the actual amount expended on storm water drainage improvements along Bishop Avenue from 9th Street to Melba Street up to \$325,000, in accordance with the Developer Participation provisions in Chapter 212.071 of the Local Government Code and payable only after completion of such public infrastructure improvements as evidenced by a certificate of acceptance - Not to exceed \$325,000 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

For several years, the City has been working on improving the connection between the Bishop Arts District and the Jefferson Boulevard Corridor. As part of this initiative, Complete Street funding was provided in the 2012 Bond Program for Bishop Avenue from 8th Street to Jefferson Avenue.

In December 2014, Council approved a development agreement for TIF and 380 grant funding in support of the Bishop Arts Project Phase I, a \$42 million mixed use development one block south of the existing Bishop Arts district and three blocks north of Jefferson Boulevard. The developer and the City are working together to improve the streets, water, wastewater, and storm water infrastructure in the area. On February 25, 2015, Council confirmed the City's intent to utilize up to \$4.1 million in general obligation bond funds in support of public infrastructure improvements on Bishop Avenue, Madison Avenue, Melba Street, and 10th Street.

BACKGROUND (Continued)

As part of their Bishop Arts Phase I development, the developer will be installing water and wastewater improvements on Bishop Avenue and Melba Street. The City desires to have the developer also construct the City's planned storm water drainage system on Bishop Avenue between 9th Street and Melba Street as part of their construction contract. This storm water drainage work is part of the City's original scope of the work outlined in the February 25, 2015 intent resolution, and allowing the developer to do all of the underground utility work at one time expedites construction and minimizes construction impacts to the community.

This item authorizes the City to use a portion of the designated \$4.1 million to reimburse the developer for installing storm water drainage infrastructure on Bishop Avenue as part of the developer's project. The total estimated cost of the water, wastewater, storm water drainage, and associated public sidewalk and paving improvements on Bishop Avenue and Melba Street is \$1,083,333. Bishop Arts Village LLC dba Bishop Arts LLC will administer the construction for the public infrastructure improvements. Since the project will not be publicly bid, the City's participation is limited under state law to an amount not to exceed the lesser of 30% of the actual costs of the Bishop Avenue/Melba Street Project or the actual amount expended on storm water drainage improvements along Bishop Avenue from 9th Street to Melba Street up to \$325,000.

Following the underground utility work being administered by the developer, the City will administer the planned Bishop Avenue Complete Street construction project using the remaining designated \$4.1 million. In addition to providing paving and drainage improvements on Bishop Avenue, the City's planned project also entails reconstructing Melba Street from Bishop Avenue to Madison Avenue and providing paving and drainage improvements on Madison Avenue and 10th Street. The City administered construction contract is estimated to begin in February 2016 and be complete in March 2017.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction August 2015
Complete Construction December 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 11, 1992, City Council authorized the establishment of the Oak Cliff Gateway TIF District by Ordinance No. 21466, as amended.

On December 8, 2010, City Council authorized a Grant Agreement to provide \$2,000,000 in grant funds to Bishop Arts Village LLC to assemble property for development of a mixed-use pedestrian-oriented urban project in North Oak Cliff by Resolution No. 10-3039.

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

On December 10, 2014, City Council authorized a development agreement to provide \$5,000,000 in TIF funding to Bishop Arts Village LLC in support of the Bishop Arts Project Phase I by Resolution Nos. 14-2180, as amended.

On December 10, 2014, City Council authorized second 380 grant agreement to provide \$2,000,000 in Chapter 380 economic development grant funding to Bishop Arts Village LLC in support of the Bishop Arts Project Phase I by Resolution Nos. 14-2181, as amended.

On February 25, 2015, City Council confirmed the City's intent to utilize up to \$4,100,000 in general obligation bond funds for the design and construction of paving and drainage improvements and related infrastructure improvements for the Bishop Arts area by Resolution No. 15-0412.

