

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23P 42H L Q 43E F J K N P 44P 45Z 46M N R T U V W X Y Z
47J L N S W 48T V 49T 54K M V Z 55B F H K L N P T W X
56B C D G S T W X 57R 58C J L R Y 64F H Q V 65B F K 66E
N S W X 68C D G 69A-G P Q 70W 74 H 76A L

SUBJECT

Authorize the quitclaim of 120 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$798,707

BACKGROUND

This item authorizes the quitclaim of 120 properties that were foreclosed by the Sheriff's Department for unpaid taxes pursuant to judgments or seizure warrants from a District Court and the release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment. These properties are being sold to the highest bidders and will return to the tax rolls upon conveyance.

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

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$798,706.39

OWNERS

Camden Homes, LLC

MT Akhavizadeh, Managing Member

County Land and Water LLC

Wayne Prokay, Managing Member

JCRB Bucker Realty, L.P.

Juanky Enterprises, LLC, General Partner

Juan Ruvalcaba, Managing Member

King Home Builders, LLC

Jorge Lariz, Managing Member

Nextlots Now L.L.C.

Lee J. Schmitt, Managing Member

SDE Texas LLC

Samuel Aflalo, Managing Member

David Eitches, Managing Member

Everett Fujii, Managing Member

Abraham Galdian

Albert Almanza

Anthony Boyd

Aubrey Quarles

Benita Beltran

Benito Mojica

Constance Armstrong

DaPorscha Kelley

David Menn

Demond Thomas

OWNERS (Continued)

Devan Earle

Doric Earle

Edgar Milton Pineda

Friew Zerihun

J. Santos Coria

Jose Alfredo Ramirez

Juan Roberto Leon

Keith Marshall

Kimiaki Itamura

Lilia Jimenez

Luis Ramirez

M.W. Resnick

Maria Ospina

Maria Schneider

Nicholas A. Barnett Sr.

Omar Correa

Rolando Cobos

Sabrina Sutton

Saul Vargas

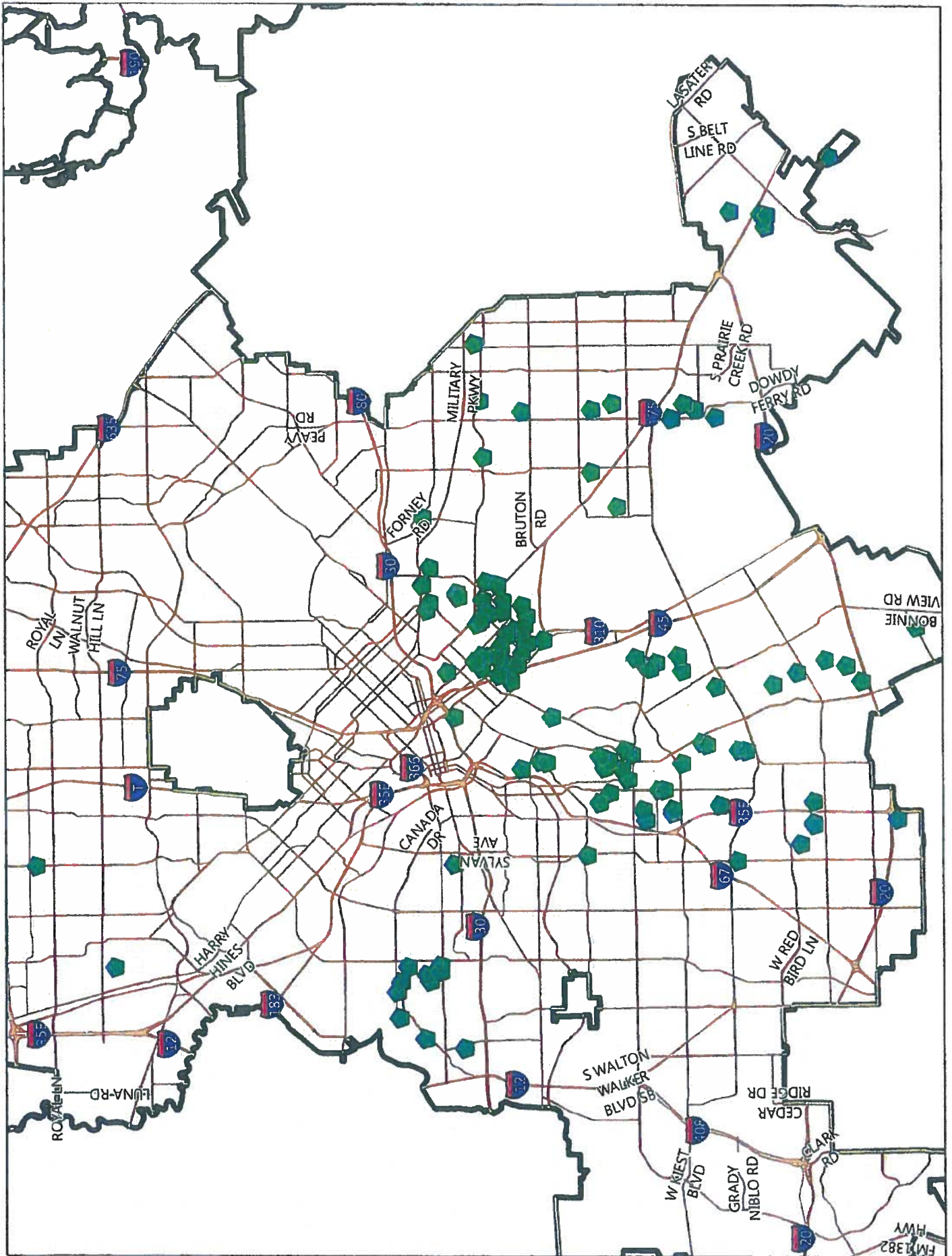
Temesgen Wukaye

William Baker

Yesenia Villela

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 7, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 56U V 57S 66T U V

SUBJECT

A resolution consenting to the sale of 7 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City

BACKGROUND

As required under Tax Code 34.05(i) and 34.05(j), this item will consent to the sale of 7 tax foreclosed properties (list attached) by Dallas County. Pursuant to the provisions of Section 34.05(c) of the Tax Property Code, the properties were offered for sale by the Sheriff of Dallas County at public auction. No bids were received and the properties were subsequently struck off to the Wilmer Hutchins Independent School District, pursuant to for the non-payment of delinquent taxes. The County of Dallas holds the properties in trust for each taxing entity and is seeking the consent for the sale of the properties.

