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CITY SECRETARY
DALLAS, TEXAS

MONDAY, APRIL 4, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Call to Order

1. Approval of February 16, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Cliff View Project
Fort Worth Avenue TIF District
Karl Zavitkovsky
Director, Office of Economic Development
3. Public/Private Partnership Program Review
J. Hammond Perot
Assistant Director, Office of Economic Development

4. **UPCOMING AGENDA ITEMS**

April 13, 2016

Economic Development

- A. Authorize (1) a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and (2) receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation – Financing: Estimated Revenue: \$115,000 (over the first ten years of the agreement)
- B. Authorize (1) an amendment to the development agreement with 42 Deep Ellum, LP, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 in Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to (a) split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; (b) define Project phases as follows: Phase A \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease 2702 Main; Phase B at \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease 2625, 2626, 2646, 2650, and 2701 Main; Phase C \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and Parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce; (c) increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; (d) clarify that project is only eligible for 10% allocation from

general increment upon completion of all phases and satisfaction of all TIF contingencies; (e) assign ownership from 42 Deep Ellum, LP ("Assignor"), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership ("Assignee"), through Assignment and Assumption of TIF Agreements, executed by the final executed Development Agreement for Deep Ellum Crossroads; and (2) a resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to reimburse 42 GP Deep Ellum, LLC, up to \$3,500,000, for TIF-eligible project costs pursuant to the development agreement with 42 GP Deep Ellum, LLC - Financing: No cost consideration to the City

Sustainable Development & Construction

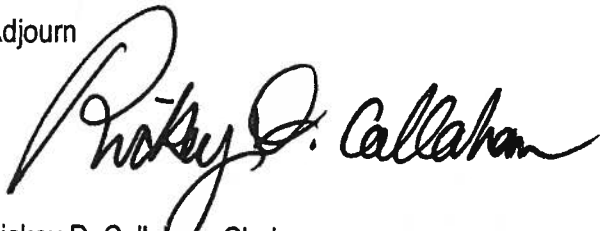
- C. Authorize moving expense and replacement housing payments for Francisco Torres and Dora Fernandez in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1019 Pontiac Avenue for Cadillac Heights Phase II Project - Not to exceed \$67,550 - Financing: 2006 Bond Funds
- D. An ordinance abandoning a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners, containing a total of approximately 75,438 square feet of land, located near the intersection of Merrell and Midway Roads, authorizing the quitclaim and providing for the dedication of approximately 44,865 square feet of land needed for right-of-way - Revenue: \$840,024, plus the \$20 ordinance publication fee
- E. An ordinance abandoning two street easements to Dallas Independent School District, the abutting owner, containing a total of approximately 770 square feet of land, located near the intersection of Brockbank Drive and Bynum Street, and authorizing the quitclaim - Revenue: \$7,700, plus the \$20 ordinance publication fee
- F. An ordinance abandoning a portion of a utility easement to CND-Southside, LLC, the abutting owner, containing approximately 3,605 square feet of land, located near the intersection of Lamar and Powhattan Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- G. An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue – Z145-347 – Financing: No cost consideration to the City

Aviation

- H. Authorize a one-year professional services contract with JLM Consulting Group, Inc. for facility maintenance, project management, and construction consulting services at Dallas Love Field - Not to exceed \$121,250 - Financing: Aviation Current Funds
- I. Authorize a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$152,917 - Financing: Aviation Current Funds (subject to annual appropriations)

- J. Authorize a First Amendment to the lease agreement and purchase option with Scarborough Forest Park IV, LP for the land and improvements located at 6814 Harry Hines Boulevard - Financing: No cost consideration to the City

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

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

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

SUPPLEMENTAL NOTICE FOR AGENDA POSTING

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

This Supplemental Notice applies to the following public notice. This information also appears on the first page of the corresponding agenda.

Economic Development Committee **DRAFT**

Meeting Record February 16, 2016

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: February 16, 2016 **Meeting Start time:** 9:06 AM

Committee Members Present:

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

Other Council Members Present:

Philip Kingston

Staff Present:

Jill Jordan, P.E., Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Karl Stundins, Manager, Office of Economic
Development
Mark Duebner, Director, Aviation
Heather Lepaska, Office of Economic
Development
Robin Bentley, Assistant City Attorney, City
Attorney's Office
Barbara Martinez, Assistant Attorney, City
Attorney's Office

Other Presenters:

1. Approval of February 1, 2016 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 Development Fund: Upcoming NMTC Projects

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

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by: Mr. Klienman

Motion seconded by: Mr. Thomas

Item passed unanimously:

Item passed on a divided vote: X Ms. Arnold Voting No

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. Airport Rates and Charges Study Recommendations

Presenter(s): Mark Duebner, Director, Aviation

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

February 24, 2016

Office of Economic Development

- A. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- B. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four, (Cedars TIF District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- C. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five, (City Center TIF District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- D. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six, (Farmers Market TIF District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- E. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven, (Sports Arena TIF District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- F. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight, (Design District TIF District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- G. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- H. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- I. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- J. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District), submitted by the Deep Ellum TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- K. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen, (Grand Park South TIF District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- L. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen, (Skillman Corridor TIF District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- M. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen, (Fort Worth Avenue TIF District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- N. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen, (Davis Garden TIF District), submitted by the Davis Garden TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- O. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen, (TOD TIF District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

- P. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen, (Maple/Mockingbird TIF District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- Q. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen, (Cypress Waters TIF District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- R. A resolution accepting the FY 2015 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
- S. Authorize Supplemental Agreement No. 2 to the contract with Southern Dallas Development Corporation to: (1) extend the term of the fourth and final renewal option from March 30, 2016 through September 30, 2016; and (2) continue administration and loan servicing of the Community Development Block Grant funded Business Revolving Loan Program - Financing: No cost consideration to the City
- T. Sports Arena TIF District – Victory Sub-District
*Authorize an amendment of the terms of the grant agreement with Victory Park UST Joint Venture I, L.P. for the Victory Placemaking Project, previously authorized by Resolution No. 15-0688 on April 8, 2015, to limit the consideration for the approved TIF Subsidy in the amount of \$5,974,804 to the design and modification of existing public infrastructure and streetscape improvements within the district, including the purchase of streetscape amenities (planters, benches, kiosks and directories, district markers and other fixtures, furnishings and equipment) for the project since such improvements benefit the entire district and were not necessitated by any one particular private investment project – Financing: No cost consideration to the City
- *Authorize an amendment to the terms of the grant agreement with Victory Park UST Joint Venture I, LP, (UST) for the Victory South Parking Garage to (1) replace the requirement to increase the property value of Blocks D, G, K and M by \$50M with the requirement to invest a minimum of \$100M in the development of Block M only; and (2) require investment in Block K for construction of a parking facility providing district parking as consideration for such amendment - Financing: No cost consideration to the City

Sustainable Development & Construction

- U. Authorize acquisition from State of Texas, of approximately 560,399 square feet located near the intersection of Greenville Avenue and Markville Drive for the 12000 Greenville Project - Not to exceed \$3,385,000 (\$3,365,000 plus closing cost and title expenses not to exceed \$20,000) - Financing: Water Utilities Capital Improvement Funds
- V. A resolution declaring approximately 2,306 square feet of undevelopable City-owned land unwanted and unneeded located near the intersection of Hutchins and Eads Avenue and authorizing its sale to Skyview Development LLC, the abutting owner – Revenue: \$2,306
- W. An ordinance abandoning a portion of a utility easement to Sikka Investments, LLC, the abutting owner, containing approximately 3,391 square feet of land, located near the intersection of C.F. Hawn Freeway and Murdock Road - Revenue: \$5,400, plus the \$20 ordinance publication fee

- X. An ordinance abandoning a portion of a utility easement to Sikka Investments, LLC, the abutting owner, containing approximately 3,391 square feet of land, located near the intersection of C.F. Hawn Freeway and Murdock Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Y. An ordinance abandoning portions of Fifth and Red Oak Streets to Skyview Development, LLC, the abutting owner, containing a total of approximately 8,374 square feet of land, located near the intersection of Eads and Hutchins Streets, and authorizing the quitclaim – Revenue: \$8,374, plus the \$20 ordinance publication fee
- Z. A resolution authorizing acceptance of the only bid received from SLF III - The Canyon in Oak Cliff, L.P. for approximately 12.993 acres of land located near the intersection of Pinnacle Park Boulevard and Falls Bluff Drive in exchange for approximately 23.78 acres of unwanted and unneeded City-owned land located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive - Revenue: \$7,500
- AA. Authorize an historic preservation tax exemption for 1314 West Davis Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$8,289 (Estimated revenue foregone over ten years is \$82,888)
- BB. Authorize an historic preservation tax exemption for the Adolphus Hotel located at 1315 Commerce Street and 1321 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$213,217 (Estimated revenue foregone over ten years is \$2,132,166)

Water Utilities

CC. Cypress Waters and West Cell Developments

*An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell area of the Cypress Waters Development) - Financing: No cost consideration to the City

*Authorize the City Manager to enter into a Reciprocal Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal treated water service for the Cypress Waters Development - \$1,944,801 - Financing: Water Utilities Current Funds (subject to annual appropriations)

*Authorize the City Manager enter into a Reciprocal Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for reciprocal wastewater service for the Cypress Waters Development - \$71,058 - Financing: Water Utilities Current Funds (subject to annual appropriations)

DD. Cypress Waters Project

*Authorize an amendment to Resolution No. 15-1192, previously approved on June 17, 2015 to increase financial participation with the City of Irving within the Dallas-Irving Interlocal Agreement for water supply and infrastructure projects from \$5,748,518 to \$7,346,747 - Not to exceed \$1,598,229 - Financing: Water Utilities Capital Construction Funds

*Authorize an amendment to Resolution No. 15-1193, previously approved on June 17, 2015 to increase receipt and deposit of funds from Billingsley LD, Ltd., for the Phase III Development Agreement for Irving-led construction projects from \$4,023,963 to \$5,142,723 - Revenue: \$1,118,760

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by: Mr. Thomas

Motion seconded by: Mr. Kleinman

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 10:57 A.M.

Approved By: _____

Memorandum



DATE April 1, 2016

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

SUBJECT **Cliff View Project (Fort Worth Avenue TIF District)**

On Monday, April 4, 2016 the Economic Development Committee will be briefed on the Cliff View Project (Fort Worth Avenue TIF District).

Briefing material is attached.

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

A handwritten signature in blue 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
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Kari Zavilkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Cliff View Project

Fort Worth Avenue TIF District

Economic Development Committee
April 4, 2016

Cliff View Project

Rationale for Funding Reconsideration

- Council previously approved project subsidy up to \$4,650,000 in TIF Funding on May 28, 2014
- Project not feasible with this level of subsidy
 - Increased project costs
 - Unexpected issue with a mandatory Oncor transformer required design modifications
 - Efforts to save “specimen” trees in the northeast portion of the project site

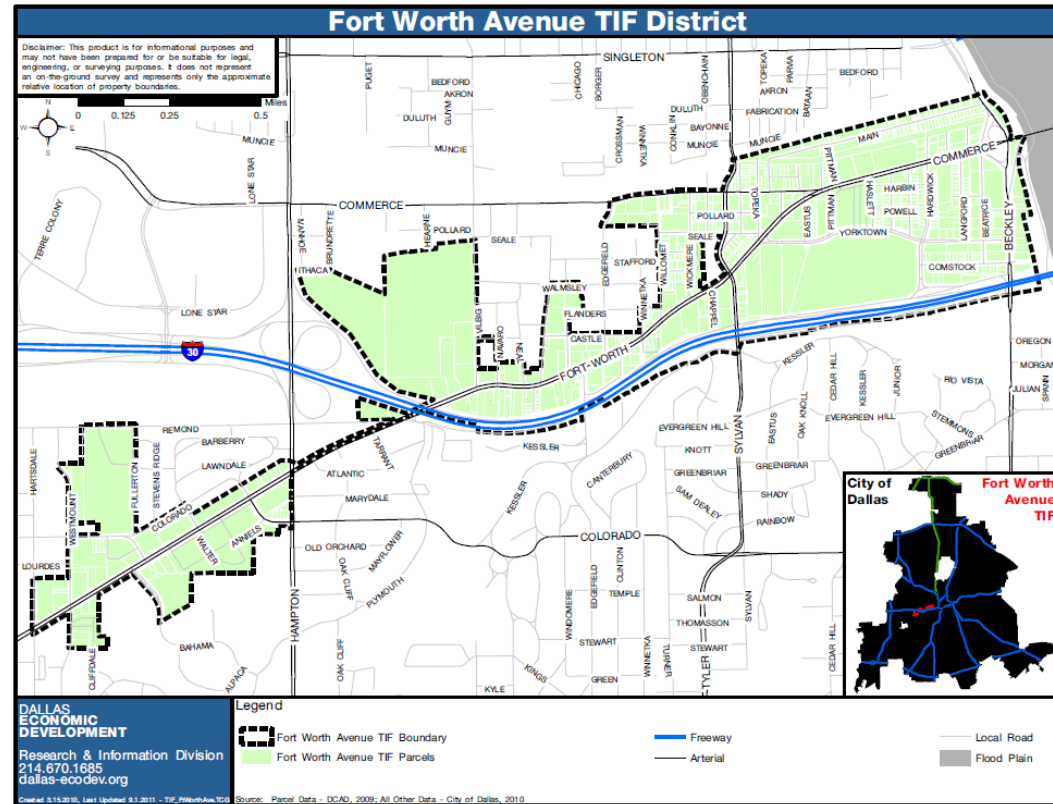
Purpose

- Review the TIF Funding proposal for the Cliff View Project in the Fort Worth Avenue TIF District
- Obtain Economic Development Committee approval for consideration of TIF Funding in an amount not to exceed \$6,654,303 for the Cliff View Project's on-site improvements and an amount not to exceed \$651,304 for its off-site improvements, respectively, by City Council on April 27, 2016.

