

Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT Atmos Energy Corporation Franchise Amendment

The Budget, Finance and Audit (BFA) Committee was briefed on Atmos Energy Franchise Fee Audit on April 4th. Subsequent to the Committee's briefing and action on this item, the City Auditor had additional discussions with MuniServices and the City Attorney pertaining to the contingency based audit fees that may be due MuniServices for the Atmos energy audit.

In addition, there were some points made at the Atmos rate case briefing on Wednesday, May 4th, that raised some additional questions. Therefore, I requested of the BFA committee chair and she has agreed for the Committee to review these matters prior to it being placed on the City Council agenda for consideration.

If you need any additional information on this item, please contact me.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez', written over a circular stamp or mark.

A.C. Gonzalez
City Manager

c: Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
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

Memorandum



DATE: May 6, 2016

TO: Honorable Mayor and Members of the City Council

SUBJECT: **City License Applications**

There were no Dance Hall and/or Sexual Oriented Business applications received for the week of April 25 - 29, 2016 by the Investigations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant Lisette Rivera, #7947 at (214) 670-4811 and/or by email at lisette.rivera@dpd.ci.dallas.tx.us should you need further information.



Eric D. Campbell
Assistant City Manager

c: A.C. Gonzalez, City Manager
Christopher D. Bowers, (I) City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Chief David O. Brown, Dallas Police Department

Memorandum



DATE May 6, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT **City of Dallas to Host Regional Fair Housing Symposium on May 12, 2016**

Marking the 48th anniversary of the Fair Housing Act, the City of Dallas and regional partners will hold the North Texas Regional Fair Housing Symposium from 8 a.m. to 3:30 p.m., Thursday, May 12th at the Arlington Convention Center located at 1200 Ball Park Way Arlington, Texas 76011. This event is being held to further the goal of developing a regional plan for housing and to encourage collaboration with other local jurisdictions and non-profits in finding solutions to the difficult challenges we face with affordable housing.

The featured speakers will be the former Deputy Secretary of HUD, Ron Sims and Professor John Friedman of Brown University. Special Guest will be Gustavo Velasquez, Assistant Secretary of HUD for Fair Housing and Equal Opportunity. The Symposium will also consist of three panel discussions: 1.) "Fort Worth's Approach to Affordable Housing and Sustainable Communities" facilitated by City Council member Kelly Allen Gray of Fort Worth City Council; 2.) "Not in my Backyard" facilitated by Demetria McCain of the Inclusive Communities Project; 3.) "The Impact of HUD's New Rule" facilitated by CEO of the Dallas Housing Authority, MaryAnn Russ. Guests have been invited from throughout the region to share ideas and develop relationships that will further the goals of affirmatively furthering fair housing. Registration and continental breakfast will start at 8 a.m. and the conference will kick off at 9 a.m.

Please let me know if you need additional information.



Alan E. Sims
Chief of Neighborhood Plus

C: A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager- Mayor & Council

Memorandum



DATE May 3, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT **Agenda Item #34 on the May 11, 2016 Council Agenda – Surplus Property Sale – 2 properties**

The agenda sheet for Agenda Item #34 on the May 11, 2016 Agenda has been revised to include language referencing a waiver of the minimum reserve amount. The need for this revision was discovered after the item was placed on the agenda. A revised agenda sheet is attached for your records.

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



Ryan S. Evans
First Assistant City Manager

C: A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
David Cossum, Director, Sustainable Development and Construction

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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 11, 2016
COUNCIL DISTRICT(S): 1, 8
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54B 66Q

SUBJECT

A resolution **(1)** declaring two properties unwanted and unneeded and authorizing their sale by public auction (list attached); ~~and~~ **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute; and **(3)** waiving the minimum reserve amount - Estimated Revenue: \$310,370

BACKGROUND

This item declares two properties unwanted and unneeded and authorizing their advertisement for sale by public auction. These properties have been routed to City departments and outside agencies to determine whether any had a need for the properties.

Texas Local Government Code Section 253.008 authorizes municipalities to sell real property owned by the municipality at an advertised public auction. Section 272.001 states fair market value may be determined by the highest bid price obtained by a municipality at an advertised auction.

All properties will be advertised for sale by public auction with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing.

Upon receipt of the highest qualified bid sold absolute, a Purchase and Sale Agreement, approved as to form by the City Attorney, will be prepared for the highest bidder. Staff will ensure the highest bidders are qualified to bid and be awarded the properties. All properties will be sold by Deed without Warranty, approved as to form by the City Attorney.

These properties 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 May 2, 2016.

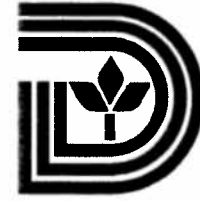
FISCAL INFORMATION

Estimated Revenue: \$310,370

MAP

Attached

Memorandum



CITY OF DALLAS

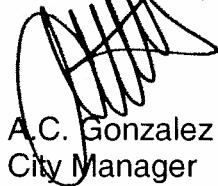
DATE May 6, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT First Set of Responses to Budget Questions

Attached is the first set of responses to budget questions asked by City Council members during the May 4, 2016 budget workshop. Additional responses will be provided in the near future.

If you need any additional information, please contact me.



A.C. Gonzalez
City Manager

Attachment

c: Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager

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Budget Workshop #4 – May 4, 2016 – Council Questions

1. Please provide link to the on-line budget bid entry system.

As discussed during Wednesday's budget briefing, additional information is available for each departmental budget request (base, maintain, enhancement) that was listed in Appendix D (departmental ranking sheets). The initial FY17 departmental budget requests are all located on the City's intranet. The direct link is <http://wscty04/BudgetBidView/>. It is important to note that all information is still **preliminary and will change** through the budget development process and prior to the City Manager's recommended budget presentation to Council on August 9th.

The alternative reduction options are not included in this link since they were not originally submitted by departments via the on-line budget bid entry system.

2. What is the financial impact to the City for the Fair Park public-private partnership agreement?

The proposal currently being discussed between the Park Department and Mr. Humann includes a management fee in FY17 of \$17m plus the new managing entity would retain revenue received at Fair Park estimated to be approximately \$3.0m in FY17. To adjust the FY16 adopted budget in order to meet these proposed amounts, approximately \$4.6m needs to be added to the FY17 expense budget and \$3.0m needs to be subtracted from the FY17 revenue budget. Total incremental impact from FY16 to FY17 is approximately \$7.6m. These figures are still preliminary and may change as negotiations continue.

3. What are the proposed cost increases related to employee compensation from FY16 to FY17?

Changes in General Fund employee compensation from FY16 to FY17 as included in the briefing total about \$28.9m. This is preliminary as of the May 4th briefing and will change especially as discussions continue regarding uniform employee compensation through the Meet and Confer process; additional analysis is completed in regards to employee health benefits; and enhancements to services are considered that include personnel.

Full-year funding for uniform employee steps that were added in FY16	\$7.7m
Full-year funding for civilian employee merit increases that were added in FY16	\$1.1m
Full-year funding for positions only partially-funded in FY16 including: 20 public safety officers, 1 Fair Housing position, 1 investigation position in HR, 1 community prosecutor position, 1 assistant position in Resiliency, and 2 positions in Community Courts.	\$0.4m
Funds to address uniform employee compensation. Pending Meet and Confer discussions.	\$7.7m
Civilian employee merit pay for FY17.	\$6.5m
Uniform and civilian employee/retiree health benefits	\$3.9m
Cost associated with adding 50 new police officers. \$2.3m is partial-year cost for FY17 and includes pay, clothing, and 8 marked squad cars.	\$1.6m
Preliminary Total – subject to change	\$28.9m

4. Please describe what headcount includes and how the headcount number will change from FY16 to FY17.

Metrics related to counting personnel were discussed in a Council briefing on Full-Time Equivalents (FTEs) on September 2, 2015. Additional information has been provided as the FY17 budget development process began earlier this year. Below are three slides (#20, #29, and #30) from the March 2nd budget workshop briefing and one slide (#40) from the May 4th budget workshop briefing. These slides further explain position, headcount, and FTEs.

As noted, headcount includes both uniform and civilian employees on the City’s payroll at any given point in time and that the number changes from day to day as employees begin or end employment with the City. Since headcount changes from day to day, it is not the preferred metric for counting personnel.

At the March 2nd briefing, staff indicated that going forward that position count is a better metric to use. Since positions have not been the main metric in recent years, current effort is under-way to eliminate a number of positions that have been added over the years but that are no longer funded. The current count of

17,656 includes all full-time, part-time, seasonal, temporary, and intern positions not only in the General Fund but within the internal service, grant and enterprise funds as well. The General Fund position count is 12,557.

Once this analysis is complete and all of the unfunded positions are eliminated, then positions will be an appropriate metric to use. We will then clearly show when positions are being added or deleted through the budget process.

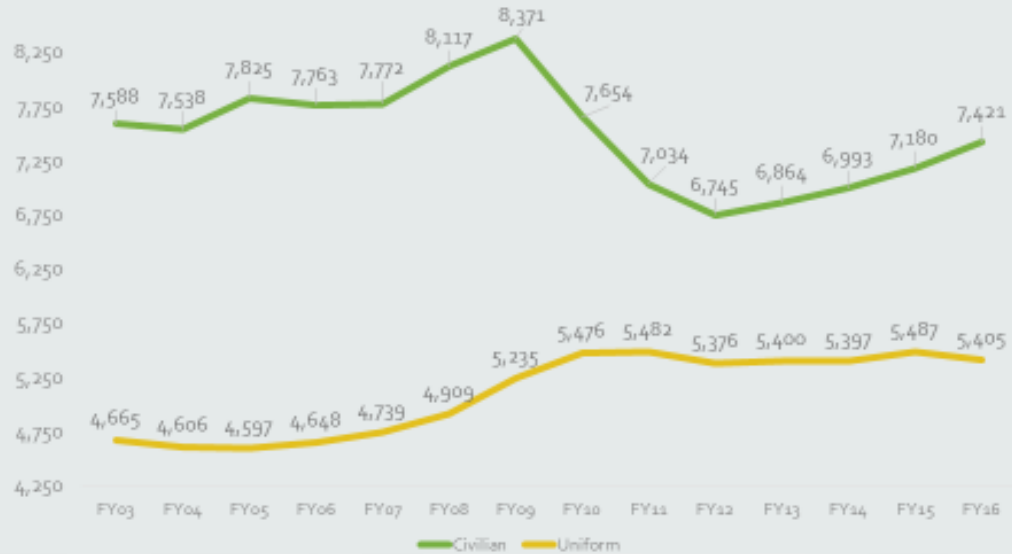
At this point in the development of the FY17 budget, it is anticipated that the number of positions may increase by 50 based on interest in adding 50 police officers above attrition. At this point, no other new positions are being discussed for addition in the General Fund. If other positions are proposed, they will be pointed out in the process over the next 3 months.

