

Memorandum



CITY OF DALLAS

DATE May 27, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT GFOA Distinguished Budget Award

I am pleased to inform you that the City of Dallas has received the Government Finance Officers Association's Distinguished Budget Presentation Award for the FY 2015-16 budget document. This award is the highest form of recognition in government budgeting; and this is the 17th year that the City of Dallas has received the award.

The Distinguished Budget Presentation Award recognizes governmental entities that prepare and publish exemplary budget documents. In order to receive this award, a government unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communication device.

We will continue the effort to achieve and maintain excellence in governmental budgeting.


Jeanne Chipperfield
Chief Financial Officer

Attachment

C: A.C. Gonzalez, City Manager
Chris Bowers, Interim City Attorney
Craig Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel Solis, Administrative Judge, Municipal Court
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Eric Campbell, Assistant City Manager
Sana Syed, Public Information Officer



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Dallas
Texas**

For the Fiscal Year Beginning

October 1, 2015

Executive Director

Memorandum



DATE May 27, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT **Dallas Zoo welcomes African elephant calf**

Gregg Hudson, President and CEO of the Dallas Zoo and Aquarium, asked me to share exciting news. The Dallas Zoo has welcomed a big new arrival: a male African elephant calf born on May 14, 2016 to Mlilo, one of the elephants rescued from drought-stricken Swaziland this spring. A press conference was held at the Dallas Zoo on May 24 announcing the arrival to the public. Attached are the official press release and a photo of Mlilo and her calf.

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

A handwritten signature in black ink that reads 'Willis C. Winters'.

Willis C. Winters, FAIA, Director
Park and Recreation Department

Attachments

c: A.C. Gonzalez, City Manager
Chris Bowers, Interim City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
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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



FOR IMMEDIATE RELEASE

Contact: Laurie Holloway, Senior Director
Communications & Marketing
469.554.7425 office/615.347.6743 cell
laurie.holloway@dallaszoo.com

VIDEO: B&W video of calf's birth, first steps, bonding with mom: bit.ly/DZephantcalf

PHOTOS: New calf and mother Mlilo, shot May 17 by Dallas Zoo

Dallas Zoo welcomes African elephant calf

Three-foot-tall, 175-pound baby born to elephant rescued from Swaziland

DALLAS (May 24, 2016) – The Dallas Zoo has welcomed a big new arrival: a male African elephant calf born May 14 to Mlilo, one of the elephants rescued from drought-stricken Swaziland this spring.

The calf stands about 3 feet tall, and his tiny trunk is just over a foot long. His ears are light pink, contrasting with his darker gray body. He weighs 175 pounds, which is on the low end of the 150- to 300-pound range for newborn African elephants. A low birth weight isn't surprising, given the difficult conditions in Swaziland during his 22-month gestation.

The calf, who isn't yet named, is active and exploring the barn, although he doesn't get too far from mom. He's nursing and vocalizing as expected.

"This birth validates the critical importance of our rescue efforts and why we worked so hard to get these animals to safety as quickly as possible," said Gregg Hudson, president and CEO of the Dallas Zoo.

The birth was quick and uneventful, and the calf arrived at 10:15 p.m. For several nights, Dallas Zoo elephant keepers stayed in the barn overnight to monitor the herd round-the-clock.

"Our entire animal staff, from keepers to veterinarians to the nutrition team, is involved in caring for this remarkable calf, as well as our other nine elephants," said Lynn Kramer, D.V.M. and vice president of Animal Operations at the Dallas Zoo. "He is doing well; playing hard and nursing often. And Mlilo is proving to be a very attentive and patient mother."

Mlilo (pronounced "ma-LEE-lo") arrived in Dallas showing signs of a possible pregnancy, but all tests conducted were inconclusive. Additionally, breeding-age bull elephants in Swaziland had been vasectomized, so the chances of a pregnancy were extremely low. Regardless, the Dallas Zoo staff was careful with the day-to-day care of Mlilo, creating positive conditions for her to have a successful birth.