Fort Worth Avenue TIF District

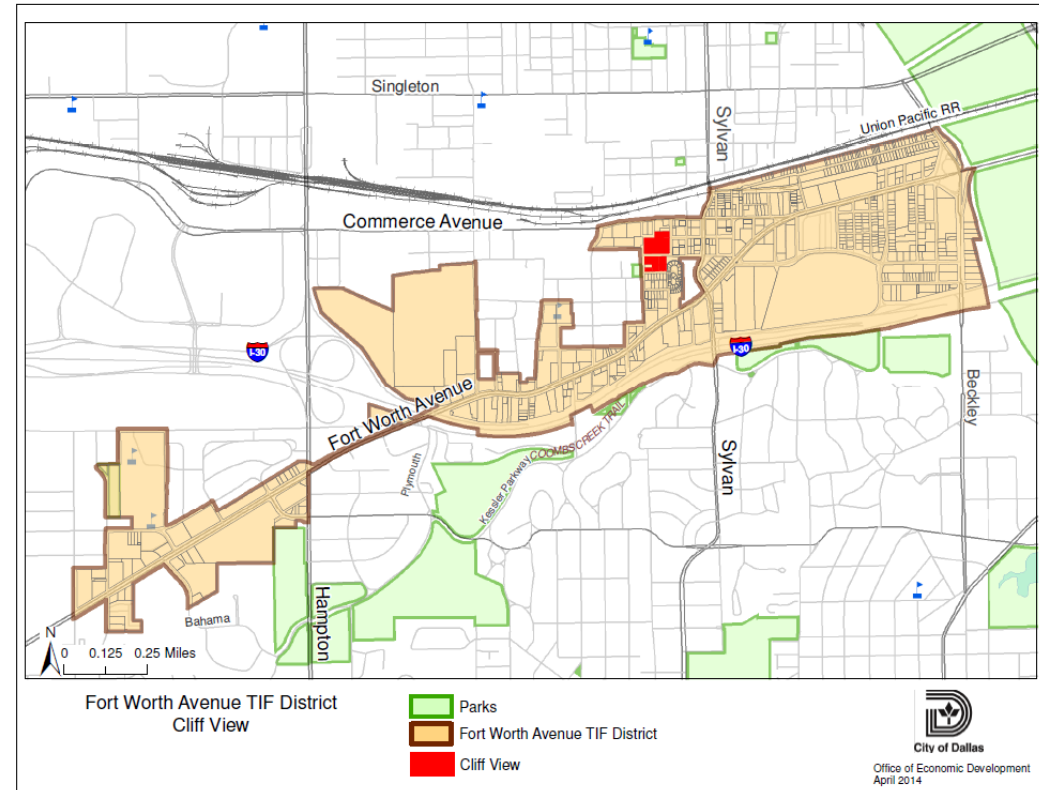
Background

- The Fort Worth Avenue TIF District was created June 13, 2007.
- Its purpose is to create a more sustainable mix of residential property along the Fort Worth Avenue corridor and to take advantage of under-developed land parcels near downtown Dallas
- Property value in the District has increased by \$87.8M (102%) since its inception.



Cliff View Project *Location Map*

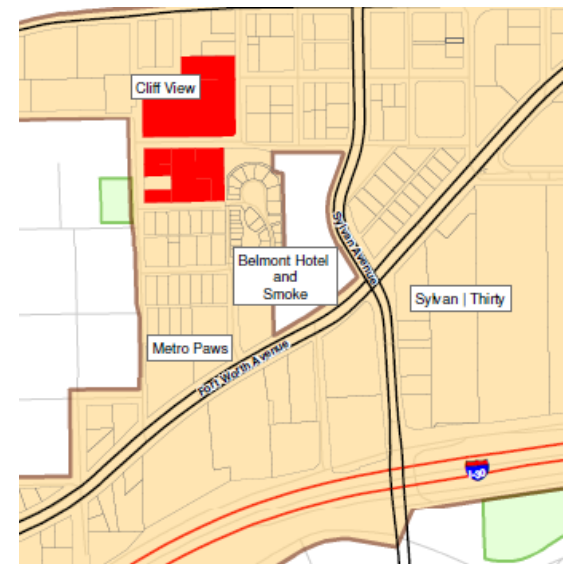
- Project is located northwest of the Belmont Hotel, near Sylvan Avenue at Seale Street.
- Project site consists of 4.37 acres of land currently covered with small trees and brush.



Cliff View Project

Project Summary

- Project is a mixed-income alternative to the recent influx of market rate apartment units within the Fort Worth Avenue TIF District.
- Its residential population will help support commercial businesses along the Fort Worth Avenue.



Cliff View Project

Project Summary

- Project will consist of two components:
 - A. On-site Improvements
 - Estimated project cost is \$58,005,570
 - 326 residential units anticipated with a minimum of 292 required (222,000 square feet of residential space)
 - Mixed income housing: 80% of the units will be market rate; 20% of units to meet affordable housing criteria for families making 80% of the Area Median Family Income (65 units anticipated)
 - Amenities include bike parking, open plaza space, a pool courtyard and connections to nearby trails.
 - Includes integrated storm water management techniques
 - B. Off-site Improvements – Reconstruct Seale Street between Sylvan Avenue and the project site
 - Estimated project cost is \$651,304
 - Current roadway is substandard and has no sidewalks
 - Work requested by neighborhood

Cliff View Project

Design

- Project will consist of a variety of unit sizes and types
- Buildings will range from two stories to seven stories; the taller buildings will be located at the base of the hillside onsite
- Buildings and the parking garage will be nestled into the hill to minimize its impact on the adjacent neighborhood; two story buildings will face the single-family area to the southwest
- Public amenities will include:
 - Wide sidewalks
 - Street trees
 - Public plaza spaces

Cliff View Project

Site Plan (On-site Improvements)

- Project site is currently vacant



PREVIOUS SITE PLAN



CURRENT SITE PLAN

Cliff View Project *Design*

- Seale Street Section



PREVIOUS SEALE STREET SECTION



CURRENT SEALE STREET SECTION

Cliff View Project *Design*

- View from Seale Street and Ormsby Street



PREVIOUS SEALE AND ORMSBY VIEW



CURRENT SEALE AND ORMSBY VIEW

Cliff View Project

Design

- Project will include a pool deck with downtown views



PREVIOUS POOL COURT VIEW



CURRENT POOL COURT VIEW

Cliff View Project

Design

- Street Elevation



Cliff View Project

Seale Street Improvements Plan (Off-site Improvements)

- Off-site Improvements – Reconstruction of Seale Street between Ormsby Street and Sylvan Avenue



Cliff View Project

Proposed TIF Funding

- The recommended TIF Funding for the Project's on-site improvements is \$6,654,303
- The funding will be used for:
 - Infrastructure and streetscape improvements
 - Support of mixed income housing
 - Park and open space improvements including improvements to adjacent Stafford Park
 - Environmental remediation

TIF Eligible Project Costs (On-site Improvements)	Amount
Public Infrastructure Improvements (design & construction)	\$2,712,939
Affordable Housing	\$3,841,364
Environmental Remediation & Demolition (site prep, assessments and remediation)	\$25,000
Parks, Open Space, Trails and Gateways	\$75,000
Total TIF Eligible Funding Request	\$6,654,303

Cliff View Project

Proposed TIF Funding

- The recommended TIF Funding for the Project's off-site improvements is \$651,304
- The funding will be used for the reconstruction of Seale Street between Ormsby Street and Sylvan Avenue in response to a neighborhood request

TIF Eligible Project Costs (Off-site Improvements along Seale Street)	Amount
Public Infrastructure Improvements (design & construction)	\$651,304
Total TIF Eligible Funding Request	\$651,304

Cliff View Project

Funding Sources and Uses

On-Site Improvements		
Sources	Amount	Uses
Debt from Senior/Mezzanine Lenders	\$43,504,178	Construction Loan
Owner/Private Equity	\$14,501,392	Equity
Total	\$58,005,570	

Off-Site Improvements		
Sources	Amount	Uses
Debt from Senior/Mezzanine Lenders	\$488,478	Construction Loan
Owner/Private Equity	\$162,826	Equity
Total	\$651,304	

Previous Actions

- The Urban Design Peer Review Panel (UDPRP) reviewed the Project's original conceptual site plan and conceptual elevations along with the conceptual Seale Street Improvements Plan on March 21, 2014. The City Design Study confirmed that Project's modified design reflects the UDPRP's recommended changes.
- On February 12, 2016, the Fort Worth Avenue TIF Board of Directors reviewed and approved the modified TIF Funding request for the Cliff View Project in an amount not to exceed \$6,654,303 for its on-site improvements and an amount not to exceed \$651,304 for its off-site improvements.

Recommendation

- Economic Development Committee recommendation for Council consideration of a development agreement for TIF funding in an amount not to exceed \$6,654,303 for the Cliff View Project's on-site improvements and an amount not to exceed \$651,304 for its off-site improvements.
- Council consideration on April 27, 2016.

APPENDICES

Appendix A: Fort Worth Avenue TIF District Budget (includes the Cliff View Project)

Fort Worth Avenue TIF District			
Projected Increment Revenues to Retire TIF Fund Obligations*			
Category	TIF Budget	Allocated	Balance
Public infrastructure improvements:			
Paving, streetscape, water/wastewater, storm sewer, utility burial/relocation and land acquisition	\$71,443,870	\$3,921,152	\$67,522,718
Affordable housing	\$9,587,261	\$3,841,364	\$5,745,897
Environmental remediation & demolition	\$11,504,713	\$25,000	\$11,479,713
Parks, open space, trails, and gateways	\$11,504,713	\$325,000	\$11,179,713
Façade restoration	\$5,752,356	\$0	\$5,752,356
Economic development grants	\$19,174,522	\$2,500,000	\$16,674,522
Administration and implementation	\$4,218,395	\$355,806	\$3,862,589
Total project costs	\$133,185,830	\$10,968,322	\$122,217,508
*Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts.			

Appendix B: Fort Worth Avenue TIF District

Increment Chart

Fort Worth Avenue TIF District Projected TIF Increment Schedule												
Tax Year	Cash	Property Value	Property Value	Property	Cumulative	Anticipated	Part'n	TIF	Part'n	TIF	Total	
	Flow	Estimate	Estimate	Value Total	Prop Val	Captured	Rate	Contribution	Rate	Contribution	TIF	
	Year	5% appreciation	(New Development)		Growth	Value	City	City	County	Dallas County	Contribution	
Base	2007		\$86,133,447		\$86,133,447							
1	2008	2009	\$94,310,391	\$1,000,000	\$95,310,391	10.7%	\$9,176,944	0%	\$0	0%	\$0	
2	2009	2010	\$95,364,176	\$2,307,649	\$97,671,825	13.4%	\$11,538,378	55%	\$35,667	55%	\$9,935	
3	2010	2011	\$96,441,639	\$6,643,000	\$103,084,639	19.7%	\$16,951,192	55%	\$81,881	55%	\$24,048	
4	2011	2012	\$99,974,474	\$8,927,280	\$108,901,754	26.4%	\$22,768,307	70%	\$122,581	55%	\$27,986	
5	2012	2013	\$109,001,080	\$0	\$109,001,080	26.5%	\$22,867,633	70%	\$126,862	55%	\$30,156	
6	2013	2014	\$113,970,176	\$0	\$113,970,176	32.3%	\$27,836,729	70%	\$155,492	55%	\$36,410	
7	2014	2015	\$121,341,759	\$0	\$126,113,215	46.4%	\$39,979,768	85%	\$270,843	55%	\$53,428	
8	2015	2016	\$132,418,876	\$0	\$173,893,272	101.9%	\$87,759,825	85%	\$594,529	55%	\$117,339	
9	2016	2017	\$182,587,936	\$92,633,312	\$275,221,247	219.5%	\$189,087,800	85%	\$1,280,975	55%	\$252,820	
10	2017	2018	\$288,982,310	\$122,247,324	\$411,229,634	377.4%	\$325,096,187	85%	\$2,202,364	55%	\$434,670	
11	2018	2019	\$431,791,115	\$155,640,124	\$587,431,239	582.0%	\$501,297,792	85%	\$3,396,042	55%	\$670,260	
12	2019	2020	\$616,802,801	\$264,879,077	\$881,681,878	923.6%	\$795,548,431	85%	\$5,389,443	55%	\$1,063,688	
13	2020	2021	\$925,765,972	\$390,678,859	\$1,316,444,831	1428.4%	\$1,230,311,384	85%	\$8,334,744	55%	\$1,644,988	
14	2021	2022	\$1,382,267,073	\$257,200,023	\$1,639,467,095	1803.4%	\$1,553,333,648	70%	\$8,666,048	55%	\$2,076,885	
15	2022	2023	\$1,721,440,450	\$180,150,000	\$1,901,590,450	2107.7%	\$1,815,457,003	70%	\$10,128,435	55%	\$2,427,357	
16	2023	2024	\$1,996,669,972	\$120,150,000	\$2,116,819,972	2357.6%	\$2,030,686,525	55%	\$8,901,514	55%	\$2,715,129	
17	2024	2025	\$2,222,660,971	\$86,775,000	\$2,309,435,971	2581.2%	\$2,223,302,524	55%	\$9,745,847	55%	\$2,972,667	
18	2025	2026	\$2,424,907,770	\$46,725,000	\$2,471,632,770	2769.5%	\$2,385,499,323	55%	\$10,456,836	55%	\$3,189,532	
19	2026	2027	\$2,595,214,408	\$0	\$2,595,214,408	2913.0%	\$2,509,080,961	55%	\$10,998,556	55%	\$3,354,767	
20	2027	2028	\$2,724,975,128	\$0	\$2,724,975,128	3063.7%	\$2,638,841,681	55%	\$11,567,363	55%	\$3,528,263	
21	2028	2029	\$2,861,223,885	\$0	\$2,861,223,885	3221.8%	\$2,775,090,438	55%	\$12,164,609	55%	\$3,705,325	
22	2029	2030	\$3,004,285,079	\$0	\$3,004,285,079	3387.9%	\$2,918,151,632	55%	\$1,713,553	0%	\$0	
TOTAL				\$1,735,956,648					\$106,334,184		\$28,335,654	\$133,185,830
NPV at end of TIF									\$48,186,947		\$12,577,419	\$60,257,057