General Fund personnel

- **Budget dollars** – \$883.1m (77.3%) budgeted for salaries and benefits in FY16
 - Includes uniform & civilian salaries, paid leave, overtime, FICA, City payroll temporaries, life & health insurance, unemployment payments, worker’s comp premiums, pension contributions
- **Positions** – 12,557 specific jobs with a unique identification number in FY16
 - Includes both uniform (6,460) and civilian (6,097)
 - No distinction between full-time, part-time, seasonal, temporary, or interns
 - Position changes (add, delete, reclassify) are authorized each year at time of budget approval
- **Headcount*** – 9,537 employees on City’s payroll in February 2016
 - Includes both uniform and civilian employees on City’s payroll at any given point in time (changes day to day as employees begin/end employment with City)
- **Full-time-equivalents* (FTEs)** – 10,316.7 FTEs allocated for FY16
 - FTE is ratio of total number of hours paid during a year to number of working hours in a year (2,080 hours for all except uniform fire personnel which is 2,808 hours)
 - Effective FY16, FTE further clarified to only include hours worked by employees on City of Dallas’ payroll, and does not include contract day labor or contract temporaries

*Note: Headcount and FTE graphs included in appendix.

Headcount – historical active personnel (All City funds as of Dec 31st of each year)



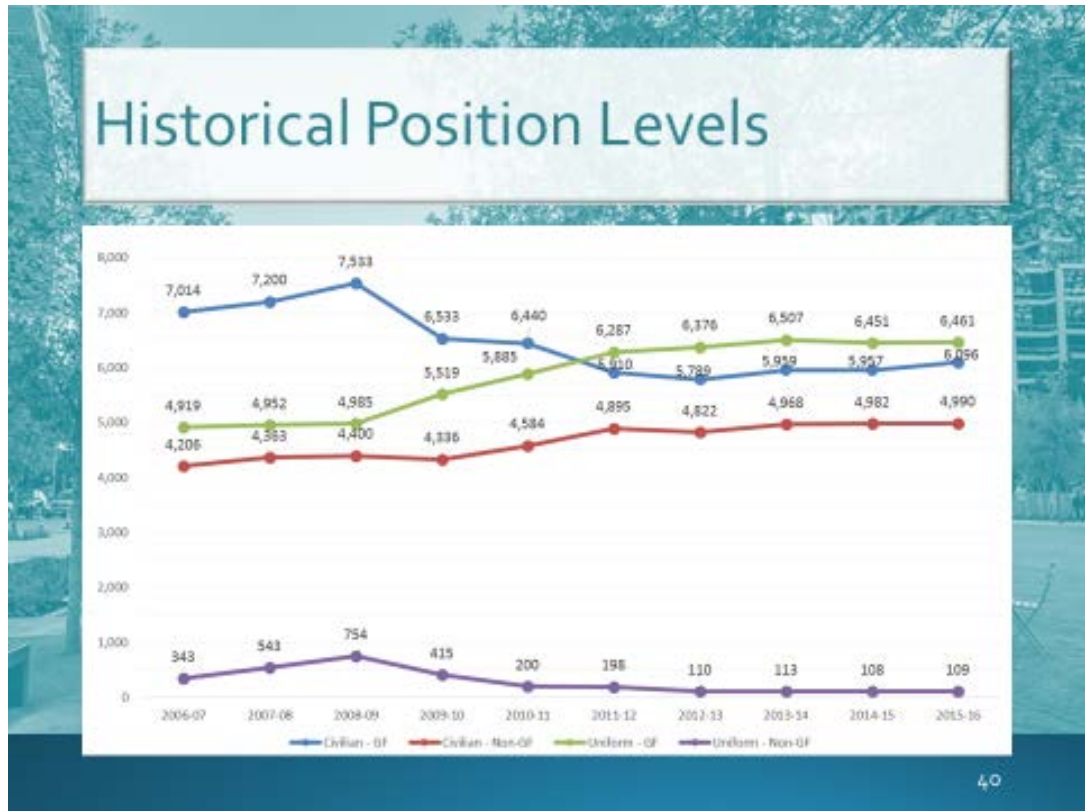
Note: This is a sub-set of total headcount for all City funds as of Dec 31st of each year and only includes those that are pension-eligible.

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Full-time equivalents

General Fund Departments	FY15 FTE Budget	FY15 FTE Actual	FY16 FTE Budget
Business Development & Procurement	32.0	31.6	31.7
City Attorney's Office	151.0	139.2	153.9
City Auditor's Office	23.1	22.9	25.0
City Controller's Office	59.8	44.2	51.7
City Manager's Office	14.0	15.0	14.0
City Secretary's Office & Elections	17.0	16.6	18.0
Civil Service	25.0	22.3	25.0
Code Compliance	450.5	394.6	460.6
Court & Detention Services	175.5	151.9	178.0
Equipment & Building Services	265.4	250.5	255.5
Fire-Rescue	2,109.6	2,204.0	2,117.5
Housing & Community Services	61.4	49.5	60.5
Human Resources	43.0	49.4	46.2
Judiciary	40.1	33.4	39.1
Library	350.0	312.8	391.0
Management Services	180.7	163.2	181.8
Mayor & City Council	35.5	44.6	35.5
Non-Departmental	1.0	1.0	0.0
Office of Cultural Affairs	71.3	62.5	68.6
Office of Economic Development	45.5	36.5	46.0
Office of Financial Services	28.0	27.3	27.7
Park & Recreation	937.5	801.4	949.7
Planning & Urban Design	29.3	18.9	40.2
Police	4,240.0	4,163.2	4,282.7
Public Works & Transportation	168.0	139.9	164.6
Street Services & Street Lighting	599.3	574.7	595.2
Sustainable Development & Construction	37.6	31.0	40.5
Trinity Watershed Management	17.6	7.7	16.5
Total General Fund FTEs	10,208.7	9,809.5	10,316.7

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5. Provide a list of the 16 City facilities that have security provided by EBS staff or contract.

Equipment and Building Services (EBS) provides security at the following 16 locations using staff and contract security:

Bullington Truck Terminal**	Money Gram Soccer Complex at Elm Fork*
Cedar Crest Golf Course*	Municipal Courts
Central Library	Oak Cliff Municipal Center
City Hall*	Southeast Service Center**
Jack Evans Police Headquarters*	Stevens Park Golf Course*
Keeton Park Golf Course*	Tenison Golf Course*
Luna Vista Golf Course*	Trinity Floodway*
Martin Luther King, Jr. Center*	West Dallas Multipurpose Center**

Note: *Currently staffed solely with City security staff. **Currently staffed solely with contract security. Others use a combination of City security staff and contract security.

6. What costs can be moved from the General Fund to Community Development Block Grant?

No existing costs can be moved from the General Fund to Community Development Block Grant.

Federal regulations (2 CFR Part 200, Appendix XI (formerly OMB A-133) Compliance Requirements.) prohibit supplanting (replacing) federal funds to provide services which were provided with non-federal funds in the prior year. Procedures are performed annually during the single audit review to determine compliance with this requirement.

FY17 preliminary budget includes a plan to enhance street/alley funding in the General Fund. A decision was made that since some of the enhanced funding would benefit low/moderate income areas that some of the enhanced funding could be allocated in CDBG rather than enhancing that funding within the General Fund. To offset this increase within CDBG, funding for the Business Assistance Centers (BAC) has been proposed to be moved from CDBG into the General Fund in the same amount in order to expand the BAC program due to the limitations of CDBG regulations. This would be allowed within the federal regulations since the street/alley enhanced funding that is proposed in the FY17 CDBG budget is not in the FY16 General Fund budget.

It is allowable for CDBG costs to be moved to the General Fund. In addition to the BACs, some other costs (approximately \$312K) that could not be funded in CDBG in FY17 are being considered within the General Fund budget development. This is a consideration since the funds available in CDBG have decreased from FY16 to FY17.

Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT Proposed FY 2016-17 HUD Consolidated Plan Budget

On Wednesday, April 20th, the Proposed FY 2016-17 HUD Consolidated Plan Budget which had been vetted and approved by the Community Development Commission was briefed to the City Council. Preliminary adoption of this budget is scheduled for next Wednesday, May 11th.

Also as part of the budget development process, Council Members have been invited to submit amendments to the proposed budget. At this time, only one amendment has been received. Council Member amendments will be discussed and straw votes taken on those amendments on Wednesday, May 18th.

Final adoption of the FY 2016-17 HUD Consolidated Plan Budget is scheduled for June 15th.

Please let me know if you need additional information.


Jeanne Chipperfield
Chief Financial Officer

c: Community Development Commission
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO Honorable Mayor and Members of the Council

SUBJECT Mill Creek / Peaks Branch / State-Thomas Relief Drainage Tunnel - Agenda Items 45, 46, 47, and 48
May 11, 2016, Council Agenda

The construction contract and three consultant contract awards related to the Mill Creek / Peaks Branch / State-Thomas Relief Drainage Tunnel Project are scheduled for City Council consideration on the May 11, 2016 agenda meeting pursuant to prior City Council action on April 13, 2016. At the direction of the City Council, the City Auditor is reviewing the process utilized for the selection of the lowest responsible bidder on this project.

Due to the level of effort and work involved in this audit, it will not be completed prior to May 11, 2016. Consequently, it will be necessary for the City Council to defer the Mill Creek / Peaks Branch / State-Thomas Relief Drainage Tunnel agenda items to the May 25, 2016, Council agenda meeting to allow the time necessary to finish remaining audit tasks.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'Mark McDaniel'.

Mark McDaniel
Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE: May 6, 2016

TO: Honorable Mayor and Members of the City Council

SUBJECT: **Open Portal Data**

On April 29, 2016 the Dallas Police Department was contacted by a Washington Post reporter regarding six Dallas Police Incident reports that she obtained from the CIS open portal provided for the public. The reporter was concerned that these reports revealed restricted information regarding complainants that had potentially been victims of sexual assault. It is important to note at this point, reports are either made available to or withheld from the public portal based on the offense title. Crimes of a sexual nature are not placed on the open portal to protect the victim.

Of the incidents identified by the reporter, two were incorrectly classified by the patrol officers that made the original report as an injured person incident. In both cases the complainants were uncooperative regarding the incident leading the officers to make the injured person report. This has been identified as a training issue and the Police Department is providing additional training to minimize the likelihood of future occurrence. The reports have been corrected and they are no longer available to the public via the open portal.

The other incidents were classified by officers to be simple assaults through offensive touching. This offense is not considered a sex crime and therefore is not filtered from the open portal. However, each offense report contains a comments field for officers to complete that provides a brief description of the incident. In the reports in question, the reporting officers used comments such as "susp(ect) made sexual advances towards the comp(lainant) or "sexual contact". These comments were not the most accurate description of the results of their field investigation. Again, this is a training issue which the Department will be addressing with officers.

The department has also met with CIS representatives to determine if technical steps can be taken to assist in a solution moving forward. This could include protecting all injured persons reports from the open portal and conducting a word search in the free text portions of the report for terms that might potentially indicate a sexually based crime.

The reporter identified six reports from 2015 that she considered concerning. To provide context, the Dallas Police Department reported 53,829 Part 1 crimes to the FBI in 2015, of which 782 were sexual assaults. The Department also made 3291 injured persons reports.

Should you have further questions please feel free to contact me or Chief David O. Brown.



Eric D. Campbell
Assistant City Manager

c: A.C. Gonzalez, City Manager
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Elsa Cantu, Assistant to the City Manager – Mayor & Council
Chief David O. Brown, Dallas Police Department

Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT Owner Occupied Housing Program – NOFA Proposals

On May 2, 2016, the Housing Committee requested additional information for the Owner Occupied Housing Program NOFA proposals recommended for funding including:

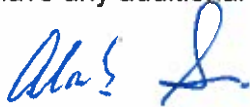
- a list of all proposals submitted and the results
- list of principals and profiles for the development companies
- details regarding the homes
- specific investment - construction or infrastructure

Attached is a modified spreadsheet with the information requested, the list of criteria approved by the City Council January 13, 2016, Fair Housing underwriting criteria, and the HOME Investment Partnership requirements for underwriting projects.

The NOFA review committee consisted of:

- Gilbert Gerst, BOK Financial
- Dorcy Clark, Office of Economic Development
- Leif Sandberg, Sustainable Development & Construction
- Rick Robin, Housing/Community Services
- Cynthia Rogers-Ellickson, Housing/Community Services

If you have any additional information needs, please contact me.



Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
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OWNER OCCUPIED HOUSING DEVELOPMENT

NOFA AWARDS

FY 2015-16

CT	Developer	Principals	# Units	Recommend	Type of Project	Home Details
7	South Dallas Fair Park/ICDC	Board-Non Profit Diane Ragsdale	10	\$ 771,355.00	Construction Gap	3 bedroom, 2 bath, one car garage, approximately 1400 sq. ft.
7	Southfair CDC	Board-Non Profit Annie Evans	0	withdrew	N/A	N/A
7,2,4	East Dallas Community Organization	Board-Non Profit Gerald Carlton	5	\$ 707,208.00	Construction Gap	3 bedroom, 2 bath, one car garage, approximately 1250-1390 sq. ft.
4 & 8	City Wide CDC	Board-Non Profit Sherman Roberts	5	\$ 225,000.00	Construction Gap	3 bedrooms, 2 baths, one car garage, approximately 1300-1600
7	Builders of Hope CDC	Board-Non Profit Damon Polk	20	\$ 450,000.00	Construction Gap	3-4 bedrooms, 2 baths, one car garage, approximately 1300-1700 sq. ft.
7	Dallas Area Habitat for Humanity	Board-Non Profit Sara L. Brooks	18	\$ 720,000.00	Construction Gap	3-4 bedrooms, 2-2.5 baths, one car garage, approximately 1387-1578 sq. ft.
6	AAA Home Builder, LLC	Sam Naser	7	\$ 140,000.00	Construction Gap	3-4 bedroom, 2-2.5 baths and 1-2 car garages, approximately 1,500-1,900 sq. ft.
3	AAA Home Builder, LLC	Sam Naser	20	\$ 971,130.00	Infrastructure/ Construction Gap	3-4 bedrooms, 2-2.5 baths and 2 car garages, approximately 1450-1937 sq. ft.
9	KAH Holdings, Inc. dba Karrington & Company	Gary Hasty	10	\$ 450,000.00	Construction Gap	three-story, 2 bedroom, 2 bath, one car garage, approximately 1600-1700 sq. ft. w/open dining and living areas

* Reviews include IRS, financial, State, Federal and tax

OWNER OCCUPIED HOUSING DEVELOPMENT

NOFA AWARDS

FY 2015-16

7	Greenleaf Ventures, LLC	Victor Toledo Kent Casey	36	\$ 844,192.00	Infrastructure	3-4 bedroom, 2 bath, one car garage, approximately 1200 to 2800 sq. ft.
1	Notre Dame Place, Inc.	Board-Non Profit Joseph Dingman	14	\$ 489,322.00	Construction Gap	2-3 bedroom with 1.5 baths, 1-2 car garages, approximately 1300-
7 & 4	ILS Development, LLC	Don McMillian	0	Lack of experience, financing, and property	N/A	N/A
8	Bosco Investments, Ltd.	Jeff Bosse Simmie Cooper	35	\$ 402,819.00	Infrastructure	3-4 bedroom, 2-2.5 baths, 2 car garages, approximately 1450-1750 sq. ft.
7,2,8	Camden Homes	Simmie Cooper Ted Akhavizadeh Cyrus Akhavizadeh	40	\$ 1,200,000.00	Construction Gap	3-4 bedroom, 2-2.5 baths, 2 car garages, approximately 1450-1937 sq. ft.

* Reviews include IRS, financial, State, Federal and tax

EXHIBIT A

SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

City of Dallas Single Family Housing Development Program

The purpose of this program is to provide assistance to projects where such assistance is necessary and appropriate to incentivize private investment in the development of ownership opportunities in the city of Dallas. The funding and projects are approved by the City Council prior to private investment occurring.

Purpose

Single Family Housing Development Program is designed to provide City of Dallas economic support for housing development projects for the following purposes:

- Provide housing choices in all areas of Dallas
- Encourage redevelopment in disadvantaged areas
- Partner with the housing development community to increase ownership opportunities
- Leverage resources with the private sector to maximize housing development
- Increase the property tax base

Description

This program will provide gap financial support for the following residential and ownership types:

- New Construction
- Rehabilitation
- Townhomes
- Infill or Scattered Sites
- Subdivisions
- Infrastructure (City may fund up to 30% of public infrastructure)

Types of Funding

The types of funding available for FY15-16 include:

- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Neighborhood Stabilization Program Funds
- General Obligation Bond Funds

Other sources that may be available include:

- Land Bank or City owned property
- Tax Increment Financing District Funds
- Section 108 Loan Funds

EXHIBIT A

SINGLE FAMILY HOUSING DEVELOPMENT PROGRAM STATEMENT

Staff will determine the best source of funds or combination of funds to maximize housing choices within each proposed development, and to foster areas of opportunity and otherwise comply with federal fair housing obligations. Financial support may be structured as a grant or loan depending upon the project financing needs.

Notice of Funding Availability

Solicitation for projects will be conducted by posting an annual Notice of Funding Availability (NOFA) on the City of Dallas website at dallascityhall.com. A list of respondents will also be posted to the website following the closing date of the NOFA.

Criteria for Proposals

- First-come-first-served basis
- Quality of proposed project
- Project design and special accommodations for expected occupants
- Project compatible with existing or anticipated development of area
- Existing or proposed public transit availability
- Financial capacity of applicant to complete the project
- Private interim financing within 120 days of City commitment
- Any other factor relevant to the best interest of the City (includes consideration for housing choices for varying income households)
- The City of Dallas is particularly interested in projects that connect affordable housing to transportation, education, jobs, and healthcare. Applicants should provide some narrative regarding how the project achieves those goals.
- Project helps the City meet its goal of affirmatively furthering fair housing. This means that the project helps the City overcome patterns of segregation, foster inclusive communities, create areas of opportunity, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, and/or transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Project does not actually or predictably result in a disparate impact on protected classes under the Fair Housing Act, and does not create, increase, reinforce, or perpetuate segregated housing patterns in the City of Dallas, unless the City Council is satisfied that the project is necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City that could not be accomplished in a manner that has a less discriminatory effect.

**Fair Housing and Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)
For the SF NOFA Underwriting Criteria**

The Housing Department staff reviewed the Analysis of Impediments to Fair Housing Choice (AI) to address the concerns detailed in the AI when awarding City and federal funds to developers. The review was of the census tract data for each development location which included population data of the percentage of median income, poverty rate, percentage of minority population and school achievement rating.

To refrain from further impact on the areas with high concentrations of low income and minority populations, staff recommendations were for funds that allowed for assistance to households with mixed incomes.

Single-family development in itself provides housing choices as families are allowed to choose where they want to purchase homes. Home buying has been shown in many studies to build self-wealth.

Projects in areas with poverty lines and with minority populations higher than 50% are considered high impact areas and require fair housing analysis for City funding.

Each of the projects were reviewed accordingly and awarded in a manner to minimize further impact in the areas with concerns.

Commitment Checklist for “Specific Local Projects”

Purpose: This checklist is a tool to determine whether or not the HOME requirements for committing funds to a specific local project have been met, in accordance with the definition of commitment at 24 CFR 92.2 and the subsidy layering and underwriting requirements at 24 CFR 92.250(b).

Applicability: This checklist applies to HOME commitments made to rental and homebuyer housing development projects, including acquisition of standard housing.

While funds are committed when the PJ has executed a legally binding written agreement with a State recipient or subrecipient to undertake a program, the commitments that State recipients and subrecipients make to specific local projects must comply with the requirements in this checklist.

How to Use: PJs and Field Office staff can use this checklist to help ensure that commitments of HOME funds meet HUD’s minimum requirements. HOME written agreements for specific local projects must reflect all of the requirements contained in §92.504(c).