The properties will return to the tax rolls upon sale and conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

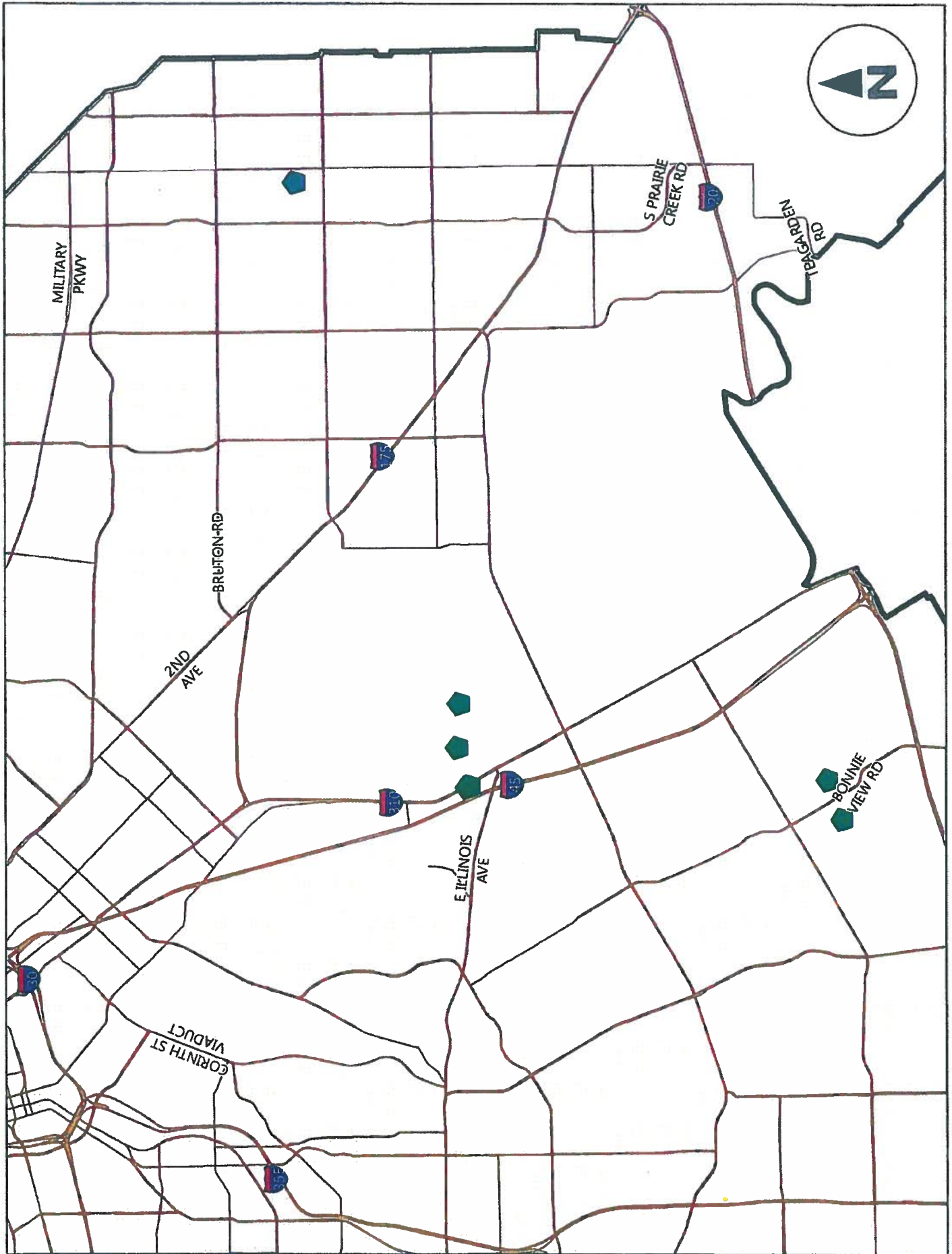
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 69M

SUBJECT

A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$3,730

BACKGROUND

This item authorizes the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 4,624 square feet to the State of Texas for the construction and maintenance of a highway ramp and drainage easement near the intersection of Interstate Highway 20 and Haymarket Road. This property will be used for the Interstate Highway 20 Expansion Project. The State of Texas is an entity with the power of eminent domain. The City may sell or exchange its property to a governmental entity that has the power of eminent domain without complying with the notice and bid requirements pursuant to Chapter 272 of the Local Government Code. The purchase price of \$3,730 is based on an independent appraisal.

This property will be conveyed with a reservation of all oil, gas and other minerals in and under the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

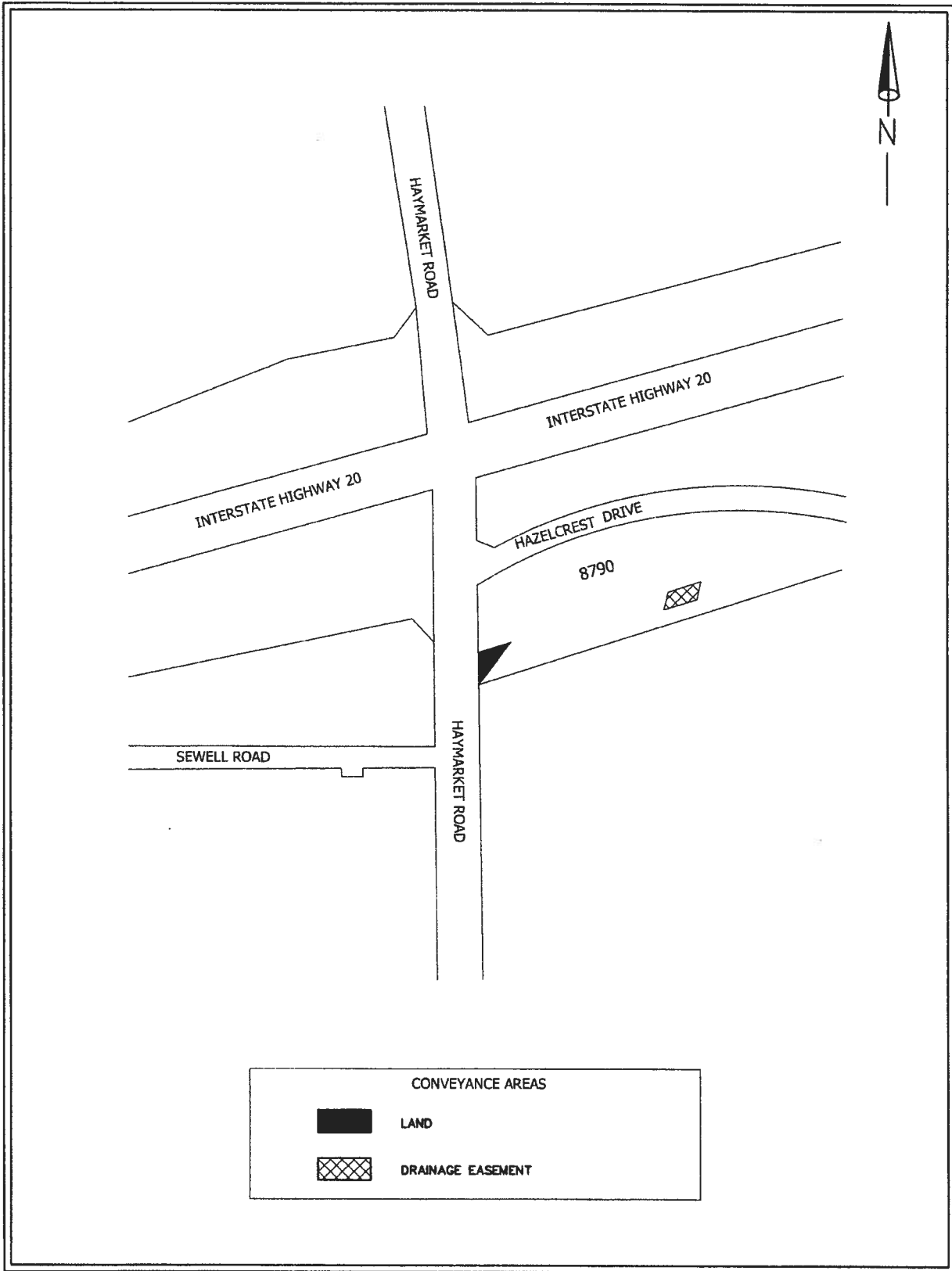
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$3,730