Appendix C: Cliff View Project

Estimated TIF Increment Created

Cliff View Project Only

Tax Year	Property Value Estimate City	Property Value Growth	Total Value change	Anticipated Captured Value City	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV) 5.00%	Participation Rate City	Tax Increment Revenue City (varies)	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue County (55%)
2011	\$0	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2012	\$0	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2013	\$278,260	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2014	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2015	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2016	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2017	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2018	\$42,715,365	15250.88%	15250.88%	\$42,437,105	\$344,231	\$232,989	85%	\$287,490	\$0	\$0	\$56,741
2019	\$43,996,826	3.00%	15711.41%	\$43,718,566	\$354,625	\$461,584	85%	\$296,171	\$0	\$0	\$58,454
2020	\$45,316,731	3.00%	16185.75%	\$45,038,471	\$365,332	\$685,866	85%	\$305,113	\$0	\$0	\$60,219
2021	\$46,676,233	3.00%	16674.32%	\$46,397,973	\$320,891	\$873,484	70%	\$258,854	\$0	\$0	\$62,036
2022	\$48,076,520	3.00%	17177.55%	\$47,798,260	\$330,575	\$1,057,560	70%	\$266,666	\$0	\$0	\$63,909
2023	\$49,518,815	3.00%	17695.88%	\$49,240,555	\$281,927	\$1,207,072	55%	\$216,090	\$0	\$0	\$65,837
2024	\$51,004,380	3.00%	18229.76%	\$50,726,120	\$290,432	\$1,353,760	55%	\$222,609	\$0	\$0	\$67,823
2025	\$52,534,511	3.00%	18779.65%	\$52,256,251	\$299,193	\$1,497,677	55%	\$229,324	\$0	\$0	\$69,869
2026	\$54,110,546	3.00%	19346.04%	\$53,832,286	\$308,217	\$1,638,875	55%	\$236,240	\$0	\$0	\$71,976
2027	\$55,733,863	3.00%	19929.42%	\$55,455,603	\$317,511	\$1,777,404	55%	\$243,364	\$0	\$0	\$74,147
2028	\$57,405,879	3.00%	20530.30%	\$57,127,619	\$327,084	\$1,913,314	55%	\$250,702	\$0	\$0	\$76,382
2029	\$59,128,055	3.00%	21149.21%	\$58,849,795	\$336,945	\$2,046,655	55%	\$258,259	\$0	\$0	\$78,685
					\$3,876,963			\$3,070,884	\$0	\$0	\$806,079

* Additional increment for the project to be generated from a portion of incremental revenue generated by the Alta West Commerce, Alexan West Dallas, Alta Yorktown and Alliance Residential apartments.

Appendix D: Cliff View Project Requirements/Other Information

Minimum residential rental space required	222,000 square feet
Minimum residential units required	292 residential units
Minimum required private investment (site acquisition, hard costs, soft costs, etc.)	\$40,000,000
Expected total project cost: A) On-site Improvements B) Off-site Improvements	\$58,005,570 \$651,304
TIF Funding: A) On-site Improvements B) Off-site Improvements	\$6,654,303 \$651,304
% TIF funds to expected total project cost (on-site improvements)	11.47%
Return on Cost without TIF Funds (on-site improvements)	6.14%
Return on Cost with TIF Funds (on-site improvements)	6.94%
Developer's Fee for on-site improvements	2.7%
Deadline to complete all required environmental remediation and demolition activities	March 31, 2017
Deadline to complete the residential component and receive a Certificate of Occupancy	December 31, 2018
Deadline to complete and receive a Certificate of Acceptance for all public infrastructure improvements	December 31, 2018
Deadline to execute and fund an operating and maintenance agreement the for Project's non-standard public improvements	December 31, 2018

Appendix E: Cliff View Project

Pro Forma (On-site Improvements)

PROJECT DESCRIPTION:		Cliff View		
SITE AREA:		4.37 acres		
NUMBER OF FLOORS/STORIES:		up to 7		
BUILDING AREA (g.s.f.):		318,906		
CONSTRUCTION PERIOD:		2 years		
ANTICIPATED CONSTR START DATE:		February 2016		
Cliff View		SF	# of Units	Total SF
Residential		760	326	247,693
				\$ per SF
				\$2.06
Income (Annual)				Total Project Cost (incl. public costs) \$58,005,570
Residential Rental Income	5,692,601			CITY ASSISTANCE (current \$) \$6,654,303
plus misc income	423,934			Total Project Cost (with City \$) \$51,351,267
plus commercial space	0			
less vacancy	(305,827)			Return on Cost Analysis
less expenses	(2,249,263)			NOI/Total Project Costs
NOI (w/o TIF)	3,561,445			Return on Cost (no City \$) 6.14%
				Return on Cost (with City \$) 6.94%
Project Costs				
Acquisition & demolition	\$3,007,500			
Hard Cost	\$46,827,534			
Soft Cost	\$5,357,597			
Public costs	\$2,812,939			
Total Project Cost (incl. public)	\$58,005,570			

Appendix F: Cliff View Project

Projected Loss Income Due to Affordable Housing Requirement

Cliff View – 20% Affordable Units @ 80% AMFI							Efficiency Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (21)			Developers projected market rate units (21)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	479	\$865.00	\$1.81	\$217,980	\$1,027.41	\$2.14	\$258,907	\$40,927
2	479	\$883.17	\$1.84	\$222,558	\$1,058.23	\$2.21	\$266,675	\$44,117
3	479	\$901.71	\$1.88	\$227,231	\$1,089.98	\$2.28	\$274,675	\$47,443
4	479	\$920.65	\$1.92	\$232,003	\$1,122.68	\$2.34	\$282,915	\$50,912
5	479	\$939.98	\$1.96	\$236,875	\$1,156.36	\$2.41	\$291,402	\$54,527
6	479	\$959.72	\$2.00	\$241,850	\$1,191.05	\$2.49	\$300,145	\$58,295
7	479	\$979.87	\$2.05	\$246,928	\$1,226.78	\$2.56	\$309,149	\$62,220
8	479	\$1,000.45	\$2.09	\$252,114	\$1,263.58	\$2.64	\$318,423	\$66,309
9	479	\$1,021.46	\$2.13	\$257,408	\$1,301.49	\$2.72	\$327,976	\$70,568
10	479	\$1,042.91	\$2.18	\$262,814	\$1,340.54	\$2.80	\$337,815	\$75,001
11	479	\$1,064.81	\$2.22	\$268,333	\$1,380.75	\$2.88	\$347,950	\$79,617
12	479	\$1,087.17	\$2.27	\$273,968	\$1,422.18	\$2.97	\$358,388	\$84,420
13	479	\$1,110.01	\$2.32	\$279,721	\$1,464.84	\$3.06	\$369,140	\$89,419
14	479	\$1,133.32	\$2.37	\$285,595	\$1,508.79	\$3.15	\$380,214	\$94,619
15	479	\$1,157.11	\$2.42	\$291,593	\$1,554.05	\$3.24	\$391,621	\$100,028
		\$3,796,972			\$4,815,395			\$1,018,423

* \$865 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for an efficiency apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Cliff View – 20% Affordable Units @ 80% AMFI							1 Bedroom Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (30)			Developers projected market rate units (30)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	720	\$909.00	\$1.26	\$327,240	\$1,381.88	\$1.92	\$497,477	\$170,237
2	720	\$928.09	\$1.29	\$334,112	\$1,423.34	\$1.98	\$512,401	\$178,289
3	720	\$947.58	\$1.32	\$341,128	\$1,466.04	\$2.04	\$527,773	\$186,645
4	720	\$967.48	\$1.34	\$348,292	\$1,510.02	\$2.10	\$543,606	\$195,314
5	720	\$987.80	\$1.37	\$355,606	\$1,555.32	\$2.16	\$559,915	\$204,308
6	720	\$1,008.54	\$1.40	\$363,074	\$1,601.98	\$2.22	\$576,712	\$213,638
7	720	\$1,029.72	\$1.43	\$370,699	\$1,650.04	\$2.29	\$594,013	\$223,315
8	720	\$1,051.34	\$1.46	\$378,483	\$1,699.54	\$2.36	\$611,834	\$233,351
9	720	\$1,073.42	\$1.49	\$386,431	\$1,750.52	\$2.43	\$630,189	\$243,757
10	720	\$1,095.96	\$1.52	\$394,546	\$1,803.04	\$2.50	\$649,094	\$254,548
11	720	\$1,118.98	\$1.55	\$402,832	\$1,857.13	\$2.58	\$668,567	\$265,735
12	720	\$1,142.48	\$1.59	\$411,291	\$1,912.85	\$2.66	\$688,624	\$277,333
13	720	\$1,166.47	\$1.62	\$419,928	\$1,970.23	\$2.74	\$709,283	\$289,355
14	720	\$1,190.96	\$1.65	\$428,747	\$2,029.34	\$2.82	\$730,561	\$301,815
15	720	\$1,215.97	\$1.69	\$437,751	\$2,090.22	\$2.90	\$752,478	\$314,728
		\$5,700,161			\$9,252,528			\$3,552,367

* \$909 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for a 1 bedroom apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Cliff View – 20% Affordable Units @ 80% AMFI							2 Bedroom Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (14)			Developers projected market rate units (14)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	1,264	\$1,084.00	\$0.86	\$182,112	\$2,126.49	\$1.68	\$357,250	\$175,138
2	1,264	\$1,106.76	\$0.88	\$185,936	\$2,190.28	\$1.73	\$367,968	\$182,031
3	1,264	\$1,130.01	\$0.89	\$189,841	\$2,255.99	\$1.78	\$379,007	\$189,166
4	1,264	\$1,153.74	\$0.91	\$193,828	\$2,323.67	\$1.84	\$390,377	\$196,549
5	1,264	\$1,177.96	\$0.93	\$197,898	\$2,393.38	\$1.89	\$402,088	\$204,190
6	1,264	\$1,202.70	\$0.95	\$202,054	\$2,465.18	\$1.95	\$414,151	\$212,097
7	1,264	\$1,227.96	\$0.97	\$206,297	\$2,539.14	\$2.01	\$426,576	\$220,279
8	1,264	\$1,253.75	\$0.99	\$210,629	\$2,615.31	\$2.07	\$439,373	\$228,744
9	1,264	\$1,280.07	\$1.01	\$215,053	\$2,693.77	\$2.13	\$452,554	\$237,502
10	1,264	\$1,306.96	\$1.03	\$219,569	\$2,774.59	\$2.20	\$466,131	\$246,562
11	1,264	\$1,334.40	\$1.06	\$224,180	\$2,857.82	\$2.26	\$480,115	\$255,935
12	1,264	\$1,362.42	\$1.08	\$228,887	\$2,943.56	\$2.33	\$494,518	\$265,631
13	1,264	\$1,391.04	\$1.10	\$233,694	\$3,031.87	\$2.40	\$509,354	\$275,660
14	1,264	\$1,420.25	\$1.12	\$238,602	\$3,122.82	\$2.47	\$524,634	\$286,033
15	1,264	\$1,450.07	\$1.15	\$243,612	\$3,216.51	\$2.54	\$540,373	\$296,761
		\$3,172,191			\$6,644,468			\$3,472,277

* \$1084 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for 2 bedroom apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Unit Type	# of Units	Annual loss to keep units at affordable rent rates
Efficiency	21	\$1,018,423
1 Bedroom	30	\$3,552,367
2 Bedroom	14	\$3,472,277
Total	65	\$8,043,067

Appendix G: HSM Cliff View Associates Ltd

Development Team

- Henry S. Miller – one of the largest independent, full service real estate firms in Texas
- Established 1914
- Development Group specializes in the development of commercial and single family land
- Developed several million square feet of property in D/FW
- Significant properties/developments include Highland Park Village, Preston Royal Shopping Center, West Village and a single family development in the Hill Country



Memorandum



DATE April 1, 2016

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

SUBJECT **Public/Private Partnership Program Review**

On Monday April 4, 2016, the Economic Development Committee will be briefed on the Public/Private Partnership Program Review.

Briefing material is attached.

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

Ryan S. Evans
First Assistant City Manager

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

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Public/Private Partnership Program Review

Economic Development Committee
April 4, 2016



Purpose

1. Review of Council approved commercial Public/Private Partnership (P/PP) Program
2. Provide historical context
3. Give examples of projects/initiatives supported
4. Propose creating a residentially-oriented companion program
5. Provide issues for discussion/recommended next steps and receive Committee input prior to seeking final Council consideration of P/PP Program “Guidelines & Criteria” in June 2016

Current Program Guidelines

1. Designed to stimulate commercial activity.
2. Emphasis on targeted geographies for the following non-residential* purposes:
 - Increase commercial tax base
 - Create and retain quality job opportunities for Dallas residents
 - Target investment and job growth in Southern Dallas
 - Foster growth and expansion of new and existing businesses
 - Maintain a competitive position relative to non-city of Dallas sites
 - Encourage redevelopment of sites and areas experiencing disinvestment
3. Program Guidelines & Criteria provide a framework for negotiations with businesses/developers on potential projects (See Appendix A).

*Residential and mixed use projects considered with healthy mix of affordable and market units contributing to economic vitality.