Requirements for Committing HOME Funds to “Specific Local Projects”

Project Name: [Click here to enter text.](#)

IDIS Activity Number: [Click here to enter text.](#)

Commitment Date: [Click here to enter the date the HOME written agreement was executed](#)

Requirement	Documentation / Basis of Qualification	Comments		
Association with an approved Action Plan				
The HOME project is associated with one of the PJ’s approved Consolidated Plan/Annual Action Plan projects	Program year: Click here to enter year		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Environmental Review (ER)				
The ER review requirements have been met	<input type="checkbox"/> The ER is complete (receipt of an Authority to Use Grant Funds form from HUD or the State) OR <input type="checkbox"/> The ER is not complete, but the written agreement is a “conditional commitment” pending environmental review		Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Project				
There is an identifiable project	<input type="checkbox"/> Address OR <input type="checkbox"/> Legal description of property		Yes <input type="checkbox"/>	No <input type="checkbox"/>

	Total Development Costs:	\$			
Subsidy layering and underwriting	PJ has reviewed, documented, and approved: <input type="checkbox"/> Appropriateness of the HOME assistance— <input type="checkbox"/> the developer's/owner's profit/return on investment is appropriate and complies with PJ policies <ul style="list-style-type: none"> • the HOME funds are reasonable and necessary (to provide quality affordable housing that is financially viable for at least the period of affordability) • HOME funds are needed to fill a funding gap 			Yes <input type="checkbox"/>	No <input type="checkbox"/>
Requirement	Documentation / Basis of Qualification		Comments		

	<p><input type="checkbox"/> Sources and uses statement—</p> <ul style="list-style-type: none"> • costs are reasonable, eligible, and within PJ guidelines • development cost statement adequately reflects the costs of the project • there are sufficient funding sources to pay all anticipated development costs • developer fee is appropriate and within PJ guidelines <p>For <u>multi-unit</u> housing only:</p> <p><input type="checkbox"/> Cost allocation—</p> <ul style="list-style-type: none"> • determined number # of HOME units • HOME funds are within per unit subsidy limits For <u>rental</u> housing only: <p><input type="checkbox"/> Operating pro forma—</p> <ul style="list-style-type: none"> • covers entire period of affordability • assumptions about anticipated revenue and expenses are reasonable and complete • anticipated revenues are sufficient to pay debt service and other projected costs • projected rents are supported by a market assessment and meet HOME rent restriction requirements • underwriting ensures sustainability and financial feasibility through period of affordability (through sufficient capital reserves, conservative revenue trending, etc.) <p>For <u>homebuyer</u> housing only—</p> <p><input type="checkbox"/> Projected sales analysis based on reasonable range of low-income buyers</p> <ul style="list-style-type: none"> • price appropriateness for income-eligible buyers • anticipated closing costs reasonable (projected for sale) • reasonable estimates of how much HOME funding is being used for direct assistance to buyer(s) 			
--	---	--	--	--

Requirement	Documentation / Basis of Qualification	Comments
-------------	--	----------

Developer Capacity

There is an assessment of the developer's financial capacity	<input type="checkbox"/> The PJ has documented its assessment <input type="checkbox"/> Date of determination is prior to commitment date: Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>
There is an assessment of the developer's experience	<input type="checkbox"/> The PJ has documented their assessment <input type="checkbox"/> Date of determination is prior to commitment date		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project Schedule

There is a completion schedule for the project			Yes <input type="checkbox"/>	No <input type="checkbox"/>
Construction is expected to start within 12 months	<input type="checkbox"/> The feasibility of the project commencing within 12 months is documented in the file		Yes <input type="checkbox"/>	No <input type="checkbox"/>

For CHDO Set-Aside Projects ONLY

The CHDO meets the CHDO qualification requirements at §92.2	<input type="checkbox"/> Date of determination is prior to commitment date Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
The CHDO has the capacity to undertake this specific local project (relative to their role as owner, developer, sponsor)	<input type="checkbox"/> Date of determination is prior to commitment date Determination date: Click here to enter date Commitment date:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
The CHDO meets the definition of (select one): <input type="checkbox"/> Owner <input type="checkbox"/> Developer <input type="checkbox"/> Sponsor			Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Legally Binding Written Agreement

Identifies all parties to the agreement			Yes <input type="checkbox"/>	No <input type="checkbox"/>
Provides dated signatures for each party			Yes <input type="checkbox"/>	No <input type="checkbox"/>

Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT Quarterly Investment Report as of March 31, 2016

The City of Dallas Investment Policy, in accordance with the Texas Public Funds Investment Act, requires that the City Council and City Manager receive quarterly investment reports. The purpose of this report is to provide a means for Council members to regularly review and monitor the City's investment position and to demonstrate compliance with the City's Investment Policy and the Public Funds Investment Act. Summary reports on each of the City's portfolios are included as well as summary information on the portfolio as a whole.

For the quarter ended March 31, 2016 the City's individual portfolios and the combined portfolio are in compliance with the relevant provisions of the Public Funds Investment Act and the investment strategies adopted in Sec. 17.0 of the City's Investment Policy.

Please let me know if you need additional information.


Jeanne Chipperfield
Chief Financial Officer

Attachment

c: A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council



CITY OF DALLAS

QUARTERLY INVESTMENT REPORT

March 31, 2016

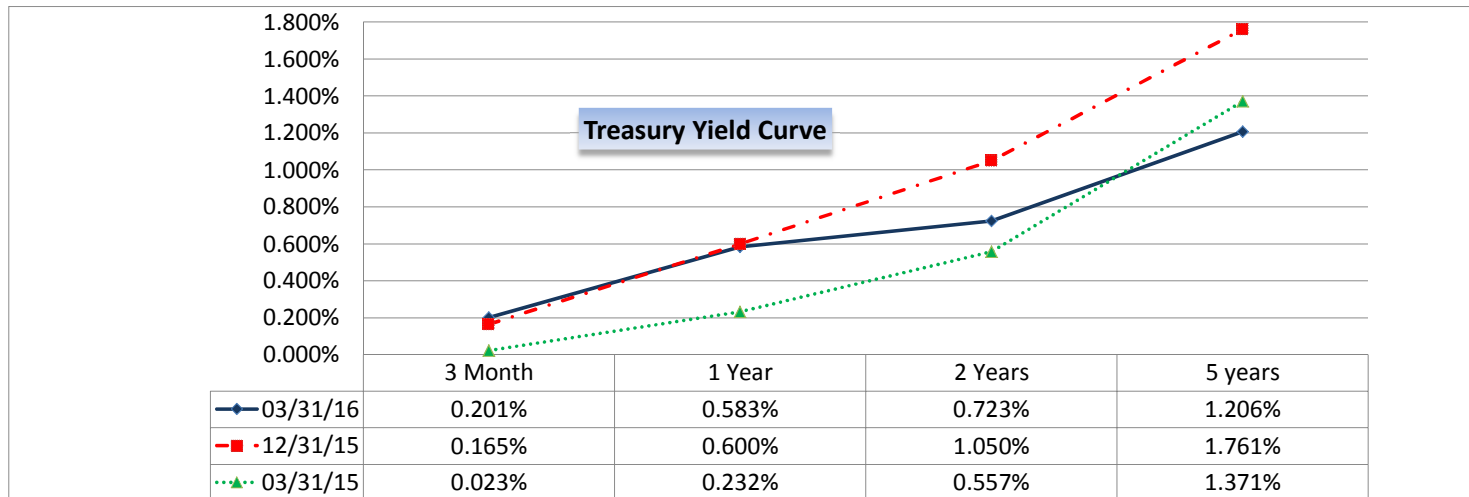
Quarterly National Economic and Market Update
 Quarter Ended March 31, 2016

- Economic activity has been expanding at a moderate pace. Household spending has been increasing at a moderate rate, and the housing sector has improved further; however, business fixed investment and net exports have been soft. Strong job gains point to additional strengthening of the labor market.
- Inflation has continued to run below the Federal Open Market Committee's (FOMC's) 2 percent long-term objective, partly reflecting declines in energy prices and in prices of non-energy imports.
- Global economic and financial developments continue to pose risks.
- The FOMC decided to maintain the target range for the federal funds rate at 0.25 to 0.50 percent. Further increases will depend upon changes in labor market conditions and inflation.

Source: FOMC March 16, 2016 Statement

National Economic Data	3/31/2015	3/31/2016
Fed Funds Effective Rate Target	0.00% -0.25%	0.25% -0.50%
2 Years Treasury Note	0.557%	0.723%
10 Years Treasury Note	1.924%	1.770%
Monthly Unemployment Rate	5.50%	5.00%
Weekly Initial Jobless Claims	267,000	276,000
Monthly Change in Nonfarm Payrolls	85,000	215,000
Monthly New Housing Starts	944,000	1,089,000

Source: Bloomberg



Source: Bloomberg

City of Dallas
Portfolio Holdings
Combined Investment Summary
As of 3/31/2016

Portfolio Description	Face Amount	Book Value	Market Value	Accrued Interest	Market Value + Accrued Interest	*Unrealized Gain/(Loss)	Weighted Average Yield To Maturity
01 The City's Investment Pool	1,891,254,000	1,891,523,895	1,895,609,397	2,524,450	1,898,133,848	4,085,502	0.93%
02 Convention Center Reserve	22,900,000	22,900,000	22,907,515	22,134	22,929,649	7,515	1.39%
03 Water Reserve	90,000,000	89,933,845	90,224,545	150,347	90,374,892	290,700	1.24%
04 Art Endowment	2,235,000	2,235,000	2,237,783	3,278	2,241,061	2,783	1.20%
05 Ida Green Library Fund	1,000,000	1,000,000	1,000,318	4,200	1,004,518	318	1.20%
10 DWU Commercial Paper Program	8,463	8,463	8,463	0	8,463	-	0.16%
11 GO Commercial Paper	244	244	244	0	244	-	0.26%
14 Trinity Parkway Escrow	547,205	547,205	547,205	0	547,205	-	0.40%

*Unrealized gain/loss is the difference between the market value and book value and does not represent an actual gain or loss. Gains and losses are realized only when a security is sold prior to maturity. Since it is the City's practice to hold investments until they mature, the temporary gains and losses are unlikely to be realized.

City of Dallas
Trade Activity by Portfolio
As of: 01/01/2016 - 03/31/2016

Portfolio Description	Beginning Face Amount	Beginning Weighted Average Yield To Maturity	Purchased/Deposited	Matured/Called/ Redeemed	Ending Face Amount	Ending Weighted Average Yield To Maturity
City's Investment Pool*						
Federal Agricultural Mortgage Corp.	177,770,000	0.98%	74,500,000	-	252,270,000	0.93%
Federal Farm Credit Bank	140,000,000	0.90%	95,000,000	-	235,000,000	0.95%
Federal Home Loan Bank	313,635,000	1.16%	139,810,000	45,000,000	408,445,000	1.01%
Federal Home Loan Mortgage Corp.	362,000,000	0.94%	147,039,000	10,000,000	499,039,000	1.07%
Federal National Mortgage Assoc.	259,830,000	0.96%	41,650,000	60,000,000	241,480,000	0.96%
Treasury Note	-	-	10,000,000	-	10,000,000	0.56%
Total Portfolio	1,253,235,000	1.00%	507,999,000	115,000,000	1,646,234,000	1.00%
<i>*Trade activity excludes local government investment pools and money market mutual funds.</i>						
Convention Center Reserve						
Federal Home Loan Bank	15,000,000	1.30%	-	15,000,000	-	-
Federal Home Loan Mortgage Corp.	-	-	15,000,000	-	15,000,000	1.45%
Federal National Mortgage Assoc.	3,900,000	1.23%	4,000,000	-	7,900,000	1.27%
Total Portfolio	18,900,000	1.29%	19,000,000	15,000,000	22,900,000	1.39%
Water Reserve						
Federal Home Loan Bank	60,000,000	1.11%	10,000,000	10,000,000	60,000,000	1.24%
Federal Home Loan Mortgage Corp.	20,000,000	1.21%	10,000,000	-	30,000,000	1.22%
Federal National Mortgage Assoc.	10,000,000	1.14%	-	10,000,000	-	-
Total Portfolio	90,000,000	1.13%	20,000,000	20,000,000	90,000,000	1.24%
Art Endowment						
Federal Home Loan Bank	2,235,000	1.20%	-	-	2,235,000	1.20%
Total Portfolio	2,235,000	1.20%	-	-	2,235,000	1.20%
Ida Green Library Endowment						
Federal Home Loan Bank	1,000,000	1.20%	-	-	1,000,000	1.20%
Total Portfolio	1,000,000	1.20%	-	-	1,000,000	1.20%
DWU Commercial Paper						
Money Market - Tax Exempt	4,433	0.02%	4,030	-	8,463	0.16%
Total Portfolio	4,433	0.02%	4,030	-	8,463	0.16%
GO Commercial Paper						
Money Market - Tax Exempt	27,880,000	0.02%	244	27,880,000	244	0.26%
Total Portfolio	27,880,000	0.02%	244	27,880,000	244	0.26%
Trinity Parkway Escrow						
Money Market	546,850	0.27%	426	70	547,206	0.40%
Total Portfolio	546,850	0.27%	426	70	547,206	0.40%