MAP

Attached



CONVEYANCE AREAS



LAND



DRAINAGE EASEMENT

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 69M

SUBJECT

A resolution authorizing the conveyance of a tract of City-owned land and a drainage easement containing a total of approximately 5,393 square feet to the State of Texas located near the intersection of Interstate Highway 20 and Haymarket Road - Revenue: \$6,463

BACKGROUND

This item authorizes the conveyance of a tract of City-owned land and a drainage easement for a total of approximately 5,393 square feet to the State of Texas for the construction and maintenance of a highway ramp and drainage easement near the intersection of Interstate Highway 20 and Haymarket Road. This property will be used for the Interstate Highway 20 Expansion Project. The State of Texas is an entity with the power of eminent domain. The City may sell or exchange its property to a governmental entity that has the power of eminent domain without complying with the notice and bid requirements pursuant to Chapter 272 of the Local Government Code. The purchase price of \$6,463 is based on an independent appraisal.

This property will be conveyed with a reservation of all oil, gas and other minerals in and under the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

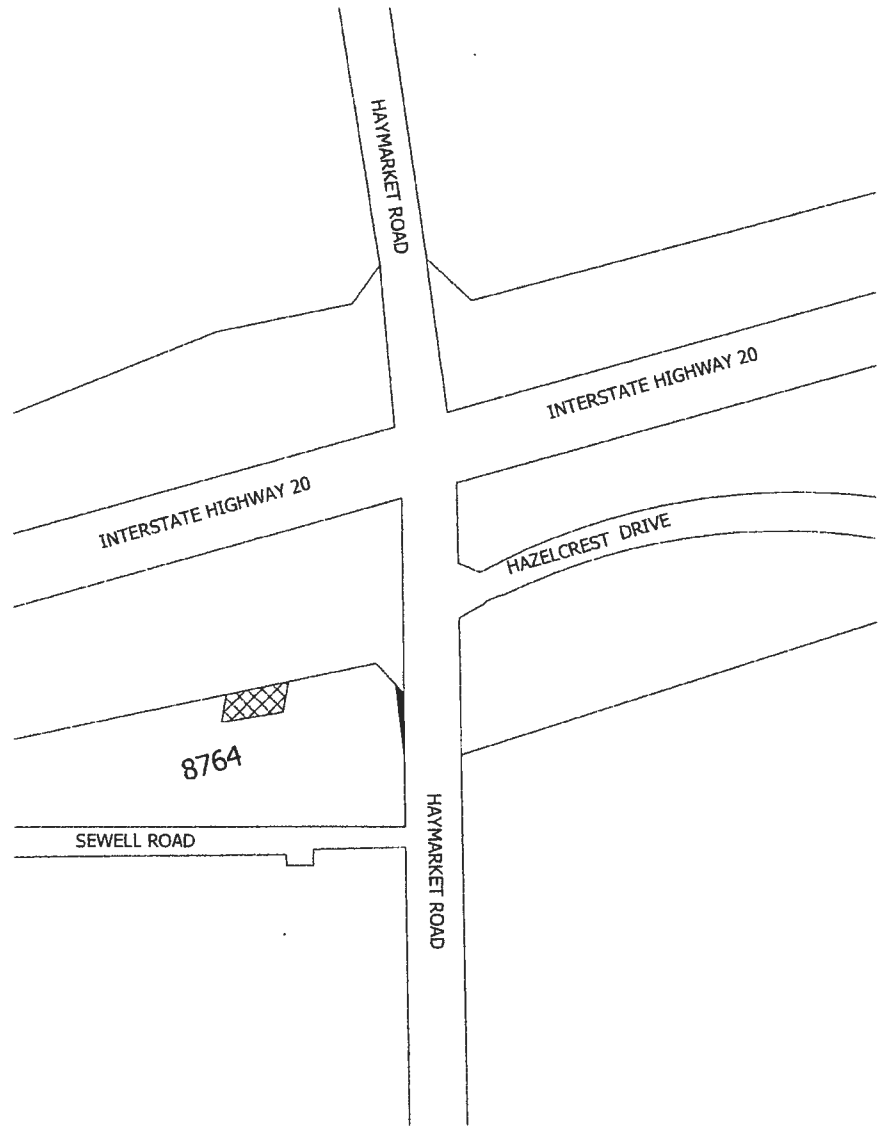
Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION



Revenue: \$6,463

MAP

Attached



CONVEYANCE AREAS

| | |
|---|-------------------|
|  | LAND |
|  | DRAINAGE EASEMENT |

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44H

SUBJECT

An ordinance granting a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue – Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee

BACKGROUND

This item grants a private license to DD Dunhill, LLC and DE Design Borrower LLC for the use of approximately 4,350 square feet to install, maintain and use a statue, electrical conduit and wiring, lighting, sensors, paving and landscaping on a portion of Hi Line Drive right-of-way, near its intersection with Oak Lawn Avenue. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

Revenue: \$2,000 one-time fee, plus the \$20 ordinance publication fee

OWNERS

DD Dunhill, LLC

William L. Hutchinson, Governing Person

DE Design Borrower LLC

Donald Engle, Director

MAP

Attached



 LICENSING AREA

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44G

SUBJECT

An ordinance abandoning a portion of Levee Street to AR Apartments, LLC, the abutting owner, containing approximately 2,052 square feet of land, located near the intersection of Turtle Creek Boulevard and Levee Street, and authorizing the quitclaim - Revenue: \$65,664, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Levee Street to AR Apartments, LLC, the abutting owner. The area will be included with the property of the abutting owner for a multi-family development. The abandonment fee is based on an independent appraisal.