Primary Program Tools

- Tax Abatement – an agreement to forego future real property or business property tax revenue from new investment*
- Business Development Chapter 380 Grants – for the public purpose of economic development, e.g., jobs & investment
- Designated Council-Approved Initiatives – State law allows for the creation of programs for grants and/or loans to stimulate economic development (i.e. Southern Dallas Small Business Adaptive Re-use Grants, façade improvement program, and other companion programs Council may approve – recommendations on slide 24)

*Property Redevelopment and Tax Abatement Act (Chapter 312 of Tax Code) requires Guidelines & Criteria be approved every two years for the city to provide tax abatements.

Program Funding

- Annual City Council approved PILOT (Payment-In-Lieu Of Taxes) allocation from DWU (FY16 PILOT was \$10.5m)
- Proceeds from GO Bond propositions specifically designated for economic development (2012 Proposition allocated \$20m to Eco and \$20m to Housing)*

*\$15m additionally earmarked for UNT and the “Canyon”

Other Available Tools

- Tax Increment Finance
- Public/Business Improvement Districts
- CDBG
- State and County Programs
- EB-5 Regional Center
- New Market Tax Credits
- South Dallas Fair Park Trust Fund
- Private debt and equity

Overarching Acceptance Criteria

- “But For” Criteria: the project would not otherwise occur or, without incentive, would be modified in a way that substantially reduces benefits to City.
- Primary consideration factors include job creation/retention and private investment
- Secondary factors include competition, financial gaps, location, zoning, wages, industry type, etc.
- Conformance with City’s Voluntary Compliance Agreement (VCA) and HUD rules.

Project Eligibility Criteria

- City Council established minimum eligibility criteria:
 - Southern Dallas: 25 jobs or \$1 million invested
 - Northern Dallas & CBD: 100 jobs or \$5 million invested
 - Exceptions may be considered by City Council for non-conforming projects on case-by-case basis when warranted
- Specially designated Council approved 380 program initiatives such as Film, Small Business Adaptive Re-Use and new initiatives related to Job Skills or Retail may have special criteria

Commercial Project Sourcing

- Proactive Recruitment
- Companies
- Developers
- Brokers
- Site selectors
- Office of the Governor
- Chambers of Commerce

Impact Analysis

- OED completes economic and fiscal impact analyses for majority of projects (See Appendix B for summary of example results)
 - Economic impact – changes in the number of jobs, income levels and value of goods and services produced within Dallas city limits
 - Fiscal impact – changes in Dallas' general fund spending and revenue caused by a development project
- Staff evaluation of project's viability and merit is based in part on results of fiscal impact analysis

Fiscal Impact Process

- Fiscal impact calculation, based on:
 - Jobs created
 - Number of new residents
 - Number of visitors
 - Income level
 - Property investment
 - Retail sales
 - City investment or incentives
- Projects typically create new jobs, new residents and visitors (represents revenue/costs to City in addition to facility itself)
- Project evaluation includes:
 - Total City general fund spending
 - Total City general fund revenue
 - Qualitative issues (traffic, adequacy of infrastructure, code compliance, etc.) assessed outside impact model

Recent Program History

- 56 City Council approved projects since January 2013 anticipated to result in creation or retention of 9,884 jobs and \$900m in new investment (See Appendix C)
 - Estimated public investment for the projects (assuming all move forward) is \$66 million (\$33.25m tax abatements and \$32.6 million cash grants)
 - 44 projects in Southern Dallas (78.6%), 7 in North Dallas (12.5%), and 6 in Downtown (10.7%)
- Additional direct taxable benefits associated with these projects include:
 - unabated tax revenue on real and business personal property;
 - inventory taxes; sales taxes;
 - revenue to other taxing jurisdictions (DISD and Dallas County);
 - direct and indirect revenues from company and employee purchases;
 - hotel taxes; and,
 - future taxes after abatements expire.
- Staff conducts compliance certification annually for each tax abatement agreement and any multi-year grants.

Historical Context

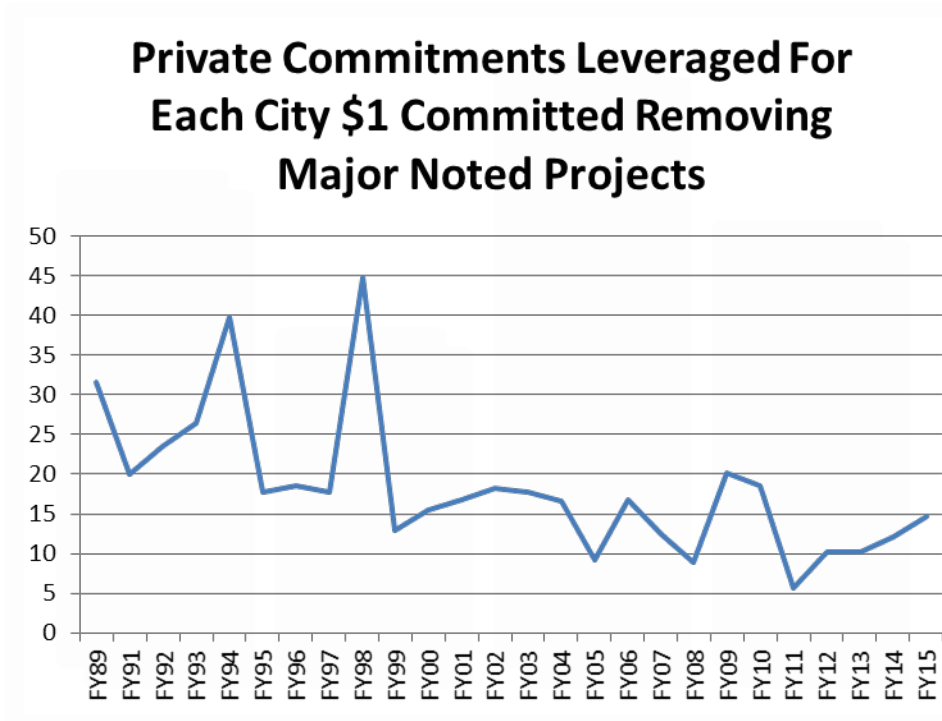
- Since 1989, staff identified approximately 360 City Council approved projects with an associated creation or retention of 68,600 jobs and \$6.7 billion in new investment.

Area	Projects	Anticipated Jobs	Anticipated Private Investment (\$B)	Anticipated Public Investment (\$M)
Northern	111	29,542	\$1.1	\$42.2
Texas Instruments	3	1,950	\$2.62	\$50.8
CBD	49	15,231	\$0.92	\$68.2
Southern	197	21,881	\$2.12	\$176.2
Total	360	68,604	\$6.76	\$337.4

Historical Context

- On average, City leverages \$14.4 of private investment for each public dollar committed (after removing projects like Texas Instruments' that distort data).
- Chart 1 depicts an overall trend of reduced return on City's investments but City's leverage has been increasing since FY11.

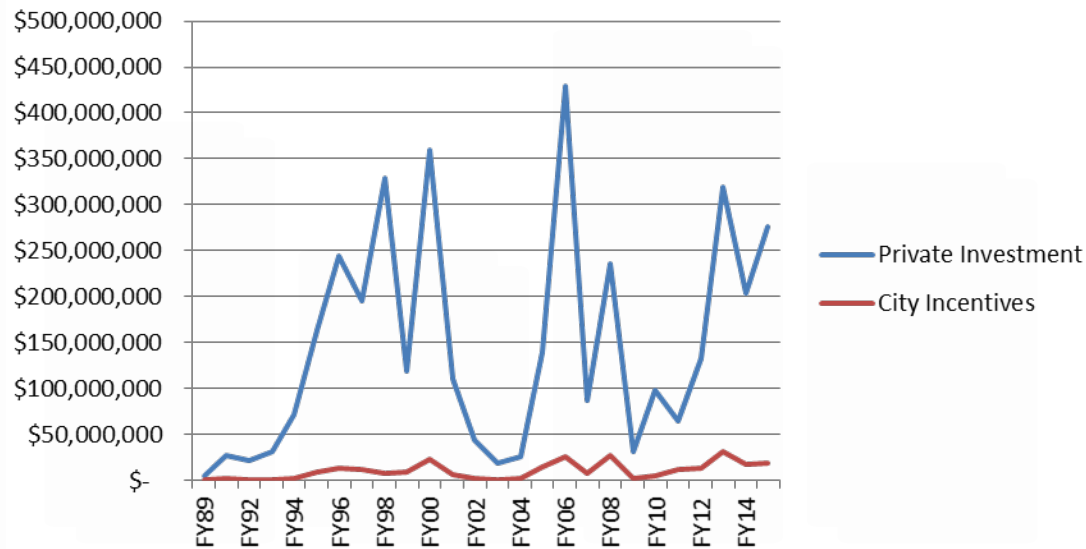
Chart 1



Historical Context

- Chart 2 below is a time series of private investment commitments relative to approved City incentives for projects.
- Observe the impact of national market conditions like dotcom crash and subprime mortgage crisis on Dallas.

Chart 2



Note: Projects that distort the data like Texas Instruments are removed from model so data is not skewed and otherwise more representative of typical investment leverage.

Neighborhood Redevelopment Examples

- Sav-a-Lot – 3540 Simpson Stuart

- 15,000 sf full service grocery
- 6,000 sf for three retail spaces
- Total Project Cost: \$4m
 - City P/PPF \$2.8m; Debt \$1.1m; Owner Equity \$150k



- Lancaster Urban Village

- 14,000 sf retail
- 395 structure/unstructured parking
- 193 residential units
- Total Project Cost: \$27.8m
 - City P/PPF \$3.9m; HUD 108 \$8.4m; HUD 221d-4 \$12.5m; NMTC \$3.2m



Competition in the Headlines

Home > News

Council approves economic development incentives for American Airlines

Posted Nov. 13, 2015

It looks like American Airlines will be grounded in Fort Worth for a long time.

The city council approved a 15-year, \$21.25 million tax incentive that will ensure the world's largest airline remains in Fort Worth, where a new headquarters complex

Frisco

Frisco OKs \$122 million in incentives for Wade Park

Facebook Twitter Email Comments Print

By VALERIE WIGGLESWORTH
Staff Writer

Published: 19 January 2015 10:33 PM
Updated: 19 January 2015 10:33 PM

The Frisco City Council approved more than \$122 million in incentives on Monday for the Wade Park mixed-use development planned along the Dallas North Tollway.

Kubota Tractor and Credit Corp. moving to Grapevine

Biz Beat Blog

Irving spends incentive dollars to lure two corporate headquarters, almost 2,000 jobs



Steve Brown/Real Estate Editor

CBS 11 NEWS @ 5:30 PM | Watch Live | Senator R-FL Marco Rubio Makes Campaign Stop in Dallas | Watch Live |

Arlington Welcomes Williams-Sonoma With Incentive Package

2014 6:15 PM By Ken Molestina

Tags: Arlington, distribution center, Employment, Hiring, incentive package, incentives, Jobs, regional distribution center, Williams-Sonoma

Irving City Council approves \$10 million in incentives for new Toyota campus



Deborah F

Business > Biz Beat Blog

Biz Beat Blog

Plano approves millions of dollars in incentives for new Liberty Mutual campus



Steve Brown/Real Estate Editor

Richardson Blog

Richardson approves Raytheon agreement



Wendy Hundley

BEST STATES FOR SUBSIDIES

Here are the top 10 states in terms of subsidies given to incentivize corporate relocations or expansions:

	SUBSIDIES	AMOUNT
1. New York	74,741	\$23.6B
2. Washington	16,756	\$13.2B
3. Michigan	15,208	\$13.1B
4. Louisiana	6,996	\$13B
5. Kentucky	4,522	\$7.7B
6. New Jersey	14,586	\$7.4B
7. Indiana	7,748	\$7.2B
8. Oregon	11,623	\$6.6B
		\$6.5B

Plano approves \$6.75 million grant and other incentives for Toyota

By WENDY HUNDLEY

Staff Writer

Nebraska Furniture Mart is state's top incentive recipient

SUBSCRIBER CONTENT: Aug 7, 2015, 5:00am CDT

With Toyota receiving a projected \$55 million in incentive money and tax abatements for relocating its North American headquarters to Plano, and Facebook receiving up to \$147 million in similar subsidies over the next 20 years

Excerpts From A Recent Incentive Solicitation

This request for participation is being submitted to all of the communities with sites under evaluation for the proposed investment. The request for participation includes the

1. Local Government Code Chapter 380 (“Chapter 380” or “Chapter 381”) Agreement to **refund the entire portion of the City of Dallas local sales and use tax** which is properly due and owing by the company or its affiliates **for a period of 20 years** commencing with initial construction at the project location. This agreement shall extend to all sales, purchases, goods or services with taxable situs in the City of Dallas including but not limited to

2. Chapter 380 Agreement to **refund the entire portion of the City of Dallas ad valorem (property tax)** which is properly due and owing by the company or its affiliates **for a period of 20 years** commencing on January 1, 2017. This agreement shall extend to all property permitted by law with taxable situs in the City of Dallas including but not limited to, real property improvements, business personal property, inventory or other classes of property

4. Chapter 380 Agreement or other equivalent agreement from the City of Dallas to **provide a cash grant of \$10,000 for each direct full-time equivalent employee** of the company or

6. **Waiver of all municipal fees for permits, licenses or other local government costs** that is due for the period commencing on the date of commencement of the development of the proposed investment through the end of the first year of commercial operations of the

7. Nomination from the City of Dallas for **designation as a Texas Enterprise Zone Project**

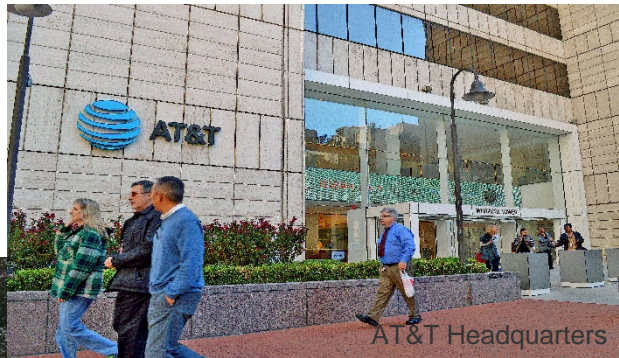
9. Agreement by the **City of Dallas to bear sole financial responsibility for road, easement and other transportation related improvements for a period of 10 years** commencing with commercial operations

Plano & Frisco Economic Development

- The City of Plano's FY16 dedicated property tax allocation to economic development generated \$7.2m for cash incentives
- The City of Frisco's Economic Development Corporation received FY16 funding of \$19.4m from local sales tax receipts for economic development increasing Funds Available to \$105m

History of Success

- Over the years, the Program has supported a number of significant projects and developments such as Texas Instrument's new manufacturing facilities, the relocation of AT&T's headquarters to Dallas, and the development of southern Dallas business parks such as Pinnacle Park, Mountain Creek and IIPOD.