City of Dallas
Summary Statement by Portfolio
As of: 01/01/2016 - 03/31/2016

Portfolio Description	Beginning Face Amount	Ending Face Amount	Beginning Book Value	Ending Book Value	Beginning Market Value	Ending Market Value	Deposits/ (Redemptions)	Change in Market Value	Accrued Interest	Ending Weighted Average Yield To Maturity
City's Investment Pool¹										
Local Govt. Investment Pool	202,020,000	203,020,000	202,020,000	203,020,000	202,020,000	203,020,000	1,000,000	-	-	0.53%
Money Market	176,000,000	42,000,000	176,000,000	42,000,000	176,000,000	42,000,000	(134,000,000)	-	-	0.42%
US Agency	1,253,235,000	1,636,234,000	1,254,060,645	1,636,505,746	1,252,239,711	1,640,585,687	382,999,000	5,559,818	2,516,209	1.00%
US Treasury	-	10,000,000	-	9,998,149	-	10,003,710	10,000,000	6,835	8,242	0.56%
*Total Portfolio	1,631,255,000	1,891,254,000	1,632,080,645	1,891,523,895	1,630,259,711	1,895,609,397	259,999,000	5,566,653	2,524,450	0.93%
Convention Center Reserve²										
US Agency	18,900,000	22,900,000	18,900,000	22,900,000	18,922,090	22,907,515	4,000,000	(14,575)	22,134	1.39%
Total Portfolio	18,900,000	22,900,000	18,900,000	22,900,000	18,922,090	22,907,515	4,000,000	(14,575)	22,134	1.39%
Water Reserve²										
US Agency	90,000,000	90,000,000	89,923,120	89,933,845	89,938,120	90,224,545	-	286,425	150,347	1.24%
Total Portfolio	90,000,000	90,000,000	89,923,120	89,933,845	89,938,120	90,224,545	-	286,425	150,347	1.24%
Art Endowment³										
US Agency	2,235,000	2,235,000	2,235,000	2,235,000	2,223,908	2,237,783	-	13,875	3,278	1.20%
Total Portfolio	2,235,000	2,235,000	2,235,000	2,235,000	2,223,908	2,237,783	-	13,875	3,278	1.20%
Ida Green Library Endowment⁴										
US Agency	1,000,000	1,000,000	1,000,000	1,000,000	996,799	1,000,318	-	3,519	4,200	1.20%
Total Portfolio	1,000,000	1,000,000	1,000,000	1,000,000	996,799	1,000,318	-	3,519	4,200	1.20%
DWU Commercial Paper⁵										
Money Market - Tax Exempt	4,433	8,463	4,433	8,463	4,433	8,463	4,030	-	-	0.16%
Total Portfolio	4,433	8,463	4,433	8,463	4,433	8,463	4,030	-	-	0.16%
GO Commercial Paper⁵										
Money Market - Tax Exempt	27,880,000	244	27,880,000	244	27,880,000	244	(27,879,756)	-	-	0.26%
Total Portfolio	27,880,000	244	27,880,000	244	27,880,000	244	(27,879,756)	-	-	0.26%
Trinity Parkway Escrow⁵										
Money Market	546,850	547,206	546,850	547,206	546,850	547,206	356	-	-	0.40%
Total Portfolio	546,850	547,206	546,850	547,206	546,850	547,206	356	-	-	0.40%

Notes 1-6: See Page 6 for Strategy Statement by Portfolio.
*Numbers may not sum due to rounding

City of Dallas
Strategy Statement and Compliance by Portfolio
As of: 01/01/2016 - 03/31/2016

STRATEGY COMPLIANCE STATEMENT

For the quarter ended March 31, 2016 the portfolios are in compliance with the relevant provisions of the Public Fund Investment Act and the investment strategies adopted in Sec. 17.0 of the City's Investment Policy.

STRATEGY STATEMENT BY PORTFOLIO

1) City's Investment Pool

The City's Investment Pool is an aggregation of the majority of City funds that includes tax receipts, enterprise fund revenues, fine and fee revenues, as well as some, but not all, bond proceeds, grants, gifts and endowments. This portfolio is maintained to meet anticipated daily cash needs for City of Dallas operations, capital projects and debt service. In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the dollar-weighted average stated maturity of the Investment Pool shall not exceed 1.5 years.

2) Convention Center Bond Reserve and Water Bond Reserve

Non-pooled reserve funds for outstanding revenue bonds (Convention Center and Water) are set at levels required by their respective bond ordinances. These funds will be used to pay principal and/or interest at final maturity or if called prior to final maturity.

3) Art Endowment

The Art Endowment Fund was created by the City from a \$1,285,026 repayment to the General Fund from the Convention Center. Pursuant to Resolution No. 84-311 dated September 26, 1984, this endowment fund was created to provide additional monies for the arts, not to replace the current level of support. Funds received as gifts to the City with instructions that the income generated by the investment of said funds be used for specified purposes are invested as separate non-pooled portfolios in order to maximize return.

4) Ida Green Library Endowment

The Ida M. Green Endowment Fund was created with the proceeds from the sale of stock from the estate of Ms. Green pursuant to Resolution No. 87-0836. Its purpose is to provide funds for the operating and capital expenses of the library's Texas Center for the Book and Children's Center. Funds received as gifts to the City with instructions that the income generated by the investment of said funds be used for specified purposes are invested as separate non-pooled portfolios in order to maximize return.

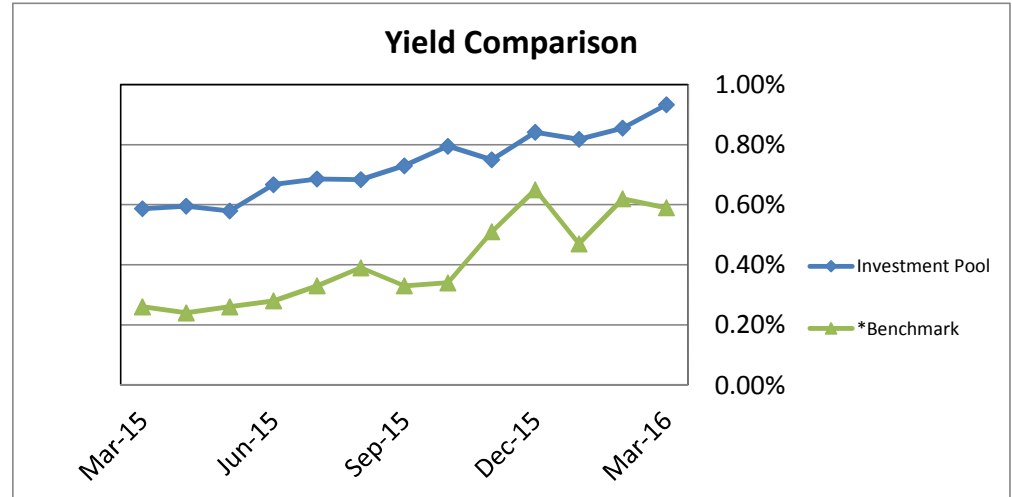
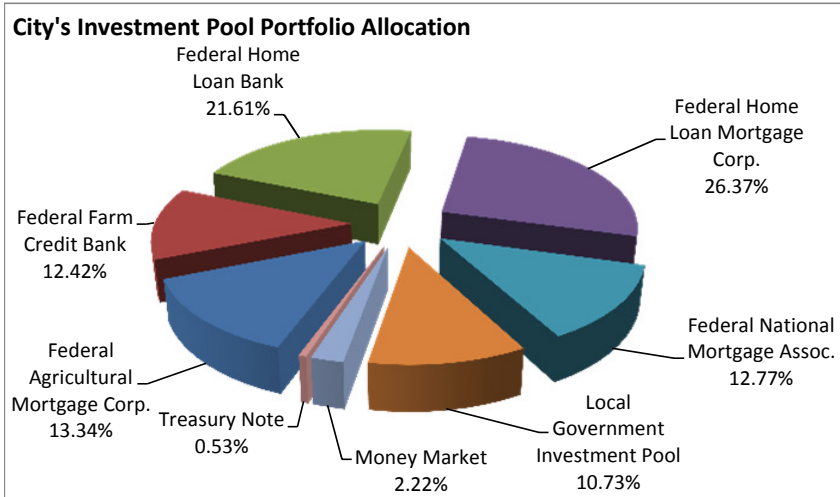
5) DWU Commercial Paper Program and GO Commercial Paper Program

The City issues tax-exempt commercial paper notes as an interim financing tool for construction and capital projects. Proceeds from the issuance of commercial paper debt must be liquid in order to fund periodic payments to contractors and may be invested in tax-exempt securities in order to avoid costly and complex arbitrage rebate computations. In order to meet these objectives, commercial paper proceeds may either be invested in tax-exempt securities or expended subject to a reimbursement program.

6) Trinity Parkway Escrow

The Trinity Parkway Escrow portfolio was created with the deposit of \$5,000,000 on November 16, 1999 in an escrow account in accordance with an agreement dated as of January 1, 1999 between the City and the North Texas Tollway Authority ("NTTA") pertaining to development of the Trinity Parkway. A subsequent deposit of \$4,500,000 was made in June 2009. These funds will be used to reimburse NTTA for specified payment related to project feasibility. Permitted investments for this account are defined in the Escrow Agreement as those that are consistent with the Public Funds Investment Act.