"The small risk of moving a potentially pregnant animal was far outweighed by the certain death she and her calf faced in Swaziland," Hudson said. "I shudder to think what would have happened to Mlilo and her calf without the last six months of food and water we provided while they were in Swaziland, as well as the excellent care and nutrition they received upon their arrival."

Zoo officials don't yet know when the public will be able to see the calf. It could be several months, while mother and calf continue to bond with each other and the rest of the herd. The introduction process between

(continued)

(Elephant calf born, page 2)

the other four Swaziland elephants and the Dallas Zoo's four well-known "Golden Girls" is continuing.

"This calf will be an excellent ambassador for his species, helping us teach guests about the grave crisis facing elephants in Africa, and inspiring them to help protect this majestic species from extinction," Hudson said.

This is the first birth of an African elephant calf in the United States in nearly two years.

The Dallas Zoo collaborated with conservation officials in Swaziland, Africa, and two other accredited U.S. facilities to provide a safe haven for 17 African elephants. The elephants had destroyed trees and other vegetation in the managed parks where they lived, making the land uninhabitable for more critically endangered rhinos. Swaziland managers planned to cull the elephants in order to focus on rhino conservation. The zoos' collaboration to relocate the elephants was conceived not only to save them, but to support Swaziland's rhino conservation efforts.

In a complex process that lasted nearly two years, the Dallas Zoo, Omaha's Henry Doorly Zoo and Wichita's Sedgwick County Zoo applied for permission from the U.S. government to accept the animals. The permit was granted in January after extensive review, and a detailed move was planned for nearly two months. The elephants were flown to the U.S. aboard a chartered 747 jet, arriving March 11, 2016. Five of the elephants found a home in Dallas, while the other two facilities are each caring for six of the rescued animals.

In addition to Mlilo, who's believed to be about 14 years old, the Swaziland elephants at the Dallas Zoo include bull Tendaji and females Zola, Amahle and Nolwazi. All range in age from 6 to their mid-20s. They join the zoo's four "Golden Girls" – Jenny, Gypsy, Congo and Kamba – in the award-winning Giants of the Savanna habitat.

All three zoos have expansive new habitats that set the standard for an advanced way of managing elephants in human care, allowing for socialization, herd behavior and extensive walking. Public support for the rescue has been overwhelming, given the critical situation in the animals' native land. African elephants face many threats, ranging from human encroachment on their habitat to extreme poaching, which claims the life of nearly 100 elephants every day.

Follow the most recent news about the Dallas Zoo on:

YouTube: [youtube.com/user/DallasZooTube](https://www.youtube.com/user/DallasZooTube)

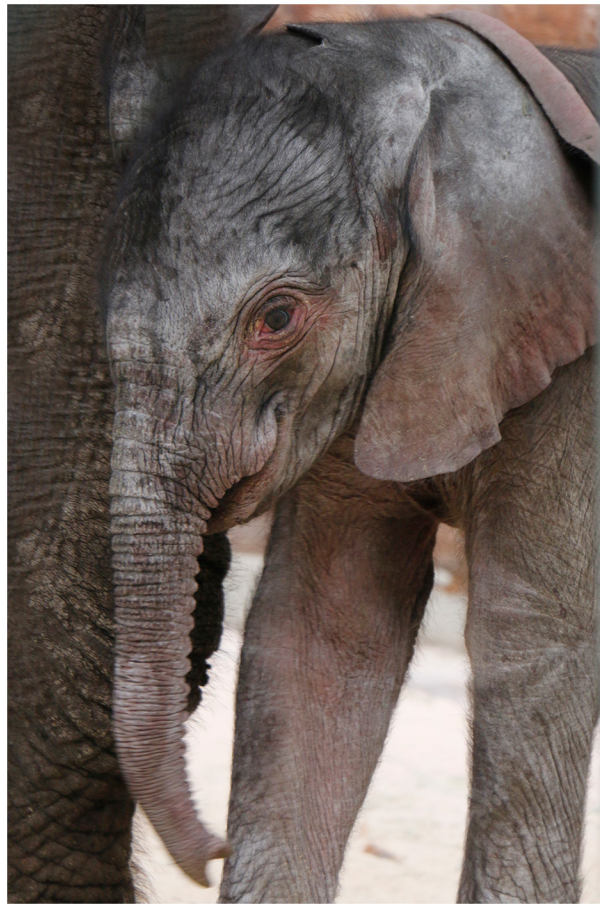
Facebook: [facebook.com/DallasZoo](https://www.facebook.com/DallasZoo)