History of Community Impact

- Likewise, a number of neighborhood and community redevelopment projects have been supported by the program including developments by Minyard's, Fiesta, Albertsons, Kroger, Wal-Mart, Target, Lowe's and Home Depot among others.



Historical Tax Base Impact:

Pinnacle Park & Mountain Creek Business Parks

- Combined initial Dallas Central Appraisal District (DCAD) valuation of \$9.5m prior to development, increased to \$873.3m in 2015 for both parks
 - Approaching full development but an additional \$50m+ of new facilities currently under construction or nearing completion

Issues for Discussion

1. HUD imposes a duty to affirmatively further fair housing in all programs related to housing and urban development

- Includes bond funds, TIF development agreements, tax abatements and economic development incentives, in addition to federal funds
- HUD will review City's prioritization of advancing Fair Housing goals

2. Residential and mixed-use projects are eligible for grants and programs

- Current P/PP focus is on commercial projects, but it and other programs can be used for housing and mixed-use
- Healthy mix of affordable and market units contribute to economic vitality
- Additional HUD scrutiny likely in areas of opportunity

Issues for Discussion

3. Residential Incentives (tax abatement & housing trust fund)

- Consider 380 program to provide incentives for single family for-sale housing and mixed-income multi-family rental
- Program focus: affordable/mixed-income housing in Areas of Opportunity, and strengthening the market in depressed areas

4. Retail redevelopment/adaptive reuse

- Program addressing aging and functionally obsolete retail centers citywide

5. Job skills gap outreach

- City role coordinated with existing stakeholder initiatives (workforce solutions, DCCCD, DISD, United Way, DRC & JP Morgan Chase)

Next Steps

- Integrate Committee input relative to existing Guidelines & Criteria
- Subsequent Committee briefing(s) if required
- Prepare for adoption of Guidelines & Criteria in June 2016.

Appendix A

Guidelines & Criteria

Public/Private Partnership Program Guidelines and Criteria

City of Dallas Public/Private Programs

It is the purpose of the following programs to provide assistance only for projects where such assistance is necessary to stimulate private investment. Accordingly, these programs are available when agreements between City and private parties that are not tax-exempt are approved by City Council prior to private investment occurring. Projects seeking economic incentives must provide written assurance that 'but for' the incentives sought, the proposed project would be substantially altered such that the project would not otherwise occur in the city or the economic returns to the city would be reduced. Projects occurring Southern Dallas are provided special consideration.

The information contained herein shall not be construed as implying or suggesting that the City of Dallas is offering or is under any obligation to provide tax abatement or other incentives to any applicant, and all applicants shall be considered on a case-by-case basis. Pawnshops, sexually oriented businesses, bars, truck dealerships are excluded from consideration for incentives provided under this program.

Eligibility Requirements

Each geographic area of the City has a minimum requirement in order to be considered for incentives:

- **Southern Dallas:** Projects must create/retain 25 jobs or provide \$1 million of investment;
- **Northern Dallas and Central Business District:** Projects must create/retain 100 jobs or provide \$5 million of investment; and
- **Non-Conforming Projects:** projects will be considered on a case-by-case basis.

Tax Abatement

Temporary abatement of either real estate or personal property taxes. Recipient firms must meet primary considerations of capital improvements and job creation/retention. City staff may consider secondary considerations such as Dallas resident employment, efforts to exceed minimum environmental regulations, wage rates, community activities, target industry projects, and M/WBE participation when negotiating this incentive. A firm's tax abatement percentage will be reduced by 25

Public/Private Partnership Program Guidelines and Criteria Cont.

percent for any single year of tax abatement term in which secondary considerations included in the agreement are not met unless an alternative method is prescribed by City Council in a project specific resolution. Real property tax abatement is not available in TIF Districts. In limited cases, projects may be considered for a combination of both real and personal property tax abatement when the combined amount does not exceed 90 percent of the City taxes on total new improvement value. All tax abatements must begin by January 1 of the second calendar year following City Council authorization.

Abatement Benefits

- **Southern Dallas:** Real property tax abatement up to 90 percent for 10 years and/or a business personal property/tax abatement of up to 50 percent for five years;
- **North Dallas:** Real property tax abatement up to 50 percent for 10 years and/or a business personal property tax abatement of up to 50 percent for five years;
- **Central Business District:** Business personal property tax abatement of up to 75 percent for five years and/or for non-TIF District sites real property tax abatement of up to 90 percent for 10 years; and
- **Non-Conforming Projects:** Projects will be considered on a case-by-case basis.

Business Development Chapter 380 Grant/Loan Program

Companies considering a relocation/expansion or new commercial development may be eligible for a grant in lieu of tax abatement or to defray project costs such as: land purchase, building costs, public infrastructure costs, property and sales taxes, etc. Grants will be considered on a case-by-case basis and are subject to funding limitations and investment/job eligibility requirements. Companies operating e-commerce facilities may be considered for grants equal to a portion of sales tax revenue the company's e-commerce operation generates for the City. Companies will be required to meet eligibility requirements of the Public/Private Partnership Program. Pursuant to this program the City may administer and accept resources from other political subdivision of the state to support this program, and may administer and accept resources from the Federal government to support developments.

Public/Private Partnership Program Guidelines and Criteria Cont.

Economic Development GO Bond Program for Southern Dallas

General Obligation Bond funding may be used as described in this paragraph for private commercial, industrial, retail, residential, and mixed-use development in the Southern area of the city for City that promotes economic development. Funding may be provided as a catalyst to promote private economic development and may be used for planning, designing, extending, constructing and acquiring land for public streets, utilities and other related infrastructure facilities or uses consistent with this purpose.

Private developments may be eligible for economic development grants and loans pursuant to Chapter 380 of the Texas Local Government Code. Grants and loans will be considered for infrastructure improvements and/or land acquisition consistent with the scope of funding and other uses described above. Grants or loans will be considered on a case-by-case basis subject to funding limitations and development agreements approved by City Council, which agreements will contain appropriate conditions, safeguards and benchmarks to ensure that the public purpose of economic development will be carried out.

Funding in support of mixed-use or residential development, including the acquisition of improved and unimproved properties and for the demolition of existing structures for such projects, is considered a non-conforming project and will require that a minimum of 20% of the residential units in the development meet affordable housing or mixed-income housing requirements for the location.

Local Government Corporation (LGC) Chapter 380 Grant Program

The City Dallas will consider making grants from its general fund to a LGC, subject to annual appropriation of funds and the approval of the Dallas City Council. These funds will be restricted to the payment of project costs, including the payment of debt service on any bonds issued by the LGC to finance project costs, and the funding of any necessary reserve funding or capitalized interest accounts and the payment of the cost issuance of bonds.

Public/Private Partnership Program Guidelines and Criteria Cont.

City of Dallas Regional Center EB-5

The City of Dallas Regional Center (CDRC) is dedicated to assisting individuals and their families through the EB-5 immigration process via investment into businesses and development projects located within the Dallas city limits. The CDRC offers a variety of investments to foreign investors that meet or exceed requirements and offer investors features unique to the EB-5 community. Minimum foreign investment is \$500,000 in Targeted Employment Areas or \$1M in other areas. All opportunities supported by the CDRC must provide 10 full-time jobs (directly or indirectly) per investor.

New Markets Tax Credits

The City of Dallas participates in the New Market Tax Credit Program (NMTC), a federal program operated by the Department of Treasury that provides opportunities for new development in traditionally underserved areas. The program provides NMTC investors with 39% federal tax credit payable over seven years. These investments are partnered with additional funds for businesses and real estate development in Low Income Neighborhoods.

Target Industry Projects

Target Industry projects are provided special consideration for economic incentives and are generally defined as follows: Brownfields or recycling, information technology, building materials and furnishings, company headquarters, logistics, telecommunications, transportation manufacturing and assembly, film/television/media, advanced instruments and food processing/distribution. Due to the temporary nature of film/television production, projects in this industry are not required to meet minimum job or investment eligibility established for the Public/Private Partnership Program. Rather, these projects are considered on a case-by-case basis with consideration given to the positive economic returns projects bring to the City. Target Industry projects must be confirmed in advance by the City in order to receive consideration under this designation.

Non-Conforming Projects

Non-Conforming projects are considered on a case-by case basis for high impact projects, unique development,

Public/Private Partnership Program Guidelines and Criteria Cont.

and competitive situations where projects may receive competing offers of incentives. These projects require a simple majority vote of City Council in Southern Dallas and a 3/4 vote of City Council in the CBD and in Northern Dallas High Impact Project – Projects creating/retaining a minimum of 500 jobs with substantial capital investment. In addition, this status may be granted to major projects by Fortune 500, Manufacturers 400, or Global 500 listed firms. A mixed-use or residential development considered for support as a non-conforming project requires special circumstances and must ensure that a minimum of 20% of the residential units in the development meet affordable housing or mixed-income housing requirements for the location.

Competitive and Retention Projects

In special cases, companies receiving competing offers of incentives or those currently located in the city of Dallas considering a relocation/expansion are eligible to apply for financial incentives with negotiable terms. Existing firms must expand jobs based by 25 percent to be eligible for consideration. Incentives may be offered in specific cases to ‘match other offers.’ Companies may be required to demonstrate competing cities, offers, land/lease costs, taxes at current rates, utility rates, relocation costs, other significant costs and ‘gap’ to be filled, etc.

Other Sources of Financial Assistance

Tax Increment Districts

Special districts funding public improvements (not services) with increased tax revenues resulting from new private development Tax rates are the same as elsewhere in the City and no added cost to private parties is incurred.

Public Improvement Districts

Special districts created by petition to privately fund public improvements or special supplemental services over and above those provided by City, when such services are supportive of related City investments in capital improvements.

Public/Private Partnership Program Guidelines and Criteria Cont.

Foreign Trades Zone

Allows duty-free importing of foreign-made components into the Zone, where they may be assembled, manufactured, processed or packaged. Duties are charged only when products are subsequently distributed into the U.S. market-if they are shipped to international markets, no duty is levied.

State Incentives

The City of Dallas will facilitate applications for assistance from State programs including Enterprise Zone Projects, Texas Enterprise Fund, and the Texas Emerging Technology Fund.

Contact Us

To obtain more detail on these programs, or to inquire regarding other assistance contact Office of Economic Development, Dallas City Hall, Room 5CS, Dallas, Texas 75201, Phone: (214) 670-1685, Fax: (214) 670-0158, www.dallas-ecodev.com

Approved on 12.10.14 pursuant to Res. No. 14-2205

Appendix B

Impact Analysis

Appendix B Impact Analysis Example

Exhibit B Proposed Project Information Worksheet Economic Development Committee

A. Project Summary

City Council District	N/A	
Project/Company Name	Lone Star Foods	
Project Location	100 Lone Star Drive	
Project Type	New Facility	
Facilities (Square Feet)	200,000	
Construction Schedule	Begin	Oct-10
	Complete	Oct-11
Private Improvement Investment	Real Property	\$8,750,000
	Business Property	\$4,000,000
Jobs	Created	200
	Retained	0
Average Wage Rate	Salary	\$44,000
	Hourly	\$21
City Incentive Summary	Tax Abatement	\$327,205
	Infrastructure	\$200,000
	Other - Grant	\$0

A
→

B. Economic Impact Estimates (Dallas City Economy Only, \$ Million)

	10-Year		20-Year	
	Jobs	Economic Output	Jobs	Economic Output
Direct Impact	200	\$161,700,000	200	\$365,100,000
Indirect and Induced Impact*	220	\$114,100,000	220	\$256,400,000
Total Impact	420	\$275,800,000	420	\$621,500,000

B
→

C. City of Dallas General Fund Fiscal Impact (\$ Million)

(From direct, indirect and induced economic impacts)

	10-Year	20-Year
Total City GF Revenue Generated	\$2,729,000	\$6,599,000
Total City GF Service Costs	\$2,003,000	\$4,209,000
Net Impact Before Incentives	\$726,000	\$2,390,000
City Incentives	\$494,000	\$527,000
Net City Fiscal Impact	\$232,000	\$1,863,000

C
→

* Indirect impacts represent supplier effects, induced impacts represent spin-off household effects.