City of Dallas
City's Investment Pool Portfolio Allocation
Investment Summary
As of 3/31/2016



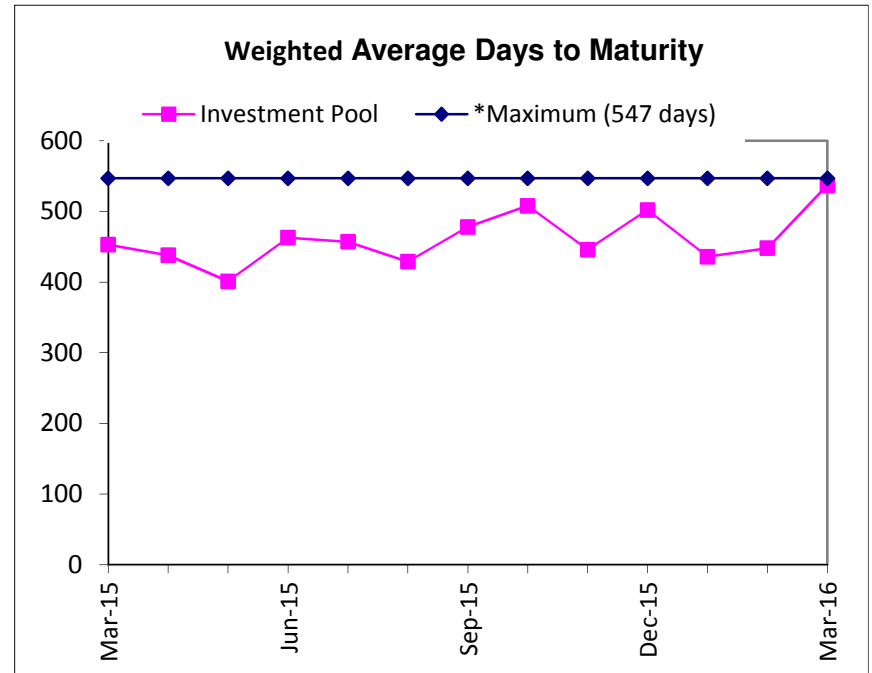
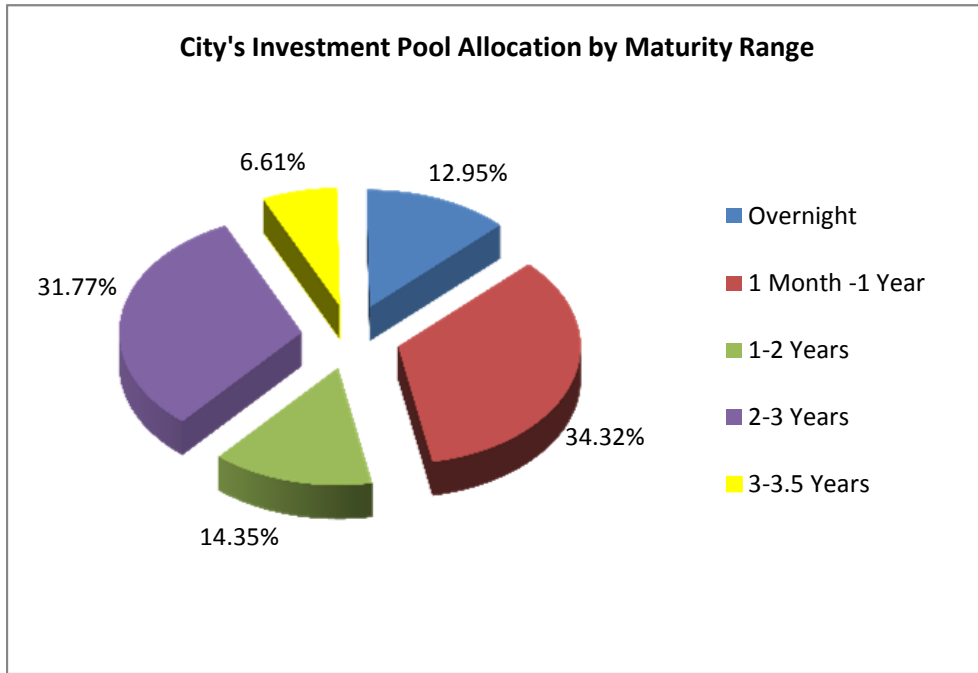
Description	Face Amount	Book Value	Market Value	**Unrealized Gain/(Loss)	Weighted Average Days To Maturity	Weighted Average Yield To Maturity	% of Portfolio
Federal Agricultural Mortgage Corp.	252,270,000	252,418,804	253,142,972	724,169	586	0.93%	13.34%
Federal Farm Credit Bank	235,000,000	234,954,278	235,782,225	827,947	584	0.95%	12.42%
Federal Home Loan Bank	408,445,000	408,811,731	409,618,288	806,557	800	1.01%	21.61%
Federal Home Loan Mortgage Corp.	499,039,000	498,863,708	499,908,922	1,045,214	600	1.07%	26.37%
Federal National Mortgage Assoc.	241,480,000	241,457,225	242,133,280	676,055	632	0.96%	12.77%
Local Government Investment Pool	203,020,000	203,020,000	203,020,000	-	1	0.53%	10.73%
Money Market	42,000,000	42,000,000	42,000,000	-	1	0.42%	2.22%
Treasury Note	10,000,000	9,998,149	10,003,710	5,561	1	0.56%	0.53%
***Total Portfolio	1,891,254,000	1,891,523,895	1,895,609,397	4,085,502	537	0.93%	100.00%

*As per Section 17.1 of the City's Investment Policy, the benchmark for the Investment Pool is the 12-month moving average yield on treasury 1-year constant maturities as reported by Federal Reserve Statistical Release H.15.

** Unrealized gain/loss is the difference between the market value and book value and does not represent an actual gain or loss. Gains and losses are realized only when a security is sold prior to maturity. Since it is the City's strategy to hold investments until they mature, the temporary gains and losses are unlikely to be realized.

*** Numbers may not sum due to rounding

City of Dallas
City's Investment Pool Allocation by Maturity Range
As of 3/31/2016



Description	Face Amount/Shares	Book Value	Market Value	Weighted Average Yield To Maturity	Weighted Average Days To Maturity	% of Portfolio
Overnight	245,020,000	245,020,000	245,020,000	0.51%	1	12.95%
1 Month -1 Year	648,784,000	649,042,201	649,709,230	0.67%	208	34.32%
1-2 Years	271,830,000	271,498,239	272,683,177	1.03%	548	14.35%
2-3 Years	600,620,000	600,975,468	603,080,026	1.22%	958	31.77%
3-3.5 Years	125,000,000	124,987,988	125,116,965	1.51%	1,252	6.61%
**Total Portfolio	1,891,254,000	1,891,523,895	1,895,609,397	0.93%	537	100%

*As per Section 17.1 of the City's Investment Policy, the dollar-weighted average stated maturity of the Investment Pool shall not exceed 1.5 years (547 days).

** Numbers may not sum due to rounding

City of Dallas
Date To Date
Broker/Dealer Activity
As of: FY 15-16 to Date

FY 15-16 to Date		
Description	Awarded	%
Primary Dealers		
Bank of America	\$38,000,000	4.63%
Daiwa Capital Markets	20,000,000	2.44%
Morgan Stanley	50,000,000	6.10%
Jefferies & Co.	30,000,000	3.66%
Secondary Dealers		
Coastal Securities	102,010,000	12.44%
Hilltop Securities Inc.	80,000,000	9.76%
Mutual Securities	20,000,000	2.44%
Piper Jaffray & Co.	40,000,000	4.88%
Samco Capital Market	75,000,000	9.15%
SunTrust Robinson Humphrey, Inc.	30,000,000	3.66%
Vining Sparks	67,400,000	8.22%
Wells Fargo	32,000,000	3.90%
Secondary Dealers - M/WBE		
Bonwick Capital - M/WBE	94,539,000	11.53%
Loop Capital - M/WBE	35,000,000	4.27%
Ramirez & Co. - M/WBE	39,000,000	4.76%
Rice Financial - M/WBE	37,050,000	4.52%
Stern Brothers & Co. - M/WBE	30,000,000	3.66%
Total	\$819,999,000	100.00%

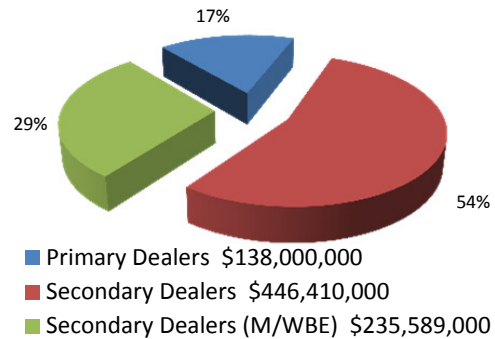
Notes:

Section 9 of the City's investment Policy requires the investment committee to annually review and adopt a list of qualified broker/dealers. These firms represent the broker dealer firms that are currently approved by the Investment Committee as of January 2016.

It is the City's Practice to solicit three or more competitive bids/offers each trade except for agency securities purchased at issue.

Q2 FY 15-16		
Description	Awarded	%
Bank of America	\$30,000,000	5.48%
Bonwick Capital - M/WBE	47,539,000	8.69%
Coastal Securities	62,010,000	11.34%
Daiwa Capital Markets	20,000,000	3.66%
Hilltop Securities Inc.	60,000,000	10.97%
Jefferies & Co.	10,000,000	1.83%
Loop Capital - M/WBE	15,000,000	2.74%
Morgan Stanley	50,000,000	9.14%
Piper Jaffray & Co.	40,000,000	7.31%
Ramirez & Co. - M/WBE	39,000,000	7.13%
Rice Financial - M/WBE	37,050,000	6.77%
Samco Capital Market	30,000,000	5.48%
Stern Brothers & Co. - M/WBE	30,000,000	5.48%
SunTrust Robinson Humphrey, Inc.	30,000,000	5.48%
Vining Sparks	14,400,000	2.63%
Wells Fargo	32,000,000	5.85%
Total	\$546,999,000	100.00%

Broker/Dealer Activity FY15-16 to Date



CITY OF DALLAS

QUARTERLY INVESTMENT REPORT

March 31, 2016

For the quarter ended March 31, 2016 the portfolios are in compliance with the relevant provisions of the Public Funds Investment Act and the investment strategies adopted in Sec. 17.0 of the City's Investment Policy.

Chief Financial Officer:



City Controller:



Treasury Manager:



Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO Members of the Budget, Finance & Audit Committee: Jennifer S. Gates (Chair), Philip T. Kingston (Vice Chair), Erik Wilson, Rickey D. Callahan, Scott Griggs, Lee M. Kleinman

SUBJECT Response to the Question from the Dallas Water Utilities Upcoming Bond Sale Briefing

On May 2, 2016, the Budget, Finance & Audit Committee agenda was briefed on the Dallas Water Utilities Upcoming Bond Sale. Attached are 2 charts illustrating the debt service savings by fiscal year that are projected to be achieved by the proposed refunding.

