

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Response to Council Questions about Office of Community Care Agenda Item:
CARES Act Funded – Making Food Accessible**

On September 23, 2020, City Council considered the authorization of five subrecipient agreements for Making Food Accessible services. The City Council authorized four of these agreements as stated in the item: (1) Citizens Development Center dba Achieve, in the amount of \$90,000.00; (2) CitySquare, in the amount of \$127,469.00; (3) First Presbyterian Church of Dallas, Texas dba The Stewpot, in the amount of \$105,928.00; and (4) The Visiting Nurse Association (VNA) of Texas, in the amount of \$137,700.00; and authorized an agreement with Services of Hope Entities, Inc., in the amount of \$194,451.50, with the remaining \$194,451.50 to be considered at the October 13, 2020 meeting.

Several questions were posed related to one of the contracts under consideration. This memo serves as a response to those questions and since the September 23, 2020 meeting.

1. An explanation was sought as to why the recommended funding amount for Services of Hope Entities, Inc. was higher than amounts recommended for the other contractors.

Applications were scored by a panel representing three City departments. A total of 11 applications were received, of which the top five scoring applications were recommended for contracts. The awards amounts were based on score and request. The award amount for Services of Hope Entities, Inc. represents approximately 78% of the request made by the organization. The other organizations that were awarded contracts requested smaller amounts of funding and received a higher percentage of their overall request.

<i>Applicant</i>	<i>Score</i>	<i>Award Amount</i>	<i>% Request</i>	<i>Request Amount</i>
<i>First Presbyterian Church of Dallas dba the Stewpot</i>	90.33	\$ 105,928	95.00%	\$ 111,503
<i>Citizens Development Center dba Achieve</i>	88.67	\$ 90,000	90.00%	\$ 100,000
<i>VNA</i>	87.67	\$ 137,700	90.00%	\$ 153,000
<i>Services of Hope & Financial Hope CCS</i>	84.67	\$ 388,903	78.40%	\$ 496,080
<i>CitySquare</i>	80.33	\$ 127,469	85.00%	\$ 149,963

2. The attached Services of Hope/Family Hope Credit Counseling Services Impact Report does not appear to be related to recouping costs associated to emergency food distribution due to COVID. Please clarify.

The program funding is provided on a reimbursement basis for the services delivered under the contract. City contracts are typically administered on a reimbursement basis, but only services outlined in the contract and delivered during the contract term will be reimbursed. The

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SUBJECT **Upcoming Office of Community Care Agenda Item: CARES Act Funded - Nonprofit Assistance Program**

referenced report is an impact report through August 31, 2020, which is prior to the term of the contract.

3. Please show receipts for costs incurred to Services of Hope to do emergency food distribution response.

The City does not have receipts for expenses at this time as the organization is not currently in a contract with the City of Dallas. We will require receipts and other documentation of expenditures to issue reimbursements for expenses incurred under the contract.

4. Based on a review of Services of Hope's work, it appears they serve as manager of the Farmers to Families Food Box (FFFB) program between USDA/Hardie's GoFresh and local groups. Is that correct? What are the operational costs associated with this relationship and the City of Dallas?

The application received for the Making Food Accessible program will fund supplemental food distributions and is not funding the FFFB program.

Per Services of Hope, the organization is in a partnership with local food distributors and serves as a local distribution partner for the referenced FFFB program. For Phase 3 of the FFFB program, they have a partnership with GoFresh and are also working with Segovia.

Information on the FFFB food box program can be found here - <https://www.ams.usda.gov/selling-food-to-usda/farmers-to-families-food-box>

5. Please exhibit the following costs observed in the City of Dallas: Trucking costs paid, storage costs paid, food purchases paid, Personal Protective Equipment (PPE) purchases made.

The contract budget includes the below amounts for the requested items. *The costs have not yet been incurred.*

- Trucking Costs – \$11,800 (includes truck rental (\$4,000), trailer rental (\$4,800) and diesel gas (\$3,000)
- Storage Costs – This is not a budget item; however, the application notes that the organization utilizes refrigerated/freezer trucks
- Food purchased – \$300,000
- PPE purchase – The budget includes \$3,500 for supplies (which may include Personal Protective Equipment)

6. Is it correct that the FFFB program, which distributes free food, ends on October 31, 2020? Is Services of Hope continuing to take free food through that date? If so, why do they need the requested funds?

The proposed City program will provide supplemental food boxes to reach eligible clients and communities that would otherwise not be served during the current term or beyond October 31, 2020.

Per Services of Hope, the FFFB program has recently transitioned into Phase 3 and that transition includes a focus to rural communities and the City's Opportunity Zones. Services of

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Hope indicated that they are working with two of the Phase 3 vendors – GoFresh and Segovia – for Phase 3 of the program and will take advantage of free food boxes to the extent possible. The FFFB program is being administered in phases – Phase 1 (May 15-June 15, 2020) and Phase 2 (ended earlier this month).