Notices were sent to 24 property owners located within 300 feet of the proposed abandonment area. There were two 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 January 19, 2016.

FISCAL INFORMATION

Revenue: \$65,664, plus the \$20 ordinance publication fee

OWNER

AR Apartments, LLC

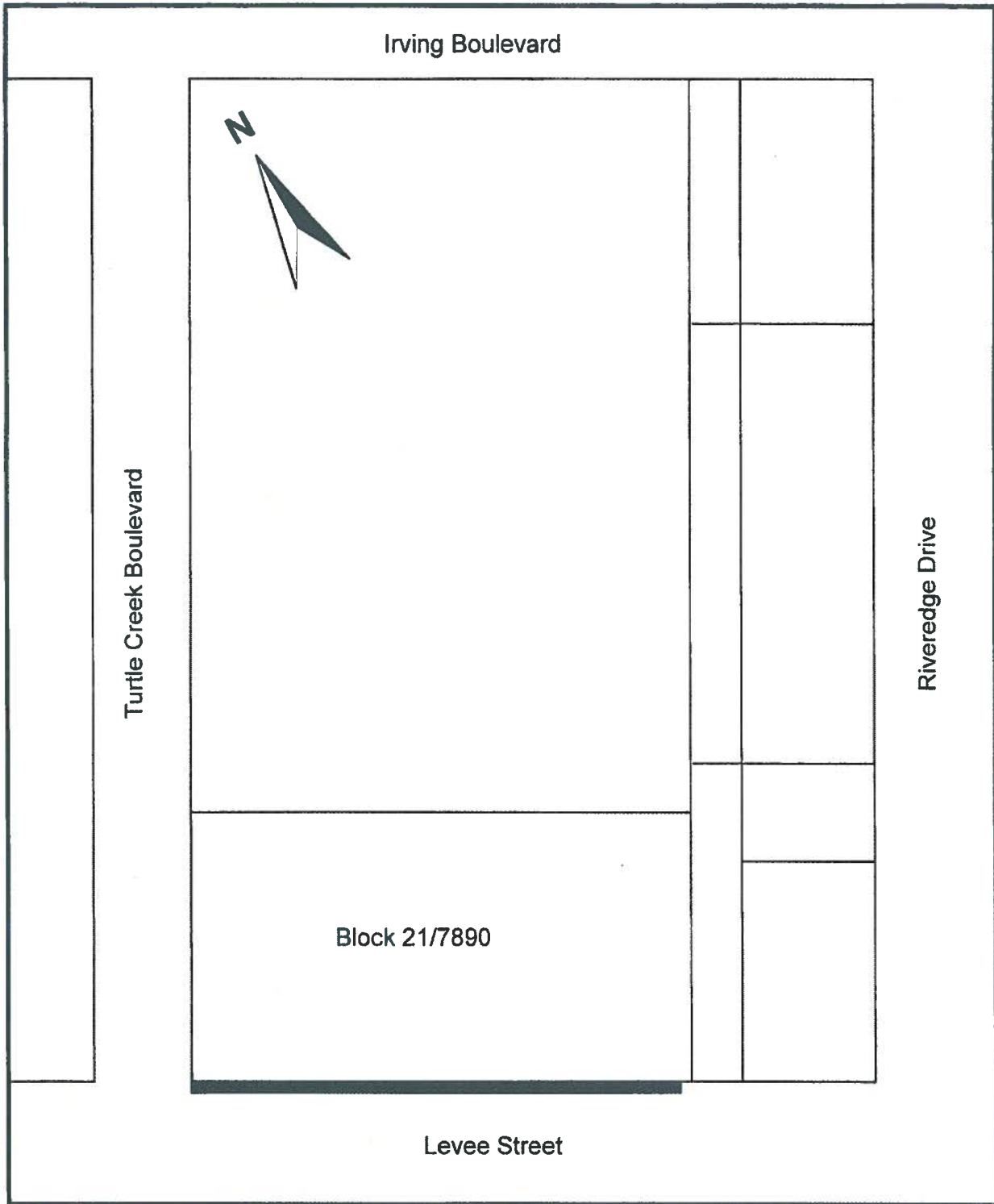
DCH 109 Design District, L.P.

Maple Multi-Family Development, LLC

Kenneth J Valach, President

MAP

Attached



Abandonment Area 

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34Q

SUBJECT

An ordinance abandoning two sight easements to Fairfield Sadler LLC, the abutting owner, containing a total of approximately 226 square feet of land, located near the intersection of Inwood Road and Denton Drive, and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two sight easements to Fairfield Sadler LLC, the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