Please let me know if there is a need for additional information.


Jeanne Chipperfield
Chief Financial Officer

Attachment

cc: Honorable Mayor and Members of the City Council
AC Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge

Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Waterworks and Sewer System Revenue Bond Requirements ⁽¹⁾

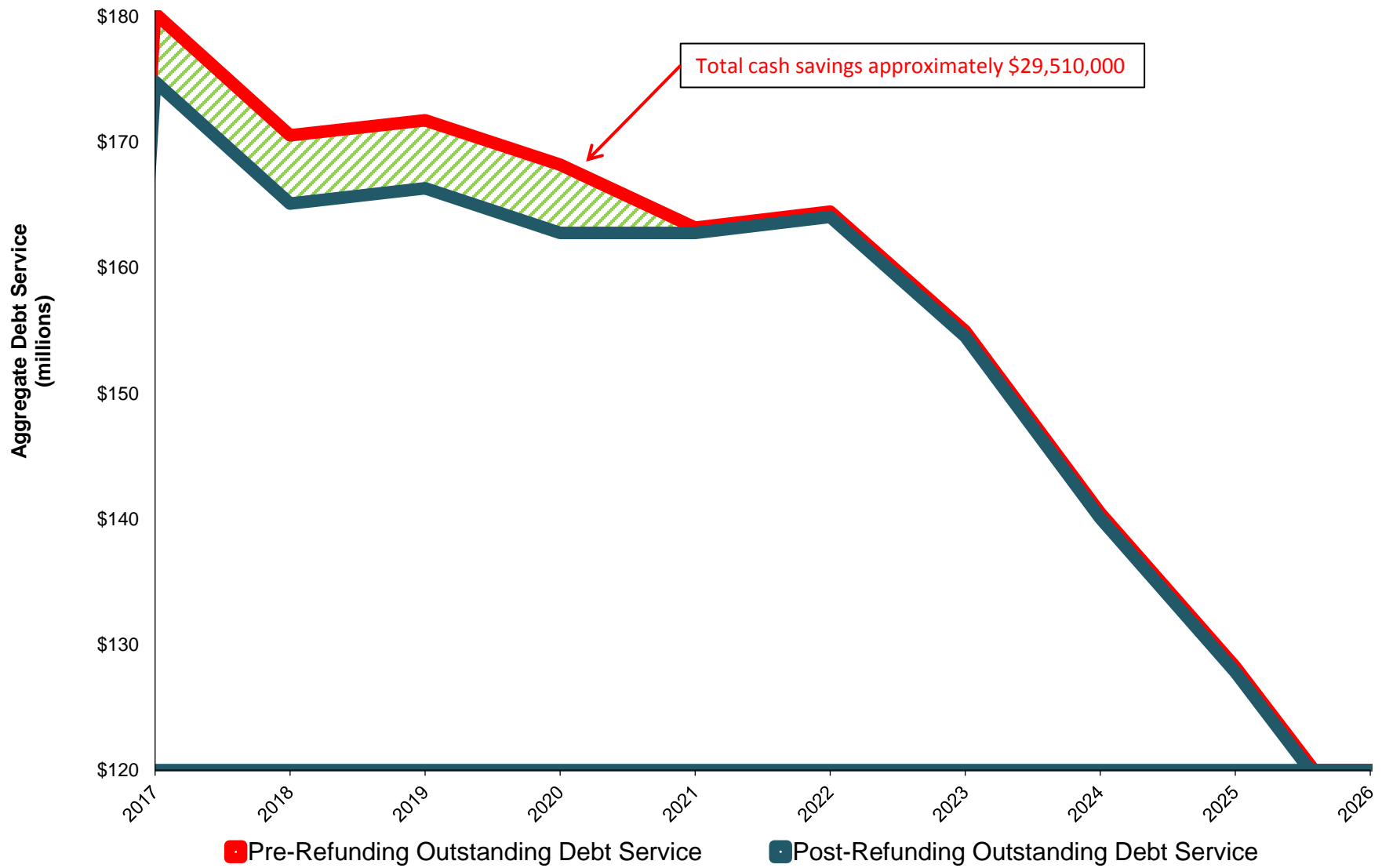
FYE	Pre-Refunding Outstanding Debt Service		Post-Refunding Outstanding Debt Service (3)	
	(as of May 1, 2016)	Less: Refunded Bonds (2)	(Post Closing on July 7, 2016)	
9/30	Total Debt Service	Debt Service	Total Debt Service	
9/30/2016	\$ -	\$ -	\$ -	-
9/30/2017	180,264,898	24,322,288	174,835,073	
9/30/2018	170,555,356	24,360,416	165,120,781	
9/30/2019	171,758,427	59,000,244	166,326,709	
9/30/2020	168,213,201	46,927,994	162,779,005	
9/30/2021	163,205,898	14,872,619	162,773,056	
9/30/2022	164,484,809	14,872,619	164,052,225	
9/30/2023	154,956,239	14,872,619	154,523,928	
9/30/2024	140,482,652	32,451,869	140,051,699	
9/30/2025	128,234,787	18,392,744	127,801,944	
9/30/2026	114,113,727	25,119,744	113,683,822	
9/30/2027	114,088,771	25,116,694	113,657,270	
9/30/2028	114,074,924	34,238,844	113,640,601	
9/30/2029	114,074,747	46,699,969	113,641,533	
9/30/2030	105,749,691	51,670,144	105,316,972	
9/30/2031	91,122,041	31,134,722	90,690,569	
9/30/2032	91,127,130	31,136,644	90,693,986	
9/30/2033	91,657,759	27,967,519	91,223,616	
9/30/2034	91,654,331	27,963,756	91,224,825	
9/30/2035	91,658,053	27,969,928	91,224,000	
9/30/2036	91,655,803	12,948,028	91,223,150	
9/30/2037	76,918,894	22,051,644	76,488,125	
9/30/2038	64,930,238	10,065,500	64,499,738	
9/30/2039	54,863,297	-	54,863,297	
9/30/2040	54,860,050	-	54,860,050	
9/30/2041	40,546,666	-	40,546,666	
9/30/2042	31,391,500	-	31,391,500	
9/30/2043	22,048,000	-	22,048,000	
9/30/2044	11,847,875	-	11,847,875	
9/30/2045	11,849,000	-	11,849,000	
9/30/2046	-	-	-	
	<u>\$ 2,922,388,763</u>	<u>\$ 624,156,544</u>	<u>\$ 2,892,879,014</u>	

(1) Numbers may not sum due to rounding.

(2) Estimated

(3) Does not include \$219,178,000 Commercial Paper Refunding scheduled to close July 7, 2016.

**City of Dallas, Texas
All Outstanding Waterworks and Sewer System Revenue Debt
(Pre & Post 2016 Refunding Issuance)**



(1) Post Refunding Debt does not include \$219,178,000 Commercial Paper Refunding scheduled to close July 7, 2016.

Memorandum



DATE May 6, 2016

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT Follow-up to Dallas Animal Services Update

The following responses are provided to questions asked during the April 25, 2016 "Dallas Animal Services Update" briefing to the Quality of Life & Environment Committee.

1. What is the cost of the technology assessment for DAS?

Communication and Information Services (CIS) selected a consultant to conduct the assessment for an estimated cost of \$36,500, funded using DAS FY15-16 current funds.

2. Provide a list of animal calls and priority rankings.

Priority Level	Response Timeline	Response Goal	Examples	Closed in System
1	Immediately	45 min - 1 hour	Animals attacking humans or each other; humans attacking animals; public safety obstruction	24 hours
2	Immediately after Level 1 cleared	1-2 hours	Critically injured animals; animals that will die if left in their current condition/ environment; rabies vector species in living quarters	24 hours
3	Immediately after Level 2 cleared	2-3 hours	Urgent assists to Police or Fire	24 hours
4	Once all Emergency Requests (1-3) cleared	3-4 hours	Animals on school grounds; aggressive packs of dogs; animal neglect (non-life threatening); sick or injured	24 hours
5	Once Level 4 cleared	4-6 hours	Animal bite calls / quarantine; confined animals not in danger from the elements; wild animals in living quarters	48 hours
6	Once Level 5 cleared	12 hours	Low priority police assists; owner surrenders for disabled or senior citizens; loose owned dogs	72 hours
7	Case Dependent	7-10 days	Follow-ups	14 days
8	Within 7 - 30 days	7 days	Compliance calls; loose dogs (non-CARE areas)	30 days

Follow-up to Dallas Animal Services Update
May 6, 2016

Please contact me if you have any questions or need additional information.



Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

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Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE May 6, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT **EI Creative Graphic Design Service Agreement**

Some of you asked about the work EI Creative has produced for City departments. Our top users of the contract were Code Compliance, Park & Recreation and Dallas Love Field. Attached are samples of the work EI Creative has done for different departments.

Per several requests, we are seeking guidance from the City Attorney's Office for clarification on how this contract can be used consistent with the parameters set by the state. On Wednesday, I will request that this item be deferred until we have more information from the City Attorney's Office.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'A.C. Gonzalez', with a large flourish at the end.

A.C. Gonzalez
City Manager

c: Christopher D. Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
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Joey Zapata, Assistant City Manager
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Elsa Cantu, Assistant to the City Manager – Mayor & Council



velocity

DALLAS

STREAMLINING DEVELOPMENT
FOR THE CITY OF DALLAS



City of Dallas

Dallas is a vibrant, economically diverse city that is among the fastest growing large metros in the country.

This rapid growth and high volume of projects have resulted in more (and often times increasingly complex) permit requests from the development community. Because of the higher permit volume and complexity, the City of Dallas formed VeloCity Dallas.

The overall objective of Velocity Dallas is to improve the City of Dallas' development review processes by:

- Acting as project managers for the development community, guiding projects through the review process
- Improving communication between customers and City employees
- Improving efficiencies of operations
- Establishing a consistent and navigable system that ensure development projects are reviewed in a timely manner
- Establishing metrics to measure performance

CONTACT US

VeloCITY Dallas is a resource to the development community. Whether its answering questions or helping them navigate the City's review process to ensure their project is approved in a timely manner. We want to partner with the development community and welcome any ideas, suggestions or comments that can help us identify new enhancement opportunities.