Instagram, Twitter and Pinterest: [@dallaszoo](https://www.instagram.com/dallaszoo)

Web: [DallasZoo.com](https://www.DallasZoo.com)

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About the Dallas Zoo: *The Dallas Zoo, named one of the nation's Top 10 Zoos by USA TODAY, is the largest zoological experience in Texas. Accredited by the Association of Zoos & Aquariums, the zoo features a 106-acre park, thousands of animals, and an education department that offers programs for all ages. The zoo is located at 650 S. R.L. Thornton Freeway (I-35 at Marsalis) and is open seven days a week from 9 a.m. to 5 p.m. For more information, visit [DallasZoo.com](https://www.DallasZoo.com) or call 469.554.7500. DART is the official transportation provider of the Dallas Zoo, and its Red Line stops at the Zoo's main entrance. The Hyatt Dallas is the official hotel provider of the Dallas Zoo.*



Memorandum



DATE May 27, 2016

TO The Honorable Mayor and Members of the City Council

SUBJECT **Farmers Market Redevelopment Update**

On June 22, 2016, City Council City Council will be asked to consider authorizing 1) the last funding obligation to the Farmers Market Redevelopment project and 2) an extension for the Farmers Market Redevelopment 2101 and 2111 Taylor Street project.

BACKGROUND

In 2013, the City Council authorized various agreements associated with the redevelopment of the Dallas Farmers Market with DFM Developer, Ltd., and affiliates, (Brian Bergersen, Owner/Developer), which outlined a redevelopment plan for the Dallas Farmers Market. The plan to revitalize the Dallas Farmers Market is well underway.



Shed 1 is renovated and now operating as a marketplace for local farmers, farm merchants and vendors to sell produce and other farm-related products. Shed 1 has capacity for 119 stalls.





Shed 2 has been renovated and is active with restaurants, specialty food vendors and other retail vendors. The grand opening for Shed 2 was on May 6, 2016. The shed includes the reuse of 24,148 square feet of retail space. As part of the Shed 2 redevelopment, the restaurant Mudhen was built just north of that shed's parking lot. Mudhen's menu focuses on fresh meats and vegetables. The sheds are generating an estimated 10,000 visitors each weekend.



Shed 3 and 4 (Harvest Lofts) is under construction and will have 240 residential units, 16,000 square feet of retail space and public parking.



PERSPECTIVE
14 Harvest Lofts
Dallas, Texas





2101 and 2111 Taylor Street Project is anticipated to begin by the end of 2016 and will include 60 residential units and 25,000 square feet of commercial space.

Taylor Street 2111, LP is requesting that the contractual deadline for TIF funding be extended from April 1, 2016 to December 31, 2016 for the start of construction and that the contractual completion date for the project be extended from December 31, 2018 to December 31, 2019.

Unexpected complexities and interdependent project elements are delaying the project progress. Scheduling conflicts with the public parking garage construction is prohibiting Taylor Street project construction due to lack of access, staging and parking on the tight urban site. Further, unforeseen public infrastructure improvements including installation of a new gas supply line, burial of electrical lines, new electrical service and public street improvements surrounding the site have caused delays. Detailed design is underway.

The second item on the June 22, 2016 City Council agenda related to the Farmers Market is for streetscape improvements between the sheds and other

development parcels (street lights, trees, pavers, new sidewalk between Shed 2 and Mudhen restaurant, removing a dock in the public right of way, and utility work). This Chapter 380 Public/Private Partnership Grant is the City's last remaining obligation of public funds committed to this redevelopment project. Grant funds in the amount of \$670,000 will be used to fund this streetscape and utility work not included in the general obligation bond funded streetscape improvements.



