

Memorandum



CITY OF DALLAS

DATE April 9, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **April 14, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On April 2, 2021, a DRAFT City Council Agenda for April 14, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

44. 21-710 A resolution appointing a presiding judge and an alternate presiding judge for the Dallas County central counting station for the May 1, 2021, City of Dallas General and Special Elections - Financing: No cost consideration to the City
- Z15. 21-587 A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of Pemberton Hill Road, south of Lake June Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z190-336(JK)

Revisions:

2. 21-567 Authorize a **(1)** sixteen-month extension of the Master Equipment Lease/Purchase Agreement for the financing of personal property purchases with Banc of America Public Capital Corp; and **(2)** approving other matters in connection therewith including annual legal fees therewith - Not to exceed \$30,000 - Financing: General Fund (subject to appropriations)
This item is being revised to change the date of agreement to coincide with the original agreement expiry date. Please contact Brandy Pletcher, Assistant Director of Treasury, City Controller's Office, at 214-670-3676 for more information.

DATE April 9, 2021
SUBJECT **April 14, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

6. 21-325 Authorize a Community Development Block Grant Funds (CDBG) development loan agreement and security documents in an amount not to exceed \$2,500,000.00 in CDBG funds with Midpark Towers Apts. LP (Midpark Towers), or an affiliate thereof, and the City of Dallas Housing Finance Corporation, or an affiliate thereof (DHFC), conditioned upon Midpark Towers receiving a 2021 4% Housing Tax Credit award, for which the DHFC shall purchase and own the land, enter into a long-term ground lease with Midpark Towers, and take an ownership interest in Midpark Towers for the acquisition and renovation of an affordable multifamily complex located at 8550 Midpark Road - Not to exceed \$2,500,000.00 - Financing: Community Development Block Grant Funds
This item is being revised to correct the Community Development Block Grant affordability period from 20 years to 15 years as per the federal guidelines and the Comprehensive Housing Policy and the senior loan term from 35 years to 40 years. Please contact Kyle Hines, Interim Assistant Director of the Department of Housing & Neighborhood Revitalization, at 214-670-4942 for more information.
29. 21-511 Authorize a one-year service contract with two, one-year renewal options for Tenth Street home improvement rehabilitation services for the Department of Housing and Neighborhood Revitalization - Miko Trucking, Inc., most advantageous proposer of two - Not to exceed \$749,549.10 - Financing: Equity Revitalization Capital Fund
This item is being revised to include the committee statement. Please contact Chhunny Chhean, Director of Office of Procurement Services, at 214-670-3874 for more information.
40. 21-221 Ordinances authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2021A, in the amount of \$22,000,000.00, and City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2021B, in the amount of \$44,000,000.00, to the Texas Water Development Board; approving the execution of the agreements in connection with the sale of the bonds; and all other matters related thereto - Total not to exceed \$263,420.00 - Financing: Dallas Water Utilities Fund
This item is being revised to include the committee statement. Please contact Terry Lowery, Director of Water Utilities, at 214-670-3143 for more information.

DATE April 9, 2021
SUBJECT **April 14, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memos is attached for more information.

4. 21-543 Authorize a second letter amendment to the Lease Agreement between the City of Dallas and the Arena Group to **(1)** grant a second deferment of the due date for the Fiscal Year (FY) 2021 rent payment in the amount of \$3,400,000.00 for the American Airlines Center (AAC) from a date previously requested by the Center Operating Company, L.P. from April 30, 2021 to September 30, 2021 and approved by the City Council on October 13, 2020 by letter amendment to the Lease Agreement between the City of Dallas and the Arena Group; and **(2)** grant a one-time deferral of the due date for the FY 2022 rent payment in the amount of \$3,400,000.00 for the AAC from October 1, 2021 until April 30, 2022 - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The Government Performance & Financial Management Committee was briefed by memorandum regarding this matter on March 29, 2021.](#)
7. 21-364 Authorize **(1)** the sale of up to 50 Land Transfer lots to Hedgestone Investments LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$128,663.77; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 50 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 50 single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$134,244.32 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee will be briefed by memorandum regarding this matter on March 22, 2021.](#)
24. 21-568 Authorize a resolution designating the property addressed as 2323 Bryan Street, Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 18, pursuant to Chapter 378 of the Texas Local Government Code, to promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date - Financing: No cost consideration to the City
[The Economic Development Committee will be briefed by memorandum regarding this item on April 5, 2021.](#)

DATE April 9, 2021
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25. 21-547 A resolution to **(1)** authorize the City Manager or a designee to establish programming to enhance and advance workforce and economic development with external entities, including education and healthcare institutions; and **(2)** execute interlocal agreements, and other agreements as may be necessary to implement and carry out the collaborations and programming - Financing: No cost consideration to the City
[The Workforce Education and Equity Committee was briefed by memorandum regarding this matter on February 8, 2021.](#)
29. 21-511 Authorize a one-year service contract with two, one-year renewal options for Tenth Street home improvement rehabilitation services for the Department of Housing and Neighborhood Revitalization - Miko Trucking, Inc., most advantageous proposer of two - Not to exceed \$749,549.10 - Financing: Equity Revitalization Capital Fund
[City Council will be briefed by memorandum regarding this matter on April 9, 2021.](#)
40. 21-221 40. 21-221 Ordinances authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2021A, in the amount of \$22,000,000.00, and City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2021B, in the amount of \$44,000,000.00, to the Texas Water Development Board; approving the execution of the agreements in connection with the sale of the bonds; and all other matters related thereto - Total not to exceed \$263,420.00 - Financing: Dallas Water Utilities Fund
[City Council will be briefed by memorandum regarding this matter on April 9, 2021.](#)
42. 21-580 An ordinance authorizing an amendment to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Three ("Oak Cliff Gateway TIF District") to: **(1)** include a finding that operations and maintenance support for the Dallas Streetcar is necessary and convenient to the implementation of furthering development along major transportation corridors and transit connections in and adjacent to the TIF District; **(2)** create a budget category in support of the Dallas Streetcar; and **(3)** shift \$257,202.00 net present value (approximately \$950,000.00 in total dollars) of the District's budget from the Oak Cliff Gateway Sub-district to the new budget category amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City (This item was remanded back to the Transportation and Infrastructure Committee)
[The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

DATE April 9, 2021
SUBJECT **April 14, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

43. 21-581 Authorize the dedication of \$475,000.00 in Oak Cliff Gateway TIF funds from the available District-Wide Set-Aside to support the operations and maintenance of the Dallas Streetcar for FY 2020-2021 - Not to exceed \$475,000.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to current and future appropriations from tax increments) (This item was remanded back to the Transportation and Infrastructure Committee) [The Economic Development Committee was briefed by memorandum regarding this matter on February 1, 2021.](#)

Thank you for your attention to these changes. If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors