

# Economic Development Committee **DRAFT**

## Meeting Record September 8, 2015

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

**Meeting Date:** September 8, 2015      **Meeting Start time:** 9:04 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:**

Ryan Evans, First Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
David Cossum, Director, Sustainable  
Development & Construction  
Neva Dean, Assistant Director, Sustainable  
Development & Construction  
Jiroko Rosales, Assistant Director, Office of  
Economic Development

**Other Presenters:**

**1. Approval of August 17, 2015 Minutes of the Economic Development Committee**

**Presenter(s):**

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

**Motion made by:** Mr. McGough

**Motion seconded by:** Mr. Thomas

Item passed unanimously:  X

Item passed on a divided vote:      

Item failed unanimously:      

Item failed on a divided vote:      

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

**2. CDA 145-005 Application to Amend Cell Tower Regulations-Temporary Tower and Height Restrictions**

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

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval \*Motion failed with Mr. Medrano, Ms. Arnold, and Mr. McGough voting No, Mr. Kleinman was absent from the meeting

**Motion made by:** Mr. Thomas

**Motion seconded by:** Mr. Callahan

Item passed unanimously:      

Item passed on a divided vote:      

Item failed unanimously:      

Item failed on a divided vote:   X  

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

**3. Proposed Amendments to Cell Tower Regulations –Notification Requirements and Form District Standards**

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

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

**Motion made by:** Mr. McGough

**Motion seconded by:** Mr. Thomas

Item passed unanimously:  X

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

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

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

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

**Upcoming Agenda Items**

September 9, 2015

- A. An ordinance abandoning a portion of a utility easement to Intercity Investments, Inc., the abutting owner, containing approximately 13,467 square feet of land, located near the intersection of Edgemere Road and Bandera Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee.
- B. Authorize partial release of deed restrictions on three tracts of land containing approximately 23 acres to be conveyed by the University of North Texas System to Dallas Area Rapid Transit, located near Camp Wisdom and Houston School Roads for construction and operation of a rail line - Financing: No cost consideration to the City.
- C. Authorize settlement in lieu of proceeding further with condemnation of a subsurface easement under approximately 4,944 square feet of land from 1507 Dragon Street DDD, LLC, located on Ross Avenue at its intersection with Hall Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$30,500 (\$28,000 plus closing costs and title expenses not to exceed \$2,500); an increase of \$6,118 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds.
- D. Authorize an amendment to Resolution No. 15-0857, previously approved on May 13, 2015, to modify the elevations of the subsurface easement and to authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from M.I. Gaston Partners, Ltd. and MSC-I, Ltd., of a subsurface easement located under approximately 10,702 square feet of land, located on Gaston Avenue near its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Financing: This action has no cost consideration to the City.
- E. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from PATRONMARCHE, LLC, of a subsurface easement under approximately 519 square feet of land located on Flora Street near its intersection with Interstate Highway 345 for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$3,517 (\$1,817 plus closing costs and title expenses not to exceed \$1,700) - Financing: General Obligation Commercial Paper Funds.

- F. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Post Apartment Homes, L.P., of a subsurface easement under approximately 3,811 square feet of land located on Woodall Rodgers Freeway at its intersection with Maple-Routh Connection for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$72,598 (\$68,598 plus closing costs and title expenses not to exceed \$4,000) - Financing: 2006 Bond Funds.
- G. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from San Jacinto Urban Lofts, L.P., of three subsurface easements under a total of approximately 2,304 square feet of land located on San Jacinto Street near its intersection with Caddo Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$10,525 (\$8,525 plus closing costs and title expenses not to exceed \$2,000) - Financing: General Obligation Commercial Paper Funds.
- H. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from SHF I ICON, LLC, of a subsurface easement under approximately 62,688 square feet of land located on Hall Street at its intersection with Ross Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$257,752 (\$250,752 plus closing costs and title expenses not to exceed \$7,000) - Financing: 2006 Bond Funds.

September 22, 2015

- A. Authorize an amendment to the contract with the World Affairs Council of Dallas / Fort Worth for economic development and protocol services to: (1) extend the existing grant agreement from October 1, 2015 through December 31, 2015; and (2) increase funding by \$62,500 for the additional services for 3 months - Not to exceed \$62,500 - Financing: Public/Private Partnership Funds (subject to appropriations).
- B. Authorize Supplemental Agreement No.1 to the contract with Southern Dallas Development Corporation (SDDC) to extend the term of the fourth and final renewal option from October 1, 2015 to March 30, 2016 to continue administration and loan servicing of the Community Development Block Grant (CDBG) funded Business Revolving Loan Program - Financing: No cost consideration to the City.
- C. Authorize a first renewal option for eight Business Assistance Centers (BACs) for a twelve-month service contract, with one additional twelve-month renewal option, subject to funding availability with the eight Business Assistance Center (BAC) contractors to provide technical assistance, incubator space and other support services to low-to-moderate income persons owning or starting microenterprises listed herein for each contract as follows: (1) Greater Dallas Hispanic Chamber of Commerce located at 4622 Maple Avenue, Suite 207 (BAC#1) in an amount not to exceed \$80,000; (2) The Dallas Black Chamber of Commerce located at 2838 Martin Luther King Boulevard (BAC #2) , in an amount not to exceed \$80,000; (3) CEN-TEX Certified Development Corporation dba Business & Community Lenders (BCL) of Texas to be located at the J. Erik Jonsson Central Library at 1515 Young Street, Sammons Small Business Center (BAC, #3) in an amount not to exceed \$80,000; (4) CENT-TEX Certified Development Corporation doing business as Business & Community Lenders (BCL) of Texas located at 4907 Spring Avenue(BAC#4) in an amount not to exceed \$80,000; (5) Business Assistance Center, Inc. located at 1201 West Camp Wisdom Road, Suite 224 (BAC#5) in an amount not to exceed \$80,000; (6) Organization of Hispanic Contractors Association dba Regional Hispanic Contractors Association to be located at 3918 N Hampton Rd (BAC#6), in an amount not to exceed \$80,000; (7) Organization of Hispanic Contractors Association dba Regional Hispanic Contractors Association located at 2210 West Illinois Avenue(BAC#7) in an amount not to exceed \$80,000; (8) CENT-TEX Certified Development Corporation doing business as Business & Community Lenders (BCL) of Texas located at 1322 Record Crossing(BAC#8) in an amount not exceed \$80,000; Not to exceed \$640,000 - Financing: 2015-16 Community Development Block Grant Funds.

- D. Authorize a one-year service contract to a no-cost Federal income tax preparation program with a focus on Earned Income Tax Credit (EITC) filings and financial education for low to moderate income filers citywide – Foundation Communities, sole respondent – Not to exceed \$200,000 – Financing: Current Funds (subject to appropriations).
- E. Authorize (1) acceptance of the 2014 100 Resilient Cities Grant from the Rockefeller Foundation to provide funding for economic resilience and preparedness for the rapid growth of natural and man-made disasters and the employment of a Chief Resilience Officer for the period October 1, 2015 through September 30, 2017; and (2) execution of the grant agreement - Not to exceed \$464,000.00 - Financing: The Rockefeller Foundation.

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

**Motion made by:** Mr. McGough

**Motion seconded by:** Thomas

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

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

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

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

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

**Meeting Adjourned: 10:14 AM**

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