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

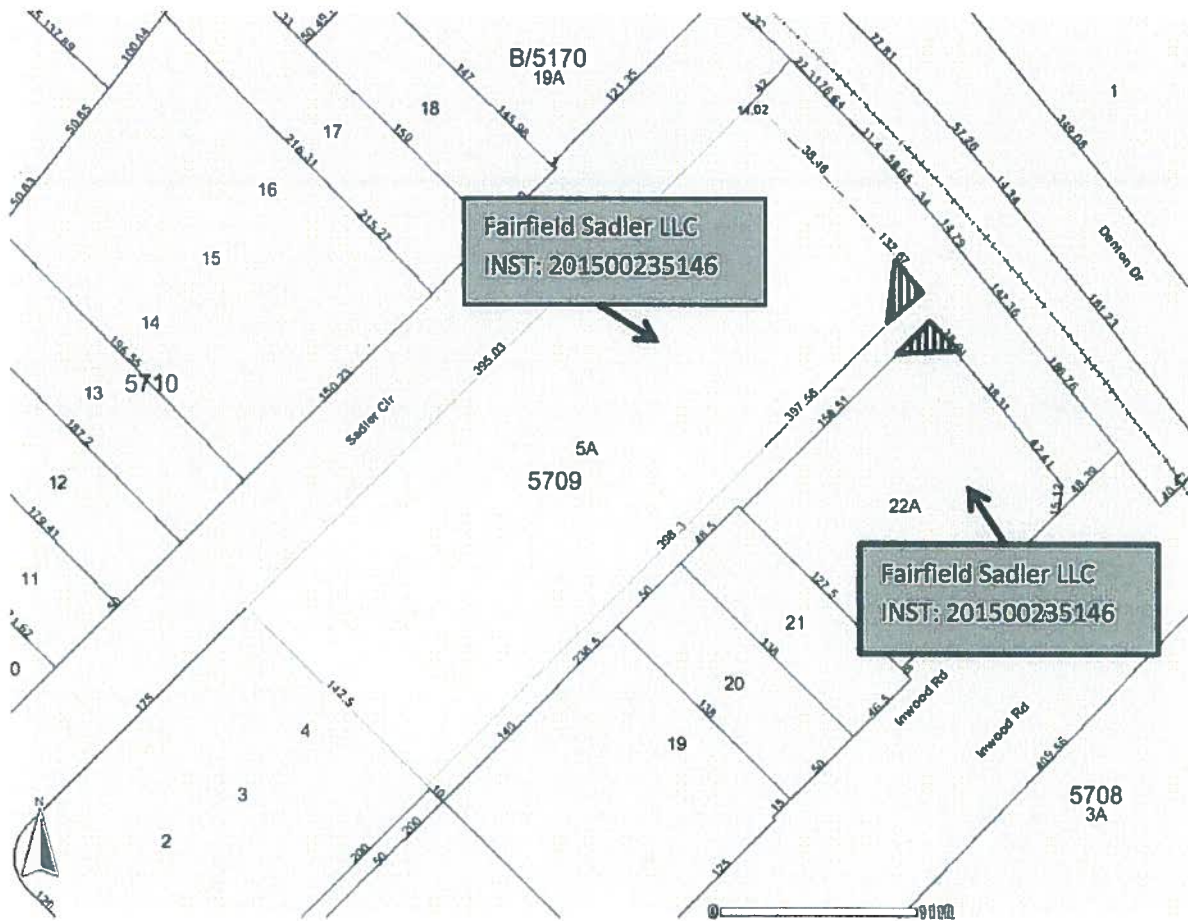
OWNER

Fairfield Sadler LLC

Christopher E. Hashioka, President and Chief Executive Officer

MAP

Attached



ABANDONMENT AREA: 

DEDICATION INSTRUMENT : 95244/2828

LOG No.41634

BLK:A/5709

MAPSCO:34Q

APPLICANT: Fairfield Sadler LLC

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 43S W X

SUBJECT

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

BACKGROUND

On May 11, 2013, in accordance with Ordinance No's. 28938 and 28939, as amended, an election was held and the majority of the voting public authorized the City Council to: (1) convey by sale or exchange the property and (2) use the proceeds of the conveyance for the enhancement of the City of Dallas Park and Recreation System.

On May 22, 2013, by Resolution No. 13-0910, the City Council accepted the results of the public's vote and said property was deemed unwanted and unneeded surplus land.

This item authorizes the 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.

This property was advertised for sale on January 11, 2015 and January 12, 2015 in the Dallas Morning News for a minimum bid of \$517,967 or exchange for needed land of comparable value plus an additional \$7,500 for administrative costs.

Bids were opened on January 29, 2015 and one bid was received.

The land/property was advertised in local newspapers and on the Real Estate website. This land will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

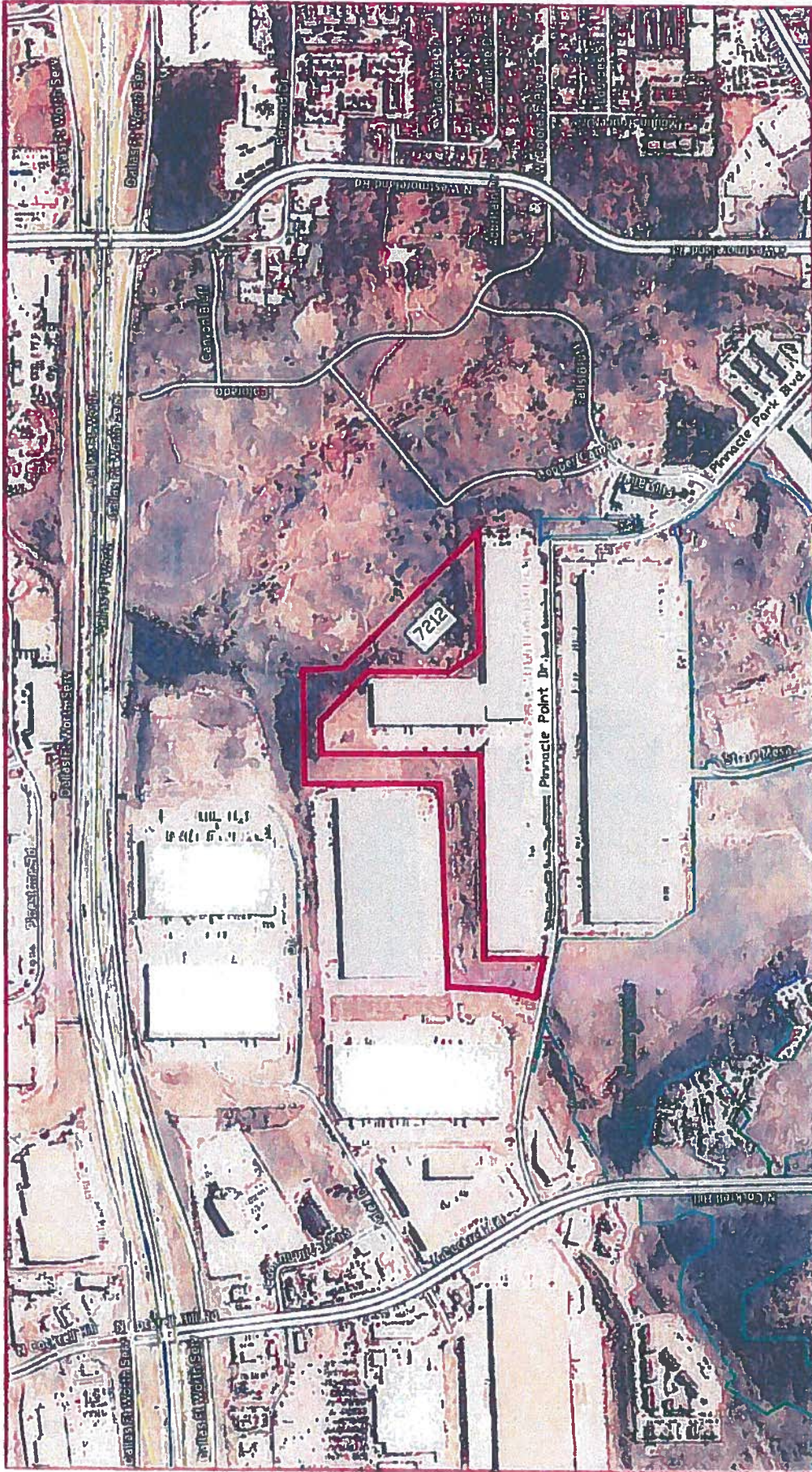
Council declared this property unwanted and unneeded on December 10, 2014, by Resolution No. 14-2200.