- Economic and fiscal impacts are summarized for Council presentation
- A – Project description
- B – City economic impact
- C – City general fund fiscal impact
- Project year one is for construction so ten-year impact results include first nine years of incentives. 20-year impacts include all ten years of incentives

Appendix C

List of Projects Since January 2013

Appendix C

	Location	Area	Dist.	Company/Project	Authorization #	Date	Type	Jobs Contracted	Investment	Abatement	Grant
1	Colorado Blvd	S	1	SLF III - THE CANYON TIF, L.P.	13-1551/15-0988	3/27/2013	Retail	-	\$ 5,000,000		\$ 327,140
2	17655-17657 Waterview Parkway	N	12	Kohls	13-1103	6/12/2013	Office	1,000	\$ 15,000,000	\$ -	\$ 500,000
3	Cleveland Road	S	8	The Grocers Supply Co., Inc.	13-0985/86	6/12/2013	Warehouse	250	\$ 50,000,000	\$ 3,978,329	\$ 1,850,000
4	I-20 between Hampton and Polk	S	8	Trammel Crow assigned	13-0987/88	6/12/2013	Ind./War.	-	\$ 18,000,000	\$ 853,444	\$ 1,445,000
5	311 N Market	D	2	Dallas Entrepreneur Center (DEC)	13-1155	6/26/2013	Incubator	-	\$ 200,000	\$ -	\$ 200,000
6	3504 North Central Expressway	N	14	Richards Group	13-0947/13-1126/27	6/26/2013	Office	650	\$ 40,000,000	\$ 1,795,275	
7	1331 Gaston Avenue	N	9	Lincoln Property Co.	13-1104	6/26/2013	Retail	-	\$ 10,000,000	\$ -	\$ 1,000,000
8	4800 block of Mountain Creek Parkway	S	3	Mt. Creek Investments, Ltd./Prologis?	13-1128/29/30	6/26/2013	Warehouse	-	\$ 20,000,000	\$ 1,015,378	
9	302 North Houston Street	D	14	Fairfield Investment Company, LLC	13-1341	8/14/2013	Residential	-	\$ 35,000,000	\$ -	\$ 535,360
10	5327 S. Lamar Street	S	7	Borden Dairy Manufacturing	13-1502/03	8/28/2013	Manuf.	100	\$ 5,000,000	\$ 418,897	
11	Bonnieview Rd & I-20	S	8	Commerce 20 Development, LLC (Hillwood)	13-1713	9/25/2013	Manuf./War.	-	\$ 14,000,000	\$ 1,074,904	\$ 745,000
12	Bonnieview Rd & I-20	S	8	Commerce 20 Development, LLC (Hillwood)	13-1714	9/25/2013	Manuf./War.	-	\$ 11,000,000	\$ 806,931	
13	8222 Bruton Road	S	5	GBD BDM, LLC	13-1865	10/23/2013	Medical	10	\$ 1,600,000	\$ -	\$ 150,000
14	3494 Kingbridge	S	6	Lakewest	13-1969	11/12/2013	Sr Living	40	\$ 5,000,000	\$ -	\$ 200,000
15	1210 South Lamar	S	2	Cherokee Lamar Partners	14-0218	1/22/2014	Residential	-	\$ 27,000,000	\$ 1,938,897	\$ -
16	Cockrell Hill Rd & West Davis	S	6	First Industrial Texas L.P.	14-0219	1/22/2014	Warehouse	-	\$ 18,000,000	\$ 957,480	\$ -
17	1441 Robert B. Cullum	S	7	Two Podner's Barbeque and Seafood Resta	14-0316	2/12/2014	Retail	-	\$ -	\$ -	\$ 275,000
18	4800 LBJ Freeway	S	8	TCDFW Industrial Development Inc.	14-0528/29	3/26/2014	Industrial/Ware	-	\$ 10,000,000	\$ 474,135	\$ 875,000
19	Grady Niblo E. of Mtn. Creek Pkwy	S	3	Courtland Group (to be assigned to Crow H	14-0549/50	3/26/2014	Warehouse	-	\$ 33,000,000	\$ 2,618,145	\$ -
20	4600 Scyene	S	7	Frazier Revitalization (Parkland)	14-0687	4/23/2014	Medical	50	\$ 10,000,000	\$ 921,013	\$ -
21	4800 LBJ Freeway	S	8	TCDFW Industrial Development Inc.	14-0843/44	5/28/2014	Industrial/Ware	-	\$ 4,000,000	\$ 189,654	\$ 195,000
22	1601 Elm Street	D	14	Santander Consumer USA Inc.	14-0845	5/28/2014	Office	1,400	\$ 16,000,000	\$ -	\$ 1,000,000
23	2225 North Cockrell Hill Road	S	6	US Cold Storage	14-0846	5/28/2014	Warehouse	25	\$ 18,000,000	\$ -	\$ 150,000
24	Bonnieview Rd/Telephone/Wintergre	S	8	DLH Master Land Holding, LLC	14-1052/53	6/25/2014	Warehouse	-	\$ 35,000,000	\$ 2,510,550	\$ 1,760,000
25	717 N Harwood St	D	14	Active Network	14-1277	8/13/2014	Headquarters	1,000	\$ 3,000,000	\$ -	\$ 1,000,000
26	717 N Harwood St	D	14	Omnitracs	14-1278	8/13/2014	Headquarters	450	\$ 3,000,000	\$ -	\$ 450,000
27	Hampton and Danieldale	S	8	StoneRidge XI	14-1403	8/27/2014	Warehouse	-	\$ 11,500,000	\$ 849,955	\$ -
28	Hampton and Danieldale	S	8	StoneRidge XII	14-1404	8/27/2014	Warehouse	-	\$ 4,400,000	\$ 212,489	\$ -
29	Hampton and Danieldale	S	8	StoneRidge XIII	14-1405	8/27/2014	Warehouse	-	\$ 4,400,000	\$ 198,323	\$ -
30	3333 Dan Morton Drive	S	3	WhiteWave Foods (Dean)	14-1941	11/12/2014	Manufacturing	85	\$ 90,000,000	\$ -	\$ 300,000
31	Dallas Executive Airport	S	3	Commemorative Air Force	14-1940	11/12/2014	HQ/Museum	30	\$ 5,000,000	\$ -	\$ 700,000
32	2423 S. Buckner Blvd.	S	5	Almass Investment Group, LP (AIG)	14-2136	12/10/2014	Retail	-	\$ 2,636,519	\$ -	\$ 225,000
33	4404 South Marsallis Ave.	S	4	Silver Creek Investments	14-2137	12/10/2014	Retail	-	\$ 1,800,000	\$ -	\$ 250,000
34	9200 Block of Old Hickory Trail	S	8	US Real Estate LP / Seefried Industrial Prop	14-2138/39	12/10/2014	Industrial/Ware	100	\$ 10,000,000	\$ 717,300	\$ 63,726
35	Simpson Stuart/Bonnie View	S	8	KRR Construction, LTD (Save A Lot)	13-1864/14-2140	12/10/2014	Retail	-	\$ 2,800,000	\$ -	\$ 2,800,000
36	4800 block of Mountain Creek Parkway	S	3	Prologis / Ulta	14-2204/05/06/07	12/10/2014	Industrial/Ware	450	\$ 18,000,000	\$ 1,291,140	\$ 5,100,000
37	Mountain Creek Parkway	S	3	PIHV Mountain Creek (Pauls Corp)	15-0290/91	2/11/2015	Industrial/Ware	-	\$ 10,000,000	\$ 573,840	\$ -
38	8840 Cypress Waters Boulevard	N	6	AMN Healthcare	15-0406	2/25/2015	Office	550	\$ 7,500,000	\$ -	\$ 250,000
39	4800 block of Mountain Creek Parkway	S	3	Prologis Kimberly Clark	15-0519/0520	3/25/2015	Industrial/Ware	99	\$ 22,000,000	\$ 1,578,060	\$ 350,000
40	600 North Pearl Street	D	14	Comparex	15-0521	3/25/2015	Office	180	\$ 400,000	\$ -	\$ 350,000
41	4616 Langdon	S	8	Pioneer Frozen Foods	15-0522	3/25/2015	Manufacturing	25	\$ 10,100,000	\$ 478,740	\$ -
42	800 Cadiz Street	S	2	CCH Alamo, LP (Alamo Drafthouse)	15-0773	4/22/2015	Retail	-	\$ 11,000,000	\$ -	\$ 450,000
43	Telephone and Dallas Ave	S	8	VanTrust/DalParc I-12 Logistics LLC	15-0858/0859/0860	5/13/2015	Industrial/Ware	-	\$ 22,500,000	\$ 1,613,925	\$ 312,000
44	3001 Hackberry	N	6	CoreLogic Solutions, LLC	15-0986	5/27/2015	Office	1,600	\$ 50,000,000	\$ -	\$ 600,000
45	4895 Mt. Creek Parkway	S	3	TC MT Creek Development	15-1072	6/10/2015	Industrial/Ware	-	\$ 7,000,000	\$ 382,560	\$ -
46	7151 Library Lane	S	8	Cesar Chavez Foundation - Ed. Fund	15-1262	6/17/2015	Education	-	\$ 50,000	\$ -	\$ 50,000
47	8951 Cypress Waters	N	6	Toyota Industries Com. Finance	15-1263	6/17/2015	Office/HQ	150	\$ 4,000,000	\$ -	\$ 277,500
48	2900 W Commerce Street	S	6	Argos Ready Mix (South Central) Corp	15-1986/1987	10/28/2015	Manufacturing	-	\$ 10,000,000	\$ -	\$ 2,500,000
49	900 Chalk Hill Road	S	6	TCDFW Industrial Development	15-2104	11/10/2015	Industrial/Ware	-	\$ 10,000,000	\$ 478,200	\$ -
50	9001 Cypress Waters Blvd	N	6	OneSource Virtual, Inc.	15-2241	12/9/2015	Office/HQ	1,300	\$ 35,000,000	\$ -	\$ 800,000
51	Old Hickory Road	S	8	US Real Estate LP/Southwest Moulding	15-2242	12/9/2015	Industrial/Ware	80	\$ 15,000,000	\$ 1,291,140	\$ -
52	Bonnieview Road/IIPOD	S	8	DPF Tx I Bonnie View, LLC (Dermody)	15-2243/44/45	12/9/2015	Industrial/Ware	-	\$ 19,000,000	\$ 1,362,870	\$ 1,300,000
53	3662 W. Camp Wisdom Road	S	8	3662 W Camp Wisdom LLC (Brodsky)	16-0103	1/13/2016	Retail	-	\$ 15,000,000	\$ -	\$ 2,400,000
54	3111/3115 S. Lancaster Rd	S	4	City Wide Community Dev. Corp.	16-0102	1/13/2016	Office/Retail	-	\$ 2,233,000	\$ -	\$ 825,000
55	3420 & 3548 Duncanville, 3433 Morse	S	3	Rolling Frito-Lay Sales, LP	16-0104/05	1/13/2016	Industrial/Ware	230	\$ 60,000,000	\$ 2,240,665	\$ -
56	4500 Langdon Road	S	8	ATC Realty Investments	16-0293	2/10/2016	Industrial	30	\$ 9,000,000	\$ 430,384	\$ -
								9,884	\$ 877,119,519	\$ 33,252,623	\$ 32,560,726

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45Q

SUBJECT

Authorize **(1)** a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and **(2)** receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation – Financing: Estimated Revenue: \$115,000 (over the first ten years of the agreement)

BACKGROUND

Construction improvements are being made along the Browder Street Plaza in the Downtown Connection TIF District. The City is the owner of rights-of-way and would like Browder Street Plaza to become an active and well maintained part of downtown Dallas.

In 2010, Hocker Design Group presented design plans for improvements for Browder Street Plaza. Browder Street Plaza improvements and landscaping were dated and in need of upgrades. As part of the City's ongoing capital improvement effort, \$500,000 was designated for improvements to Browder Plaza, located between Commerce Street and Jackson Street, just east of the AT&T corporate headquarters.

During the summer of 2012, the City issued a request for proposals (BJZ1225) for an operator to activate Browder Street Plaza. Hamilton Properties (DPL Loan Holdings, LLC), the owner of the adjacent DP&L building, was chosen to operate and maintain Browder Street Plaza. Their proposal included the development and operation of small retail spaces, including food trucks and retail kiosks and was the highest responsive and responsible bidder. DPL Loan Holdings, LLC will enter into contracts with vendors to occupy the space and as a component of the management agreement, DPL Loan Holding will provide concessions to the City.

BACKGROUND (Continued)

DPL Loan Holdings, LLC will deposit 10% of their revenue into the Downtown Connection TIF District fund after Browder Street Plaza collections exceed \$5,500 monthly. Food vending is intended to occur primarily at lunch and after work hours. Four annual special events are being required to further activate the space throughout the year.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2016, the Downtown Connection TIF District Board of Directors reviewed information pertaining to the management, operation, maintenance and retail activation of Browder Street Plaza in the Downtown Connection TIF District.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

\$115,000.00 - Estimated Revenue (over the first ten-year period)

PROJECT COUNCIL DISTRICT

14

OPERATOR

DPL Loan Holdings, LLC

Lawrence E. Hamilton
Member and Authorized Signature

MAP

Attached.

Browder Plaza



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



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2, 7, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 M

SUBJECT

Authorize **(1)** an amendment to the development agreement with 42 Deep Ellum, LP, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 in Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to **(a)** split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; **(b)** define Project phases as follows: Phase A \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease 2702 Main; Phase B at \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease 2625, 2626, 2646, 2650, and 2701 Main; Phase C \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and Parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce; **(c)** increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; **(d)** clarify that project is only eligible for 10% allocation from general increment upon completion of all phases and satisfaction of all TIF contingencies; **(e)** assign ownership from 42 Deep Ellum, LP (“Assignor”), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership (“Assignee”), through Assignment and Assumption of TIF Agreements, executed by the final executed Development Agreement for Deep Ellum Crossroads; and **(2)** a resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Twelve (Deep Ellum TIF District) to reimburse 42 GP Deep Ellum, LLC, up to \$3,500,000, for TIF-eligible project costs pursuant to the development agreement with 42 GP Deep Ellum, LLC - Financing: No cost consideration to the City

BACKGROUND

Economic Development Staff has been working with 42 GP Deep Ellum, LLC on a proposal to redevelop 22 buildings located on both the north and south sides of the 2600 and 2700 blocks of Main Street, as well as 2646 Elm, 2653 Commerce, and the parking lots at 2703, 2705, and 2711 Commerce. This project represents the first phase of this effort.