By January 2017, the last phase of the Farmers Market Redevelopment project will begin. This phase includes construction of futsal fields and a community garden on land east of southbound Cesar Chavez Boulevard.

The minimum investment for the previously approved TIF funding of approximately \$13.3M requires \$40M in private investment, although it is anticipated that more than \$66M will be invested by the developer upon project completion. The public and private investment into this site is well underway and is attracting residents and tourists to this approximately 12-acre destination.

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

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
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
Jill A. Jordan, P.E., Assistant City Manager

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

Memorandum



CITY OF DALLAS

DATE May 27, 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 Revised Statement of Intent- Housing Policy

A Statement of Intent was distributed to you on Wednesday, May 25, 2016. After further discussion among staff, a few additions were made to the Statement of Intent. On page 1, the Low Income Housing Tax Credit Program is specifically mentioned and rehabilitation is included in the placement policy. Also, a bullet was added on page 2 with regard to Tax Increment Financing Districts. The revised Statement of Intent is attached and the changes underlined.

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

Alan E. Sims for.

Alan E. Sims
Chief of Neighborhood Plus

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

CITY OF DALLAS HOUSING POLICY – STATEMENT OF INTENT

BACKGROUND

The City of Dallas believes that every American has the right to safe, decent, affordable, and fair housing, regardless of their race, color, national origin, religion, sex, sexual orientation, disability, familial status, or source of income. The City also recognizes that minority and disabled citizens make up a disproportionate number of the City's residents living in poverty, and that racially and ethnically concentrated areas of poverty are harmful to the City of Dallas as a whole.

In support of its citizens, and in compliance with HUD's recently issued *Affirmatively Furthering Fair Housing Final Rule*, the City has adopted this Statement of Intent ("Statement"). The Statement is not intended as a comprehensive housing policy. Rather, this Statement will serve as a framework for the creation of a comprehensive housing policy that will include the foundational elements enumerated below along with a number of additional components also described in this document. Many of the foundational elements and the components require further study, review and consideration by the Housing Committee and City Council. A comprehensive housing policy will be finalized and adopted by December 31, 2016, after consideration and action on all individual elements and components have been incorporated within the comprehensive framework. The goal of a comprehensive policy will be to: 1. Create affordable housing throughout Dallas, 2. promote greater fair housing choices, and 3. overcome patterns of segregation and concentrations of poverty.

The foundational elements of the Statement of Intent ("Statement") of the City of Dallas include;

- Support all ownership housing opportunities throughout Dallas
- Adopt a Source of Income Ordinance (Chapter 20A)
- Adopt a housing placement policy for multifamily rental units (which includes Low Income Housing Tax Credit (LIHTC) projects)
 - Projects reserving more than 50% of units for income restricted households shall only be eligible to receive resolutions of City support or City subsidy if they are to be constructed or rehabilitated in census tracts meeting all of the criteria for "High Opportunity Areas"
 - High Opportunity Areas defined as:
 - Dallas census tracts with less than 15% poverty rate; and
 - in the attendance zone of an elementary school that has a state accountability rating of "Met Standard" from the Texas Education Agency

- The City shall not waive any de-concentration standards in the Texas Department of Housing and Community Affairs' Qualified Allocation Plan, unless a proposed project falls in a High Opportunity Area.
- Require developments receiving subsidy or increased density or floor area ratio to accept Housing Choice Vouchers and other housing subsidies, and otherwise comply with Dallas City Code Chapter 20A
- Require Tax Increment Financing (TIF) District housing projects in High Opportunity Areas that receive assistance to provide 20% of the units to households at 80% of the Area Median Family Income (AMFI) with a minimum of 10% of the units to households at 50% AMFI and below

Housing Policy Components that require further study:

- Home Improvement Rebate Program
- Homestead Preservation Districts and Land Trusts
- Mortgage Products, Mortgage Assistance, and Homebuyer Readiness
- Chapter 27 Minimum Housing Standard Ordinance to ensure safe, sanitary, and healthy habitability standards for all residents of Dallas
- Voluntary Inclusionary Provisions such that all multifamily developments requesting zoning changes, subsidy, or other City of Dallas consideration agree to a minimum number of units being offered for households at 0% to 50% of the Area Median Family Income (AMFI)
- Payment in Lieu Program
- Housing Mobility Program for voucher holders to be developed with the Dallas Housing Authority and other regional housing partners to affirmatively further fair housing choices throughout the Region
- Landlord Sublease/Guarantor Program
- Specific revitalization plans for neighborhoods to address access to transportation, education, healthcare, jobs, healthy food choices, and other basic needs
- Plan to eliminate chronic homelessness in ten years
- Create a dedicated revenue source for all these housing intentions

Memorandum



CITY OF DALLAS

DATE May 27, 2016

TO Honorable Mayor and Members of the City Council

SUBJECT Ratings for City of Dallas Waterworks and Sewer System Revenue Refunding Bonds, Series 2016AB

On May 2, 2016, the Budget, Finance & Audit Committee was briefed on Dallas Water Utilities (DWU) upcoming bond sales and approved the resolution on May 11th authorizing staff to proceed with preparations for the sale, including holding rating agencies meetings. On the June 15th agenda, an Ordinance will be submitted for approval authorizing the sale of the bonds with an anticipated pricing date of June 23rd.

The City received the bond ratings today for the upcoming bond sale. Standard & Poor's Ratings Services has confirmed DWU's existing AAA rating for the \$640 million Revenue Refunding Bonds, Series 2016AB bonds. Fitch Ratings has assigned a rating of AA+ to the Series 2016AB. The Fitch rating applies as well to the Waterworks and Sewer System's \$1.9 billion outstanding revenue bonds.

A copy of the complete reports from both rating agencies will be provided to you as soon as they are available.

Please let me know if you need additional information.

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

Mark McDaniel
Assistant 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
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Jill A. Jordan, P.E., Assistant City Manager
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Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Jo Puckett, Director of Dallas Water Utilities

Memorandum



CITY OF DALLAS

DATE: May 27, 2016

TO: Honorable Mayor and Members of the City Council

SUBJECT: **City License Applications**

Attached is a list of the most recent Dance Hall and/or Sexual Oriented Business applications received for the week of May 16 - 20, 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.

A handwritten signature in cursive script that reads "Eric D. Campbell".

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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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
Chief David O. Brown, Dallas Police Department

Weekly License Application Report

May 16, 2016 - May 20, 2016

<i>BEAT</i>	<i>DIST.</i>	<i>NAME OF BUSINESS</i>	<i>ADDRESS</i>	<i>LICENSE</i>	<i>STATUS</i>	<i>LATE HOUR</i>	<i>DATE</i>	<i>APPLICANT</i>
116	2	IT'LL DO CLUB	4322 ELM STREET	DH-CLASS A	RENEWAL	NO	5/20/2016	HUMPHRIES, BROOKE
437	3	BABY DOLLS SALOON-SOUTH	3330 DUNCANVILLE ROAD	SOB-CABARET	RENEWAL	NO	5/20/2016	CRAFT, STEVEN WILLIAM
536	6	J. P. BILLIARDS	9750 BROCKBANK DRIVE SUITE #1	BH	RENEWAL	NO	5/20/2016	KIM, YOUNG IM
533	6	CLUB ONYX	10557 WIRE WAY	SOB-CABARET	RENEWAL	NO	5/20/2016	LANGAN, ERIC
521	6	BABY DOLLS TOPLESS SALOON	10250 SHADY TRAIL	SOB-CABARET	RENEWAL	NO	5/20/2016	CRAFT, STEVEN WILLIAM
533	6	TO BE DETERMINED	10901 N. STEMMONS FREEWAY	SOB-CABARET	RENEWAL	NO	5/20/2016	CRAFT, STEVEN WILLIAM

License Definitions: ***DH - Class "A" -Dance Hall - Dancing Permitted 3 Days Or More A Week***
DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week
DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time
DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only
LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00
BH - Billiard Hall - Billiards Are Played
***SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult
Adult Theater / Escort Agency / Nude Model Studio***