FISCAL INFORMATION

Revenue: \$7,500

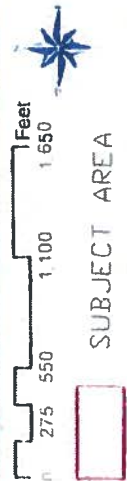
MAPS

Attached

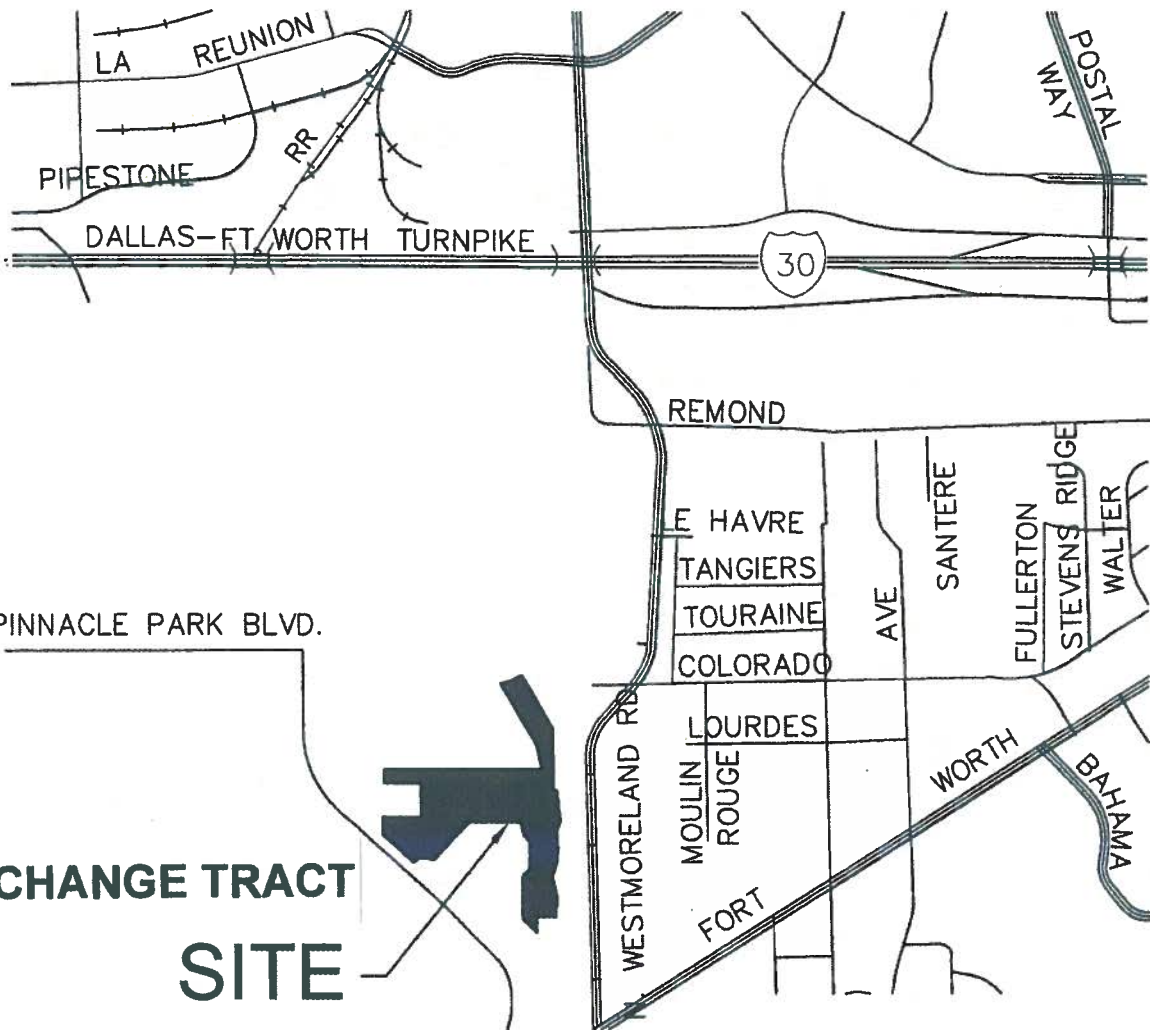


Joey Georgusis Park

Park Land Sale



SUBJECT AREA



**EXCHANGE TRACT
SITE**

LOCATOR MAP

NOT TO SCALE

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land located near the intersection of Packard and Cadillac Streets for the Cadillac Heights Project Phase I - Not to exceed \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jaime Saucedah and Beth Saucedah, of approximately 13,650 square feet of land for the Cadillac Heights Project Phase I. This property will be used for city service and maintenance facilities. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on December 8, 2003, by Resolution No. 03-3321.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$55,000 (\$50,000, plus closing costs and title expenses not to exceed \$5,000)