Please feel free contact any of our team members or visit us at our office located at the Oak Cliff Municipal Center - **320 E. Jefferson Blvd, Room LL10 Dallas, TX 75023.**

TEAM MEMBERS

Tommy Ludwig - Project Lead

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Mobile: 469-978-2920

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richard.abernethy@dallascityhall.com

U. Vernon Young, Jr.

Office: 214-948-4059

Mobile: 214-766-3694

vernon.young@dallascityhall.com



El Creative
ADVERTISING & DESIGN

VELOCITY DALLAS
BUSINESS CARD PRESENTATION
OCTOBER 3, 2015

Design Concept One

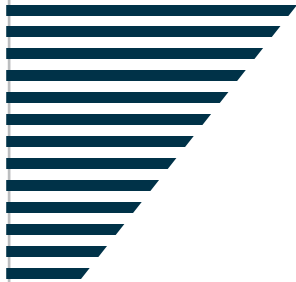


TOMMY LUDWIG
Process Improvement Team

—
1500 Marilla St. Dallas, TX 75201
o 214-948-4058
c 469-978-2920
E tommy.ludwig@dallascityhall.com



Design Concept Two



TOMMY LUDWIG

Process Improvement Team

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214-948-4058 o

469-978-2920 c

tommy.ludwig@dallascityhall.com E

Design Concept Three



TOMMY LUDWIG
Process Improvement Team

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E tommy.ludwig@dallascityhall.com

 **velocity**
D A L L A S



Design Concept Four



TOMMY LUDWIG
PROCESS IMPROVEMENT TEAM

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c 469-978-2920
E tommy.ludwig@dallascityhall.com



LOVE | EVOLUTION



client: City of Dallas
project: Love Field Modernization Program



client: Dallas Love Field
project: Love Evolution Wall Graphic



client: Dallas Love Field
project: Dallas Love Field History Wall Graphic



client: Dallas Love Field
project: Love Notes Stanchion Sign & Brochures



client: Dallas Love Field
project: Love Notes & Dallas Wall Graphics

PRESENTED BY THE DALLAS PARK & RECREATION DEPARTMENT

Boo-vie Bash

Everyone Deserves To Be Loved.



From the mind of George Lucas
**STRANGE
MAGIC**

Saturday October 24th
Carnival 4pm - 7pm
Showtime 7pm - 9pm

Dallas City Hall Plaza
1500 Marilla Dr, Dallas, TX
For more info 214.670.8847
Limited Free Parking Available
Bring your own lawn chair

Activities

- Pumpkin patch
- Food Trucks*
- Inflatables
- Vendors*
- Game truck
- Crafts
- Airbrush tattoos
- Costume Contest w/giveaways

*Payment Required

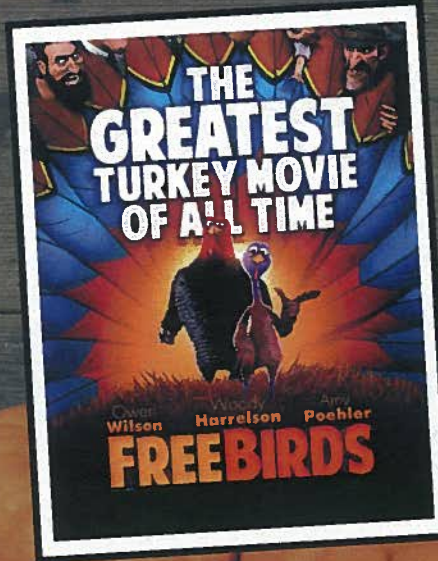


dallasparks.org [f /DallasPARD](#) [t /DallasParkRec](#)

PRESENTED BY THE DALLAS PARK & RECREATION DEPARTMENT

PUMPKINS ON THE PLAZA

SATURDAY, NOV 7TH AT 3PM · MOVIE STARTS AT 6PM
WEATHER PERMITTING



- PUMPKIN & TURKEY COSTUME CONTEST WITH GIVEAWAYS
 - PUMPKIN DECORATING
 - INFLATABLES
 - INTERACTIVE GAMES
 - FACE PAINTING
 - FOOD TRUCKS*
 - PUMPKIN PATCH
 - MUSIC & ENTERTAINMENT
- *Payment Required

LIMITED FREE PARKING AVAILABLE · BRING YOUR OWN LAWN CHAIR

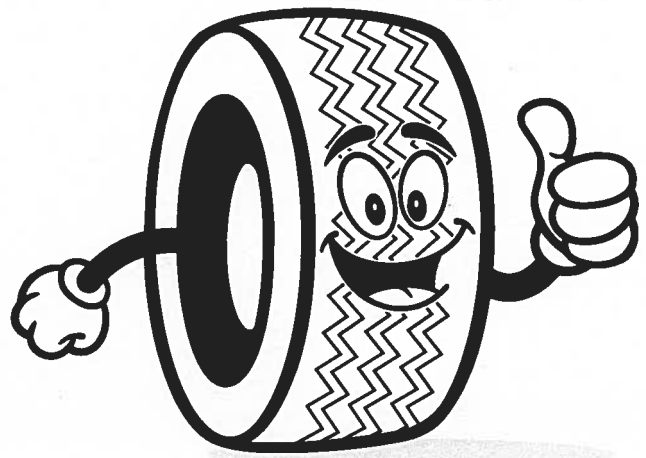
DALLAS CITY HALL PLAZA | 1500 MARILLA DR. DALLAS, TX | FOR MORE INFO 214.670.8847

dallasparks.org [f /DallasPARD](#) [t /DallasParkRec](#)





**FIND
THE
TIRES**



KEEP DALLAS CLEAN

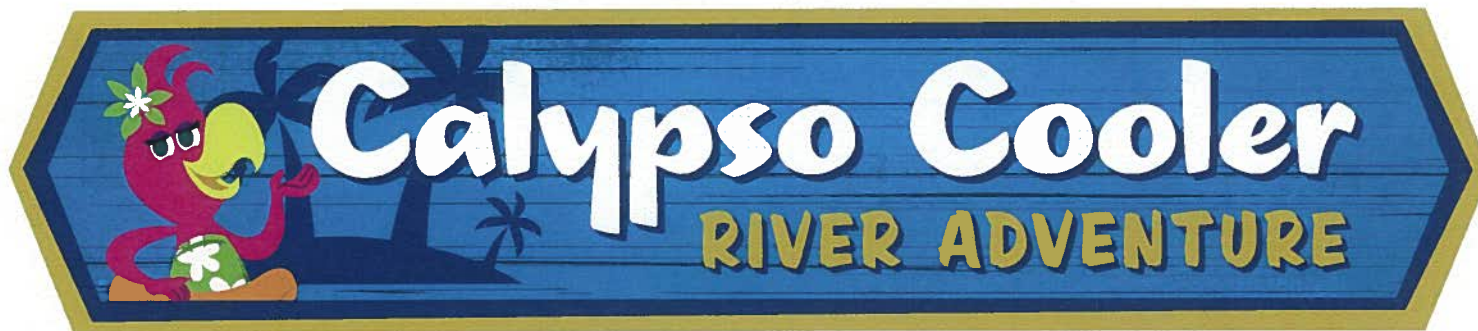
N D A L L A S S M S
G N I P M U D E R A
M E O Y B A F R I X
R H L I T D J I V E
E X T C T I A T E I
T M B R Y U N E R S
I D P G A C L I R I
R U O H E E E L R T
E C L E A N S R O T
N U B S C R A P E P

DALLAS	CLEAN	RETIRE	SCRAP
RECYCLE	TEXAS	POLLUTION	TRINITY
DUMPING	EARTH	TREAD	RIVER



WHO'S GOT THE BAD CATCH





client: City of Dallas
project: Bahama Beach Signage



PARK RULES

Reglas De Parque

Read and obey all posted signs.
Obey all instructions given by the attendants and operators.

No persons should bring glass, cigarettes or food into the water slide area.

Any person under the influence of alcohol or drugs will not be permitted in the park.

Pregnant women and persons with heart conditions or back trouble should not use the slides.

Ride at your own risk.

Lea y obedezca todos los letreros.
Obedezca todas las instrucciones dadas por los asistentes y operadores.

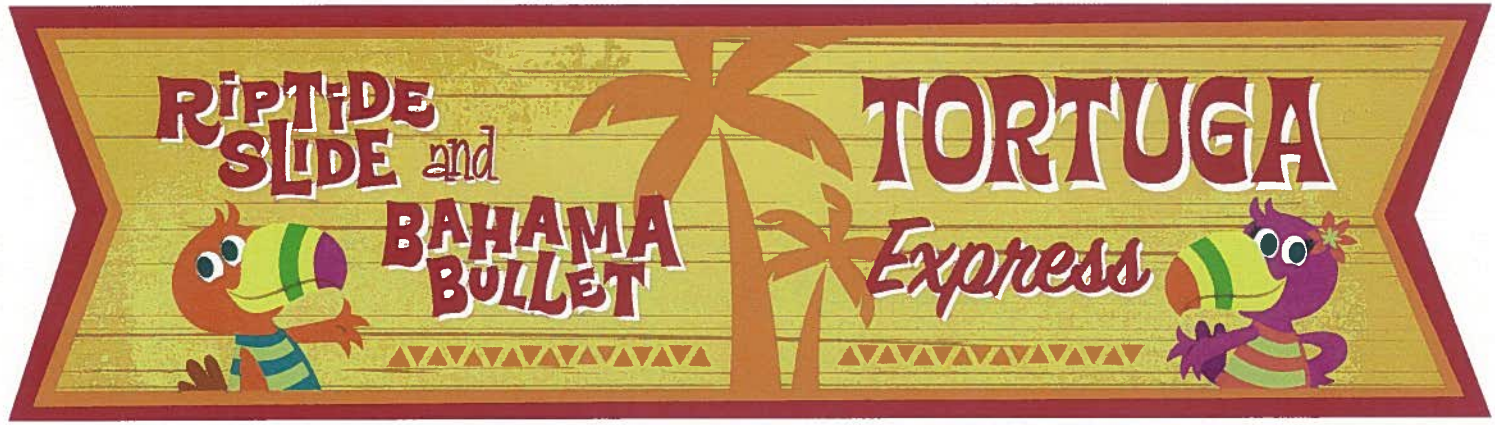
Ninguna persona deve traer vidrios, cigarrillos o comida dentro del area de toboganes de agua.

Cualquier persona bajo la influencia de alcohol y drogas no sera permitida dentro del parque.

Mujeres embarazadas y personas con condiciones del corazon o problemas de espalda no deberan de usar los toboganes.

Viaje a su propio riesgo.

- Proper swim attire required.
- All non-swimmers must wear jackets.
- Diaper-aged children must wear swim diapers, available at Island Traders.
- Ropa de baño apropiada esta requerida.
- Los que no saben nadar tienen que usar el salvavidas.
- Niños que usan pañales tienen que usar pañales de nadar, se venden en la tienda Island Traders.



client: City of Dallas
project: Bahama Beach Signage