Information on the FFFB food box program can be found here - <https://www.ams.usda.gov/selling-food-to-usda/farmers-to-families-food-box>

7. What is the COVID allotment cap per organization?

Staff is not aware of a COVID allotment cap per organization. The Request for Applications (RFA) for Making Food Accessible established a minimum request amount of \$25,000 and did not establish a maximum request amount for applicants.

8. What is the cost per person or household served versus value for the Services of Hope program? Is the value consistent with similar sized emergency food responders?

Services of Hope has established a target of 400 unduplicated families served each month at weekly food distributions, and the average size of families receiving services is slightly higher than four. The below table outlines the output targets and services to be provided by each awarded applicant. Because the service delivery models vary, as do units for the metrics and frequency of service, direct comparisons in cost per client/family/box of food directionally correct but may be inexact.

Organization	Services Supported through Contract	Target
<i>Citizens Development Center</i>	Food boxes distribution through community partners	2,750 boxes distributed during program term (September – December 2020)
<i>CitySquare</i>	Contactless food pantry	10,800 clients impacted during program term (September – December 2020)
<i>First Presbyterian Church of Dallas dba the Stewpot</i>	Pantry and premade meals distribution	3,500 families (not unduplicated) during program term (September – December 2020)
<i>Services of Hope Entities, Inc.</i>	Food boxes distribution and pantries	400 unduplicated families served per month (weekly service)
<i>Visiting Nurses Association</i>	Supplemental boxes with regular meals delivery	1,020 clients served twice monthly during program period (September – December 2020)

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Should you have any additional questions or concerns, please contact myself or Jessica Galleshaw, Director of Office of Community Care.



Kimberly Bizer Tolbert

Chief of Staff

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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

Financial Hope Credit Counseling Services Impact Report	Client	Number of Workshops	Grant Activity Name	Number of Clients	Activity Client Number	Jan	Feb	March	April	May	June	July	Aug.	Sept	Oct	Nov	Dec
Financial Education and Literacy Workshop Outputs																	
Number of Workshops Held -																	
FTHB-Spanish		2	HUD	79	Housing	30	37	12									
FTHB-English		2	HUD	8	Housing			8									
Online Housing		47	HUD	47	Housing	1	1	15	12	7	6	5					
Mini Housing-Bank Of America			HUD	0	Housing												
Being Court-On Hold COVID19		8	City of Dallas	150	Ed/Literacy	60	60	30	0								
Night Court-On hold Cov-19			City of Dallas	0	Ed/Literacy				0								
Delta Sigma Theta Credit Seminar-Virtual		1	Free	35	Ed/Literacy		35		0								
AKA Credit Seminar-on hold Covid 19		1	Free	102	Ed/Literacy					102							
Trinity Church Seminar		1	Free	25	Ed/Literacy		25		0								
Christian Stronghold CRA Class		1	Free	22	CRA			22	0								
100 Men CRA Training		1	CRA	3	CRA			3	0								
FUB Credit Lunch & Learn		1	Free	23	CRA			23	0								
Homans Fair City Of Dallas - On Hold Covid 19			CRA	0	Housing				0								
Business Counseling-Take Charge America (TCA)-Texas		89	Grant	89	Small Bus	14	4	2	2	4	4	7	52				
FUB Coach Training (8)		4	Capital One	36	Housing				32				4				
Shalon Covin-19 Financial Education		6	Capital One	152	Ed/Literacy				52	70	0	15	15				
Weekly Covin-19 Blogs		18	Capital One	290	Ed/Literacy			78	60	75	20	25	32				
Financial Coaches Certified			FUB	4	Ed/Literacy								4				
Clients in Workshops -		182		1,065		105	162	193	158	258	30	52	107	0	0	0	0
Short Term Counseling Clients Outputs																	
Number of clients served - Phone Calls		3,237	TCA	3,237	Ed/Literacy	540	439	445	345	436	472	560					
Client Referrals-Take Charge America (Counseling)		132	TCA	132	Ed/Literacy	21	22	8	12	18	22	17	12				
Reverse Mortgage		22	Navicore	22	Housing	2	2	2	3	6	4	3	0				
Dallas County Housing Loan Center		17	DCH	17	Housing	2	1	2	4	2	1	5	0				
Long Term Counseling Clients Outputs																	
Number of clients served - (DMP, enrolled)		13	TCA	13	Debt Mgmt.		2	2	0	4	0	4	1				
Student Loan																	
Referral		15	TCA	15	Ed/Literacy	3	4	1	1	3	1	1	1				
Counseling		12		12		2	3	1	1	2	1	1	1				
Redemption Loan Clients Outcomes-																	
Number of clients applied-		40		40	CRA Funding						15		25				
Number Clients approved		27		27							6	6	15				
Number Clients Opening bank accounts		15		15							6	9					
Number of Clients Match funds account		15		15							6	9					
Grant dollars awarded		\$6,875.00		\$6,875.00							\$ 3,000		\$ 3,875				
Coaching Sessions		50		50							10	10	30				
Percentage of clients retained after six months		0		-													
Total dollar amount of debt paid off -		\$4,975.00		\$4,975.00							\$ 3,000		\$ 1,975				
Average percentage of debt paid off		76.3%		76.3%							75%		77.5%				
City of Dallas & United Way Rental/Utilities Assistancess																	
Number of clients applied-		56		56	City of Dallas								56				
Number Clients approved		8		8									8				
Grant dollars awarded		\$7,558.56		\$7,558.56									\$7,558.56				
Number clients referred to Redemption Grant		28		28									28				
Number clients referred to other agencies		25		25									25				
Number of phone call		75		75									75				
Number of application submitted		60		60									60				
Long Term Counseling Clients Outcomes																	
Number of clients retained after six month -																	
Percentage of clients retained after six months - 50%																	
Total dollar amount of debt paid off -																	
Average percentage of debt paid off - 15%																	