OWNERS

Jaime Saucedah

Beth Saucedah

MAP

Attached

XED SEPT 25, 1951 ORD. NO. 5256
 BY WM J ELLIOTT ABST. 408

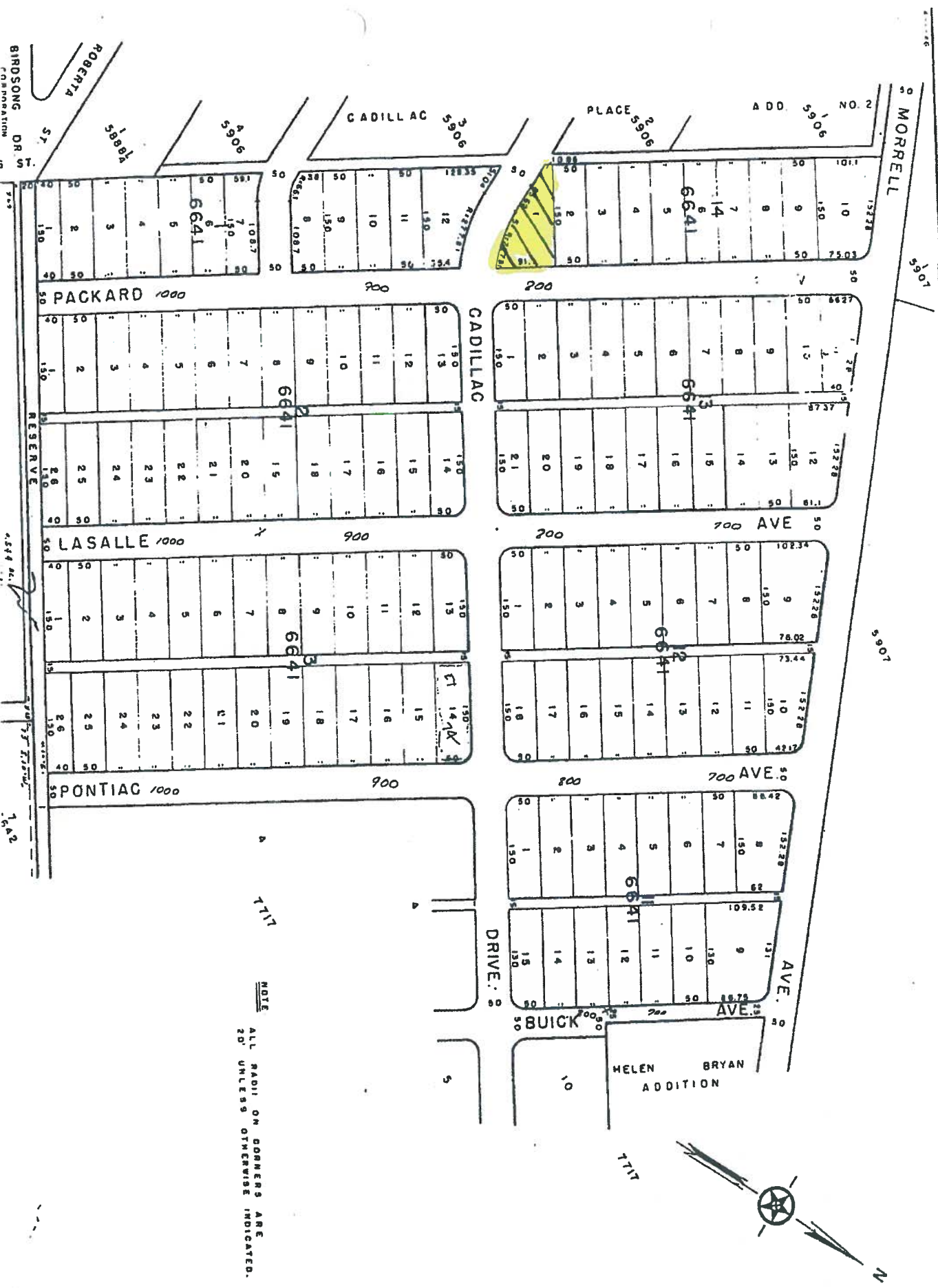
CITY OF DALLAS PLAT BOOKS
 ADDITION CADILLAC PLACE NO. 1

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DIST. DALLAS

BLOCKS 6641

1-8-3-1-2-1-5-14



NOTE ALL RADII ON CORNERS ARE 20' UNLESS OTHERWISE INDICATED.

BIRDSONG DRIVE
 CORPORATION

1.62

Memorandum



CITY OF DALLAS

DATE January 15, 2016

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

SUBJECT **January 27, 2016 Upcoming Agenda Items for Sustainable Development and
Construction Department**

The two items below have been deleted from the January 27, 2016, City Council agenda and will be placed on a future agenda.

1. 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)
2. Authorize an historic preservation tax exemption for the Adolphus Hotel located at 1315 Commerce Street for a ten-year period on 100% of the land and structure value - Revenue Foregone: First year tax revenue foregone estimated at \$201,020 (Estimated revenue foregone over ten years is \$2,010,201)

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

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
First Assistant City Manager

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

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 33H

SUBJECT

Authorize a five-year lease agreement with two five-year renewal options with Viceroy Regal, LP for approximately 2.808 acres of land located at 2225 Burbank Street and 2311 Burbank Street to be used for Dallas Love Field airport operations - Financing: Aviation Current Funds (\$316,128.00 estimated annually); Not to exceed \$1,580,640 over primary term of lease (subject to annual appropriations)

BACKGROUND

Since the expiration of the Wright Amendment on October 13, 2014, Dallas Love Field ("Airport") has experienced tremendous increases in the number of daily enplanements and amount of passenger traffic. With this increase in passenger traffic, the Airport has also experienced a major increase in customer demand for parking and rental cars. The Department of Aviation ("DOA") currently has limited land to help meet these increasing demands. The Airport experienced a high volume of additional parking requests during to 2015 holiday season. The acquisition of this vacant lot will insure that any increased demand; and emergency parking needs would be accommodated during the parking garage construction.

As a result of this need, DOA has been in the process of identifying potential off airport sites for use as additional parking for Airport operations. Viceroy Regal, LP offered to lease approximately 2.808 acres of land to the City of Dallas under a lease to help alleviate the need for more land.

The City shall pay an estimated annual amount of \$316,128.00 in rent and tax payments. The City will also be responsible for the utilities and maintenance of the premises.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$316,128.00 estimated annually in rent and tax payments

\$1,580,640.00 over primary term of lease - Aviation Current Funds (subject to annual appropriations)