These buildings fall into two categories: historic red-brick buildings constructed between the 1920s and 1940s and concrete masonry block buildings built between the 1960s and 1970s. Over the years, the buildings have served multiple uses including retail, office, and service. Currently around 40% percent of the project area is vacant and is in need of repair and restoration. The planned scope of work for the project site features several unique commercial improvements including a mid-block connection called “The Alley”, between Main Street and Elm Street, opening up more buildings for available leasing space and new public plazas.

The project will revitalize currently vacant buildings in Deep Ellum’s historic core as a walkable destination for entertainment, retail, and restaurants. The historic brick buildings will be rehabilitated in order to create new storefronts for small businesses. No existing buildings will be demolished as part of the redevelopment project. In addition, no portion of the redevelopment project will include residential.

This project was initially approved on September 24, 2014 by City Council. During the Development Agreement process the applicant, 42 Deep Ellum, LP, requested adding phases to the project for reimbursement needs and an assignment of ownership from 42 Deep Ellum, LP (“Assignor”), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership (“Assignee”), through the final executed Development Agreement for Deep Ellum Crossroads. These changes require returning the project to the Deep Ellum TIF Board and City Council for consideration. The Deep Ellum TIF Board met and supported the changes presented on February 19, 2016.

ESTIMATED SCHEDULE OF PROJECT

Start Date	January 2016
Completion Date	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 5, 2014, the Deep Ellum TIF District Board of Directors reviewed and recommended approval of a development agreement with 42 Deep Ellum, LP, for TIF funding for the Deep Ellum Crossroads project in an amount not to exceed \$3,500,000, of which \$775,000 is in the form of an Economic Development TIF Grant.

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

On September 15, 2014, the Economic Development Committee was briefed on the proposed Deep Ellum Crossroads redevelopment project and recommended approval.

On September 24, 2014, City Council authorized a development agreement with 42 Deep Ellum, LP, and TIF funding for the redevelopment of 2609-2711 Main, 2646 Elm, 2653-2711 Commerce and surface parking lots at 2607, 2619, 2621, and 2623 Main in an amount not to exceed \$3,500,000 by Resolution No. 14-1631.

On February, 19, 2016 the Deep Ellum TIF District board of directors reviewed and recommended approval of an amendment to the development agreement with 42 GP Deep Ellum, LLC, for the Deep Ellum Crossroads redevelopment project previously approved on September 10, 2014 by Resolution No. 14-1631 to **(1)** split project into phases and allow TIF reimbursement for each phase upon completion and satisfaction of TIF contingencies for that phase; **(2)** define Project phases as follows:

- a. Phase A - \$1,379,700 in private investment and \$500,000 in TIF reimbursement to renovate and lease building located at 2702 Main;
- b. Phase B - \$5,500,000 in private investment and \$1,125,000 in TIF reimbursement to renovate and lease buildings located at 2625, 2626, 2646, 2650, and 2701 Main; and
- c. Phase C - \$12,047,680 in private investment and \$1,875,000 in TIF reimbursement to renovate and lease buildings located at 2635, 2642, 2639, 2647, 2649, 2653, 2656, 2708 Main, 2646 Elm, and 2653 Commerce, and parking lots at 2607, 2619, 2621, 2623, 2626, and 2642 Main, 2703, 2705, and 2711 Commerce.

(3) increase maximum Economic Development TIF grant funding by \$25,000 from \$775,000 to \$800,000 and decrease public improvements TIF funding by \$25,000 from \$2,725,000 to \$2,700,000; **(4)** clarify that project is only eligible for 10% allocation from general increment upon completion of all phases and satisfaction of all TIF contingencies; and **(5)** assignment of ownership from 42 Deep Ellum, LP ("Assignor"), a limited partnership with intends to assign all right, title, and interest in and to the property owner to 42 GP Deep Ellum, LLC, a limited liability company and general partner of 42 Deep Ellum, LP, a limited partnership ("Assignee"), through the final executed Development Agreement for Deep Ellum Crossroads.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City

PROJECT COUNCIL DISTRICT

2

OWNER

42 GP Deep Ellum, LLC

Scott Rohrman
President and CEO
8333 Douglass Ave. Ste.342
Dallas, Texas 75225

DEVELOPER

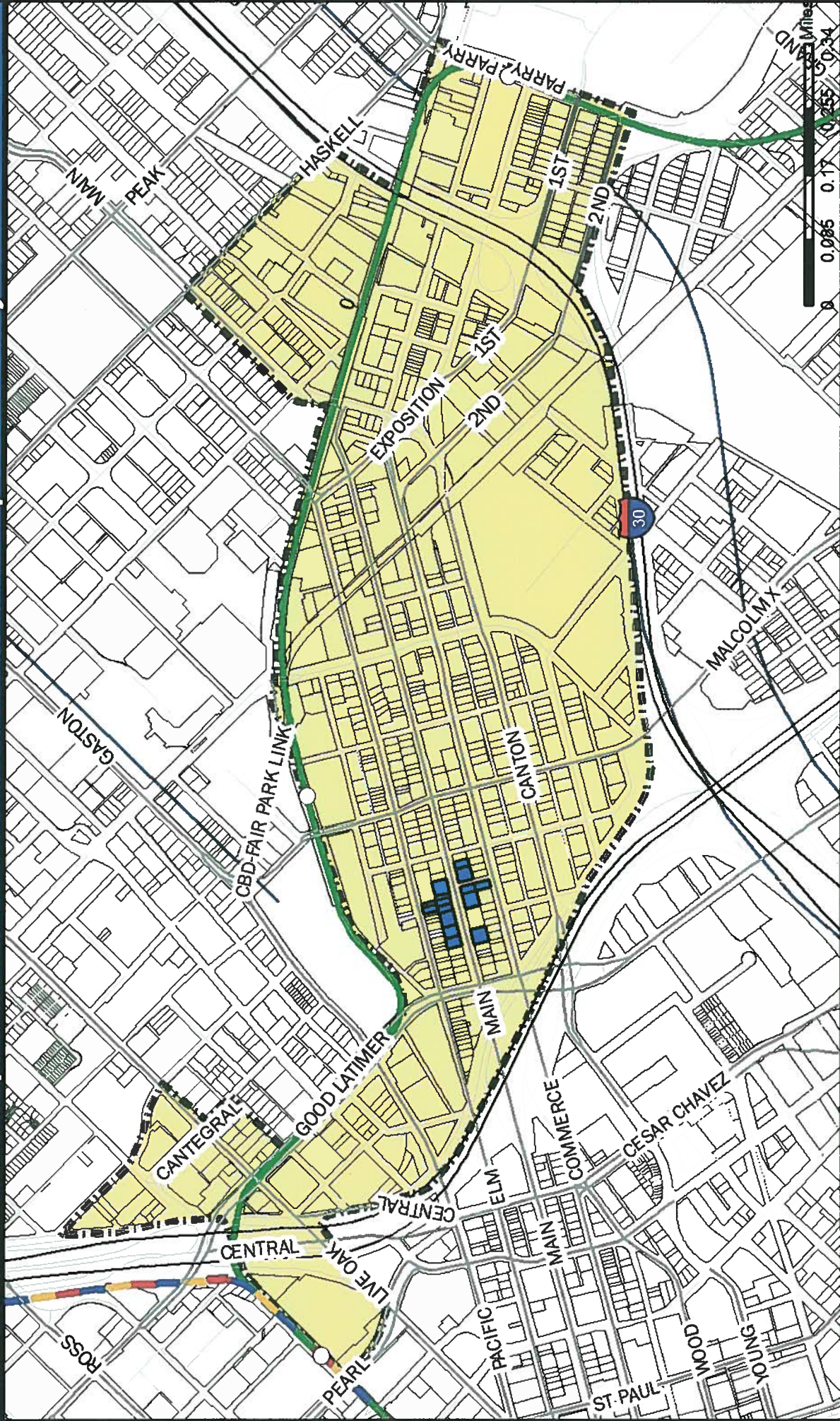
42 GP Deep Ellum, LLC

Scott Rohrman
President and CEO
8333 Douglass Ave., Ste. 342
Dallas, TX 75225

MAP

Attached.

Deep Ellum Crossroads Redevelopment Project



Legend

- Parcel 2013 Cert
- Deep Ellum Crossroads
- DART Orange Line
- DART Red Line
- DART Blue Line
- DART Green Line
- 2030 transit plan
- Deep Ellum TIF 2014 Boundary
- Trinity Railway Express
- Rail Station
- N
- E
- W
- S

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works & Transportation
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize moving expense and replacement housing payments for Francisco Torres and Dora Fernandez in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 1019 Pontiac Avenue for the Cadillac Heights Phase II Project - Not to exceed \$67,550 - Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On August 12, 2015, the City Council approved Resolution No. 15-1396 which authorized the acquisition of real property known as 1019 Pontiac Avenue for the Cadillac Heights Phase II Project. Francisco Torres and Dora Fernandez will be displaced as a direct result of this property acquisition. They have qualified for a moving expense payment of up to \$2,050 and a last resort calculated replacement housing payment of up to \$65,500 pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for the Cadillac Heights Phase II Project by Resolution No. 15-1396.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$67,550

OWNERS

Francisco Torres

Dora Fernandez

MAP

Attached

CADILLAC HEIGHTS PHASE II PROJECT RELOCATION ASSISTANCE



Lot 24, Block 3/6641– 1019 Pontiac Avenue

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 24K

SUBJECT

An ordinance abandoning a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners, containing a total of approximately 75,438 square feet of land, located near the intersection of Merrell and Midway Roads, authorizing the quitclaim and providing for the dedication of approximately 36,970 square feet of land needed for right-of-way - Revenue: \$840,024, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Montwood Lane and a garbage collection and utility easement to The Episcopal School of Dallas, Inc., and WBL Family Investments, Inc., the abutting owners. The areas will be included with the property of the abutting owners for future development of an elementary school. The owners will dedicate a total of approximately 36,970 square feet of land needed for right-of-way. The abandonment fee is based on an independent appraisal.

Notices were sent to 37 property owners located within 300 feet of the proposed abandonment area. There were 9 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 April 4, 2016.

FISCAL INFORMATION

Revenue: \$840,024, plus the \$20 ordinance publication fee

OWNERS

The Episcopal School of Dallas, Inc.

Erin Mayo, President


WBL Family Investments, Inc.


Stephen B. Swann, Director

MAP

Attached



Abandonment areas: 

Dedication areas: 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23T

SUBJECT

An ordinance abandoning two street easements to Dallas Independent School District, the abutting owner, containing a total of approximately 770 square feet of land, located near the intersection of Brockbank Drive and Bynum Street, and authorizing the quitclaim - Revenue: \$7,700, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two street easements to Dallas Independent School District, the abutting owner. The area will be included with the property of the abutting owner for the expansion of the Jose May Elementary School campus. The abandonment fee is based on Dallas Central Appraisal District values.

Notices were sent to 13 property owners located within 300 feet of the proposed abandonment areas. 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 April 4, 2016.

FISCAL INFORMATION

Revenue: \$7,700, plus the \$20 ordinance publication fee

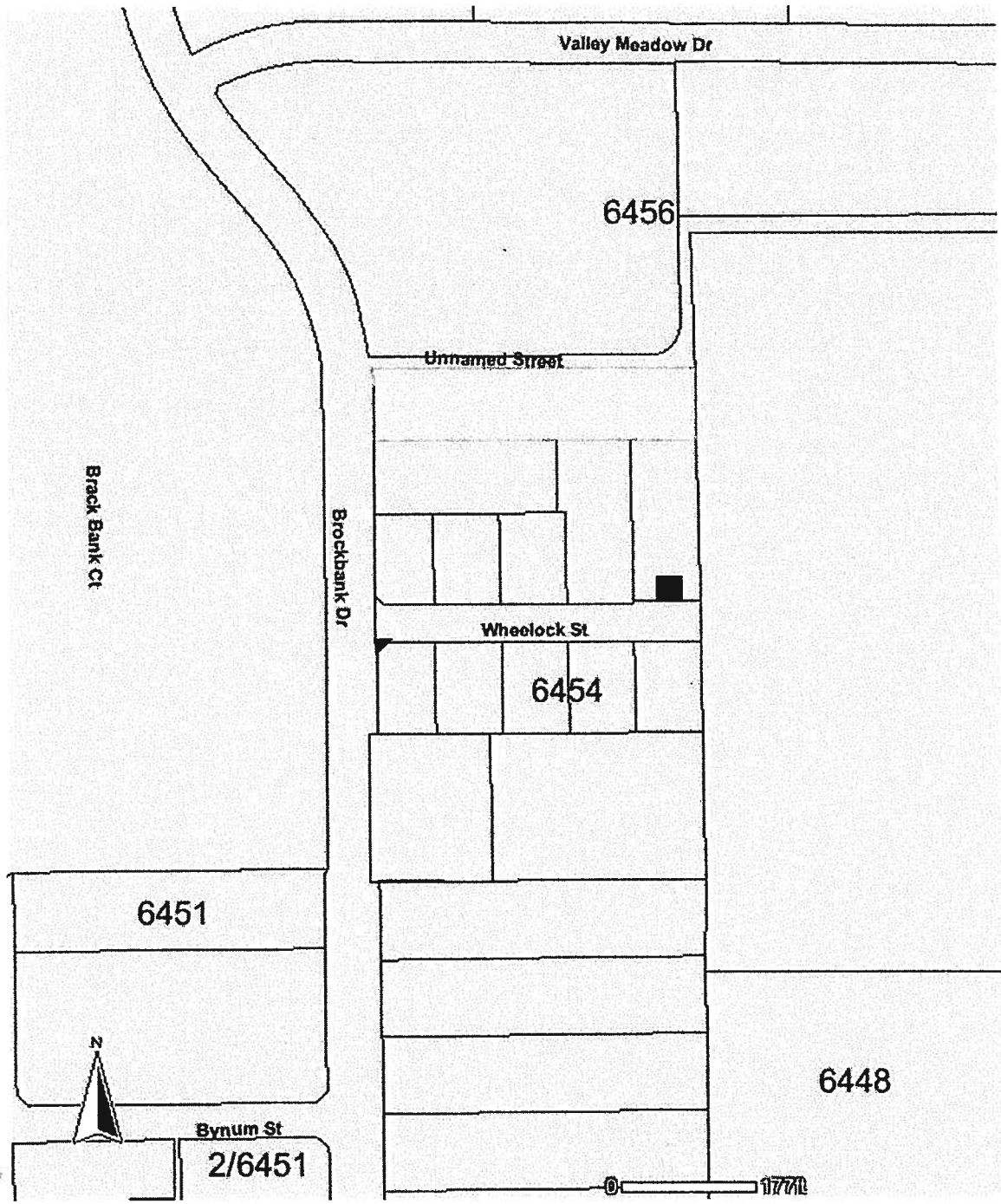
OWNER



Dallas Independent School District

Michael Hinojosa, Superintendent

MAP

Attached



Abandonment Area:  

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45U

SUBJECT

An ordinance abandoning a portion of a utility easement to CND-Southside, LLC, the abutting owner, containing approximately 3,605 square feet of land, located near the intersection of Lamar and Powhattan Streets, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a utility easement to CND-Southside, LLC, the abutting owner. The area will be included with the property of the abutting owner for developing 41 single family homes. 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 April 4, 2016.

