

# Economic Development Committee **DRAFT**

## Meeting Record

### August 17, 2015

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

**Meeting Date:** August 17, 2015      **Meeting Start time:** 9:02 AM

**Committee Members Present:**

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

**Other Council Members Present:**

Philip Kingston  
Erik Wilson  
Jennifer Gates

**Staff Present:**

Ryan Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
Mark Duebner, Director, Aviation Department  
Ron King, Executive Director, Kay Bailey  
Hutchinson Convention Center Dallas

**Other Presenters:**

Phillip Jones, President & CEO Dallas  
Convention and Visitors Bureau

**1. Approval of August 3, 2015 Minutes of the Economic Development Committee**

**Presenter(s):**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. McGough

Item passed unanimously:  X

Item passed on a divided vote:      

Item failed unanimously:      

Item failed on a divided vote:      

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

**2. Dallas Public Improvement Districts (PIDs) Overview and Update**

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

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. McGough

Item passed unanimously:  X

Item passed on a divided vote:      

Item failed unanimously:      

Item failed on a divided vote:      

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

**3. Dalfort Area Development Update**

**Presenter(s): Mark Duebner, Director, Aviation**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Medrano

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

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

**4. Dallas Executive Airport Update**

**Presenter(s): Mark Duebner, Director, Aviation**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Thomas

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

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

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Thomas

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

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

Also on the August 26<sup>th</sup> Council agenda is approval of the contract for Routine Airport Maintenance Program Bid for the concrete joint and crack seal for runway 17/35 and Terminal Ramp area for the next two years. MRK Industrial Flooring, Inc. This is funded with 50/50 grant reimbursement through TxDOT previously approved by Council (Res. No. 15-0834).

**5. DCVB Update and Contract Renewal**

**Presenter(s): Phillip Jones, President & CEO, Dallas Convention and Visitors Bureau, Ron King, Executive Director, Kay Bailey Hutchison Convention Center Dallas**

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

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Medrano

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

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

## Upcoming Agenda Items

August 26, 2015

- A. Upcoming Agenda Item: Authorize **(1)** the rescission of Resolution No. 12-2724, previously approved on November 14, 2012, which authorized an aviation lease and a commercial aviation lease with The Braniff Centre Limited Partnership (previously known as Reed Enterprises Investment Holdings, LP); **(2)** a thirty-nine-year lease agreement with three, ten-year renewal options with The Braniff Centre for approximately 752,913 square feet of land located at 7701 Lemmon Avenue for aviation use development with a capital commitment of \$17,000,000 to be expended within 36-months from the effective date of the lease with an additional \$4,000,000 to be expended within ten-years; and **(3)** a thirty-nine year lease agreement with three, ten-year renewal options with The Braniff Centre Limited Partnership at Dallas Love Field, for approximately 414,600 square feet of land for commercial development with a total capital commitment of \$20,000,000 to be expended within sixty-months from the effective date of the lease.
- B. Upcoming Agenda Item: Authorize **(1)** an amendment to the interlocal agreement with the Texas Department of Transportation and the City of Dallas as approved by Resolution No. 14-0285 and **(2)** to increase funds for additional construction service in phase two and additional design service for phase three work at Dallas Executive Airport in an amount - Not to exceed \$2,303,893, increasing City participation from 3,534,900 to \$5,838,793.
- C. Upcoming Agenda Item: Authorize a third amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field, and to extend the term of the contract from June 2, 2015 through June 1, 2016 - Not to exceed \$165,878.00, increasing the contract from \$1,738,504 to \$1,904,382.
- D. Upcoming Agenda Item: Authorize an amendment to the services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka, a Professional Corporation approved by Administrative Action No. 13-6587, on October 21, 2013, for services relating to transfer of ownership of the North Parking Garage to the City to: **(1)** extend the term of the contract through December 31, 2015; and **(2)** increase contract amount by \$20,000 for additional services related to the operating and management agreement with Center Operating Company, the American Airlines Center operator, for a total contract amount not to exceed \$70,000, such additional funding to be advanced to the City by the North Parking Garage developer.
- E. Upcoming Agenda Item: Authorize moving expense and rental assistance payments for David Galaviz and Pauline Galaviz in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2958 Gloyd Street for future City facilities
- F. Upcoming Agenda Item: Authorize the quitclaim of 143 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders and; authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment.
- G. Upcoming Agenda Item: An ordinance abandoning portions of thirteen fire lane easements, eight utility easements, and one water easement to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 320,183 square feet of land, located near the intersection of L.B.J. Freeway (I.H. No. 635) and Midway Street.

September 9, 2015

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

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval motion dies for the lack of a second

**Motion made by:** Mr. Thomas

**Motion seconded by:**

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

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

**Meeting Adjourned: 11:01AM**

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