OWNER

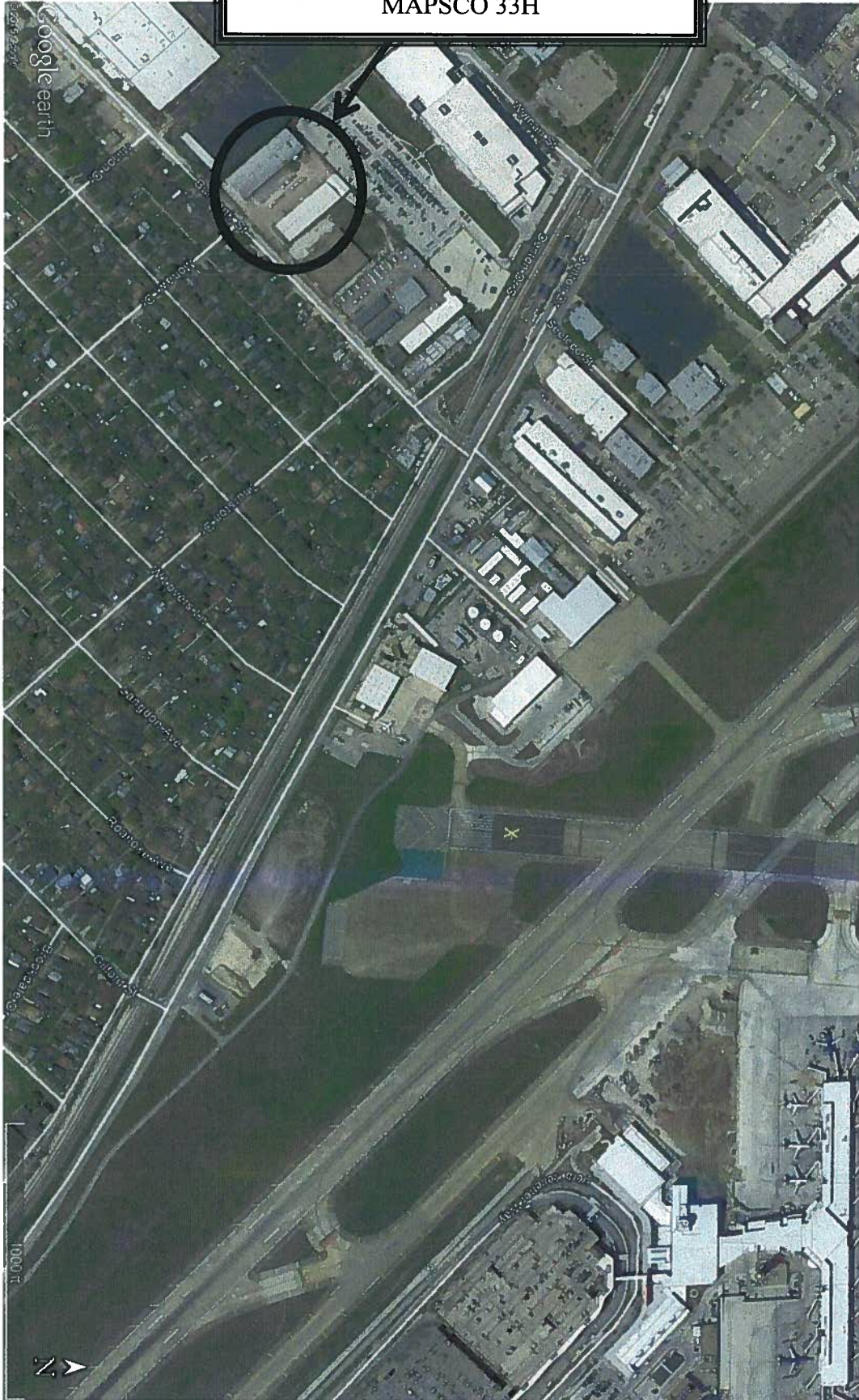
Viceroy Regal, LP

Stephen J. Rogers, President and General Partner

MAP

Attached.

DALLAS LOVE FIELD
Viceroy Regal, LP
Lease Premises
MAPSCO 33H



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 63L

SUBJECT

Authorize an early Termination Agreement with Akridge Aircraft Interiors, Inc. regarding its lease at Dallas Executive Airport, for approximately 107,523 square feet; and pay a final termination payment equal to \$374,500 - Not to exceed \$374,500 - Financing: Aviation Current Funds

BACKGROUND

Akridge Aircraft Interiors, Inc. currently holds one lease for improved and unimproved land, offices, and hangars on the subject property. The runway re-construction project has caused a decrease in tenant operations and revenue during this period. The lease buy-back option would allow the Department of Aviation the option to buy back this property, which is in need of improvement and repair. This hangar has been identified by several potential tenants, whose business model is in-line with input received from the community which will result in job creation and improvement to the hangar. In exchange for the lease buy-back of the property, the City desires to pay Akridge Aircraft Interiors, Inc. an agreed-upon final termination payment of \$374,500.00 based upon independent aviation appraisals acquired by the Department of Aviation.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the lease of land and improvements on February 23, 2000, by Resolution No. 00-0695.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$374,500.00 - Aviation Current Funds

OWNER

Akridge Aircraft Interiors, Inc.

Leo Akridge, Owner and Chief Executive Officer

MAP

Attached.

DALLAS EXECUTIVE
Akridge Aircraft Interiors, Inc.
Lease Premises
MAPSCO 63L



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 27, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34E

SUBJECT

Authorize a First Amendment to the consolidated ground lease with Gulfstream Aerospace Services Corporation at Dallas Love Field to increase the leasehold by approximately 5.842 acres into tract 1 of the leased premise - Financing: Estimated Increased Annual Revenue: \$165,405; Cumulative Rent: \$11,429,691

BACKGROUND

On January 25, 1978 the City Council approved the original lease with a 10 year primary term with 4, five-year renewal options for approximately 243,800 square feet. The lease was effective February 1, 1978. On October 28, 1981, the City Council approved the 1st amendment with Gulfstream exercising the right of 1st refusal on approximately 71,533 square feet (Parcels C & E), additional annual rent of \$18,598.58. On June 1, 1989, the City Council approved the 2nd amendment with Gulfstream exercising the right of 1st refusal on approximately 41,070 square feet (deleted Parcel E), additional annual rent of \$152,264.52. On June 25, 2008 the City Council approved a Consolidation Lease and Termination of the 1978 lease and the 1989 sub-lease. This amendment will increase the leasehold by approximately 5.842 acres (254,470 square feet) into tract 1 of the leased premises, as depicted in Exhibit B.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Approved the original lease, on January 25, 1978, by Resolution No. 78-0243.

Approved 1st lease amendment, on October 28, 1981, by Resolution No. 81-3170.

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

Approved 2nd lease amendment, on June 1, 1989, by Resolution No. 89-1113.

Approved consolidation lease and termination of the 1978 & the 1989 sub-lease, on June 25, 2008, by Resolution No. 08-1874.

Information about this item will be provided to the Economic Development Committee on January 19, 2016.

FISCAL INFORMATION

\$165,405.48 - Estimated Increased Annual Revenue

\$11,429,691.00 - Cumulative Rent

OWNER

Gulfstream Aerospace Services Corporation, a wholly-owned subsidiary of General Dynamics

Mark Burns, President

Daniel G. Clare, Vice President

Ira P. Berman, Secretary

MAP

Attached.

**GULFSTREAM AEROSPACE
SERVICES CORPORATION
Existing Ground Lease
34E**