FISCAL INFORMATION

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

OWNER

CND-Southside, LLC

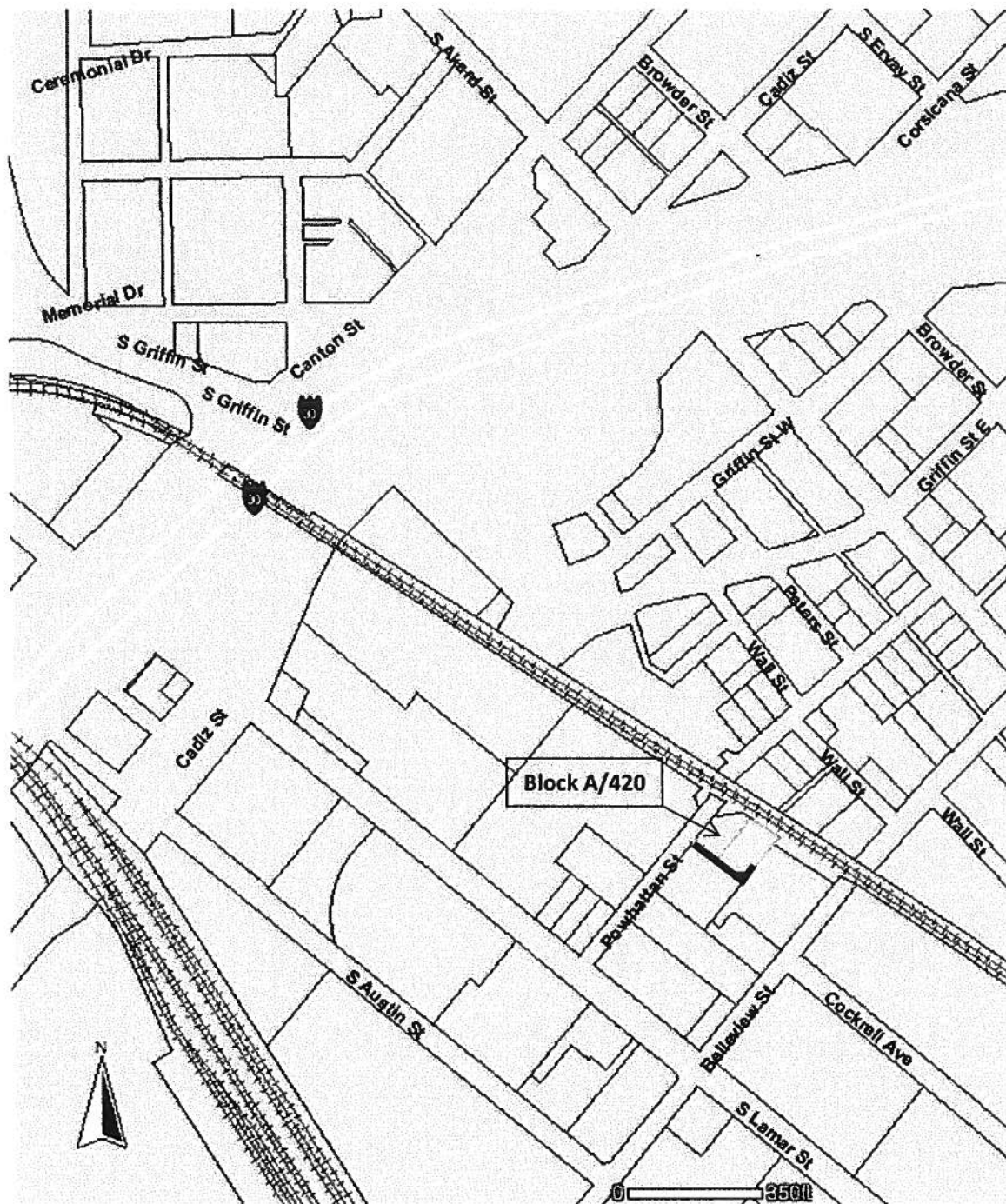
DM Weekley, Inc.

David M. Weekley, President

MAP

Attached





Abandonment Area:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54 V

SUBJECT

An ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue – Z145-347 – Financing: No cost consideration to the City

BACKGROUND

On January 27, 2016, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue and asked that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On November 19, 2014, the City Plan Commission recommended approval of a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue.

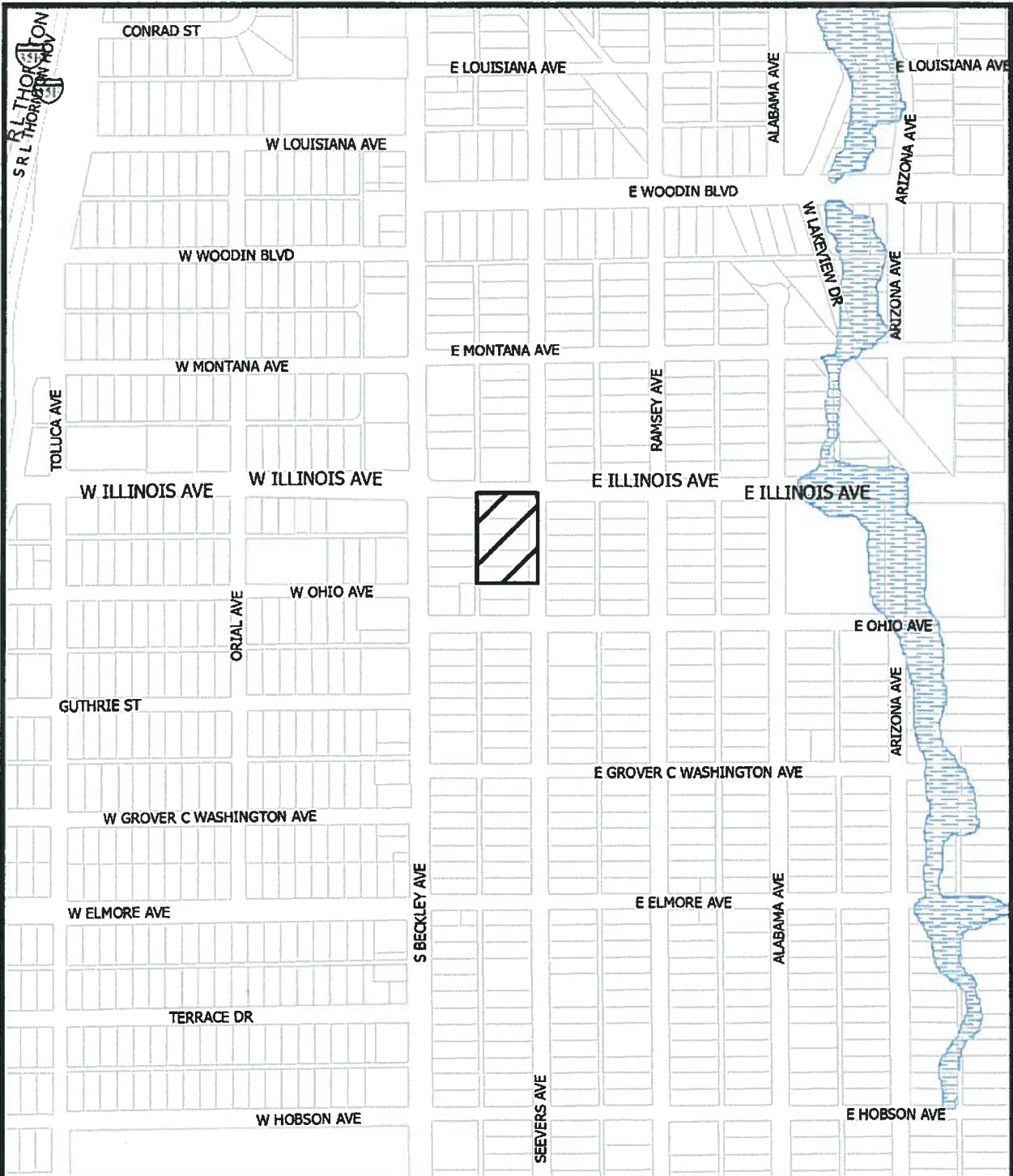
On January 13, 2016, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and Seevers Avenue and asked that the ordinance and the resolution be brought back on a later date.


FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.




 1:4,800

VICINITY MAP

Case no: Z145-347
 Date: 11/3/2015

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a one-year professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field - Not to exceed \$121,250 - Financing: Aviation Current Funds

BACKGROUND

This agenda item authorizes a one-year professional services contract for project management, construction consulting and facility maintenance services at Dallas Love Field. Currently, there are two electrical vaults that serve the Airport dating back to the 1950's. In the summer of 2015, there were several electrical spikes at the Airport and ONCOR wishes to move forward with replacing transformers and switches in the vaults. As a part of the project, expansion of the airport's boiler room is planned to accommodate one of the vaults while the existing space will be reconfigured to accommodate the remaining vault. JLM Consulting Group, Inc. will oversee the vault preparation, transformer and switches upgrade and the main gear cutover to the newly installed Oncor system to ensure minimal disruption to airport electrical systems. Although the equipment replacement is at no cost to the city, the Airport will incur costs related to vault room preparation and reconfiguring existing switchgear to the new electrical vaults. The total project is anticipated for completion in late 2016.

Additionally, JLM Consulting will aid the Dallas Love Field maintenance team with staff optimization and guidance on maintaining the mechanical systems to ensure the new terminal building continues to perform at the highest level.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

\$121,250.00 - Aviation Current Funds

OWNER

JLM Consulting Group, Inc.

Jimmy L. Mayhew, Principal

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$152,917 - Financing: Aviation Current Funds (subject to annual appropriations)

BACKGROUND

Annual Day-Night Average Sound Level (DNL) contours were prepared for the past two years (2013 and 2014) for Dallas Love Field under a contract with Harris Miller Miller & Hanson Inc. (HMMH), who will continue preparing an annual noise report including Day-Night Average Sound Level (DNL) contours for Dallas Love Field to reflect the previous calendar year operations for the next three years, along with an annual report for each year (DNL Contour Reports for years 2015, 2016, and 2017). The DNL Contour study is a technical analysis of the year's noise conditions. The DNL contours are developed using the latest version of the Federal Aviation Administration (FAA) Integrated Noise Model (INM) and data pre-processor called Real Contours. Real Contours converts every useable radar track into outputs for the noise model ensuring that the modeling includes runway closures, deviation from flight patterns, changes in flight schedules, and deviation from average runway use. In 2014, over 170,000 flight tracks were modeled by HMMH, and the estimated number of people exposed to Day-Night Average Sound Levels (DNL) exceeding the federal guidelines of 65 decibels (dB) is 4,083 people; an increase of approximately 32 percent compared to 2013 (3,091 people DNL 65 dB or greater). Analysis of the noise contours indicates the following:

- Noise levels in 2014 increased along the extended runway centerline of Runway 13R/13L when compared to noise levels in 2013.
- However, noise levels in 2014 compared to 2006 have decreased in all areas except a small area in the DNL 60 dB along the extended runway centerline to the northwest of Runway 13L.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 13, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34N

SUBJECT

Authorize a First Amendment to the lease agreement and purchase option agreement with Scarborough Forest Park IV, LP for the land and improvements located at 6814 Harry Hines Boulevard to correct the incorrectly calculated purchase price breaks in the purchase option agreement - Financing: No cost consideration to the City

BACKGROUND

In an attempt to avoid and alleviate parking challenges at Dallas Love Field Airport, the Department of Aviation was actively searching for property to use as off-site valet and/or remote customer parking. Scarborough Forest Park IV, LP offered to lease approximately 13.442 acres of land to the City of Dallas for use as Airport parking under a long-term lease. On May 27, 2015 the City Council approved the original lease with a purchase option agreement.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original lease, on May 27, 2015, by Resolution No. 15-0925.

Information about this item will be provided to the Economic Development Committee on April 4, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Scarborough Forest Park IV GP, LLC, General Partner

James Feagin, Manager

MAP

Attached.

Scarborough Forest Park IV, LP General Location