On February 25, 2015, City Council authorized Supplemental Agreement No. 4 to the professional services contract in an amount not to exceed \$494,885 with Pacheco Koch Consulting Engineers for additional engineering services for paving, drainage, streetscape, water and wastewater improvements on Bishop Avenue from Eighth Street to Jefferson Boulevard and other nearby Bishop Arts area streets by Resolution 15-0413.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

\$325,000 - 2012 Bond Program (General Obligation Commercial Paper Funds)

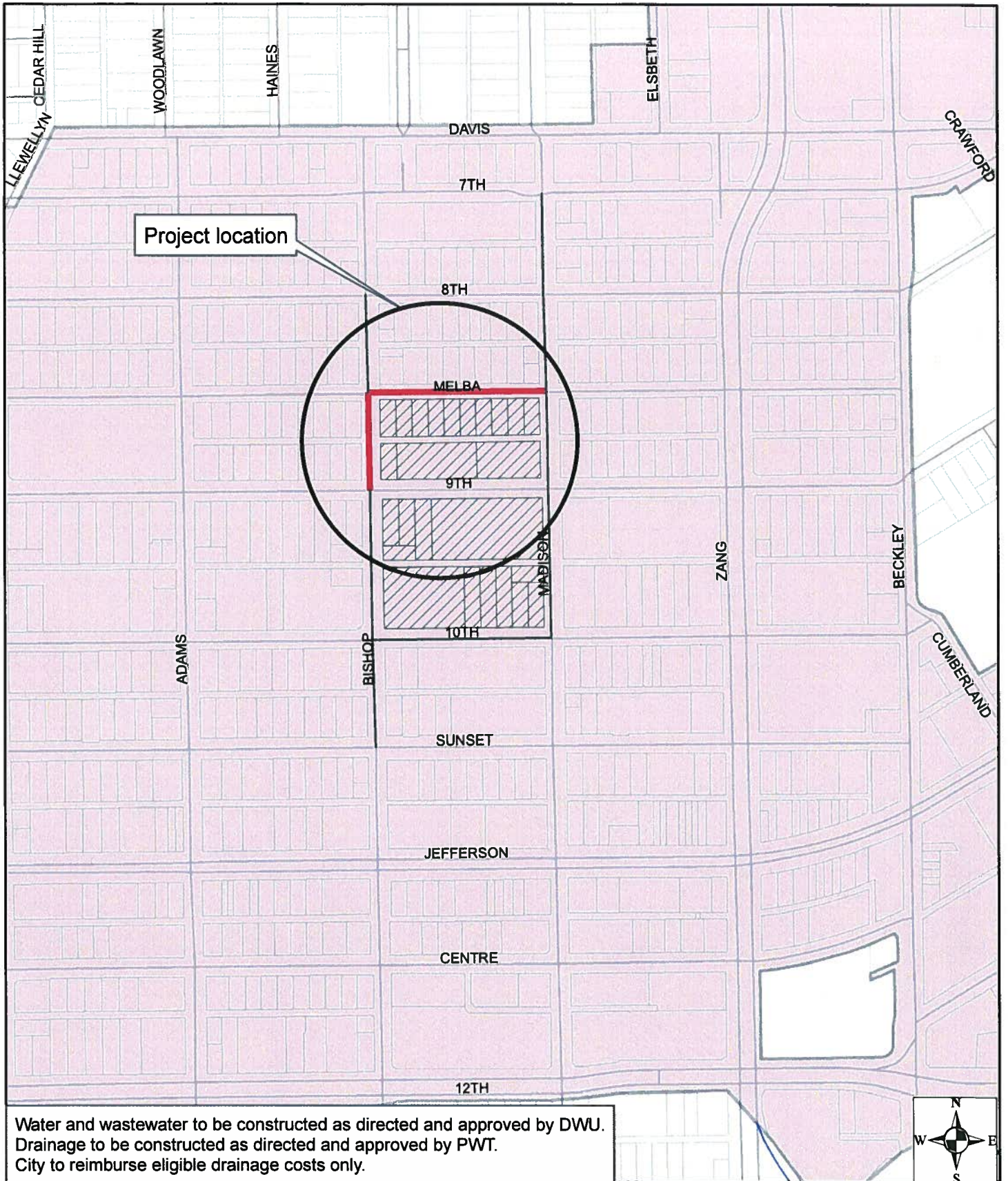
DEVELOPER

**Bishop Arts Village LLC doing business as Bishop Arts LLC
A Texas limited liability corporation**

Farrokh Nazerian, President
Michael Nazerian, COO



MAP

Attached.



Water and wastewater to be constructed as directed and approved by DWU.
 Drainage to be constructed as directed and approved by PWT.
 City to reimburse eligible drainage costs only.

Location Map
Oak Cliff Gateway TIF District
Bishop/Melba Infrastructure Cost Participation
August 12, 2015

-  Oak Cliff Gateway Sub-District
-  Bishop / Jefferson Sub-District

0 0.0325 0.065 0.13
 Miles