Scheduled Events-

1st Quarter Total

Impact Activity Report	QTR	# of Events	Attendance
FHCCS	1		
First Time Homebuyers	1	4	164
Income Tax prep	1		
Student Interns tax/bus. Ofc	1	1	1
Reverse Mortgage	1		
Debt Management Plans	1	4	4
Financial education	1	94	356
Other activities	1	610	610
Subtotal		713	1,135

2nd Quarter Total

Impact Activity Report	QTR	# of Events	Attendance
FHCCS	2		
First Time Homebuyers	2	25	25
Income Tax prep	2	0	0
Student Interns tax/bus. Ofc	2	1	1
Reverse Mortgage	2	13	13
Debt Management Plans	2	4	4
Financial education	2	319	319
Redemption Grant		6	6
Other activities	2	1,287.0	1,287.0
Subtotal		1,655	1,655

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Police Communications Update**

Staff has received several recent inquiries from City Council members regarding the operations of the 911 Call Center. The purpose of this memo is to apprise the Mayor and City Council of the Communication Division's current key performance metrics and staffing levels, actions currently being undertaken to improve performance, and steps going forward.

The 911 Call Center's primary performance measure is to answer 90% of 911 calls within 10 seconds or less. Due to recent staffing shortages attributable to recruitment and retention challenges, the performance level has recently dropped. For the month of September 2020, service level was 60.16%. Currently, there are 69 Call Takers assigned to the 911 Call Center. In an effort to immediately enhance the Call Center's staffing, 7 uniformed officers on limited duty have recently been reassigned to the 911 Call Center on a temporary basis. In addition, two managers have been reassigned to help oversee 911 shift operations. When fully staffed, the 911 Call Center is comprised of 99 Call Takers. The chart in the appendix highlights historical staffing figures to give context to today's performance levels.

Recruitment and retention for the 911 Call Takers has been a challenge recently. Over the past few months, attrition has outpaced hiring, with the starting pay being a possible factor. The Department is currently working with Human Resources to assess the market for call takers to ascertain if adjustments to pay are recommended. Additionally, career growth within the Communications Division has contributed to 911 Call Taker attrition as these employees have promoted to dispatcher or supervisory roles. Further complicating recent staffing constraints is the spread of COVID-19. The pandemic has caused health concerns in the Call Center as many call takers care for elderly parents and children. Year to date, there have been 37 employees assigned to the Communications Division who have either tested positive or were required to quarantine as per doctor recommendations.

Replenishing staffing levels remains a top priority. The Department recently completed interviews for a civilian 911 Communications Administrator to oversee the day-to-day operations of the Call Center. In addition to aggressive recruitment strategies, the Department continues to hire trainees, with 10 Call Takers starting their training by October 12, 2020. Furthermore, there are 17 applicants in the final stages of the background investigation process.

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SUBJECT **Dallas Police Communications Update**

On November 9, 2020, the Dallas Police Department is scheduled to brief the Public Safety Committee on the conclusions of comprehensive call center analysis and needs assessment in which is already underway and is being performed by KPMG. The study is to review the Department's Communication Division, which was authorized by the City Council this past May and began in July of 2020, it was recommended in the original KPMG Staffing and Efficiency Study completed in 2019

Should you have any additional questions, please contact me or Chief Hall.



Jon Fortune
Assistant City Manager

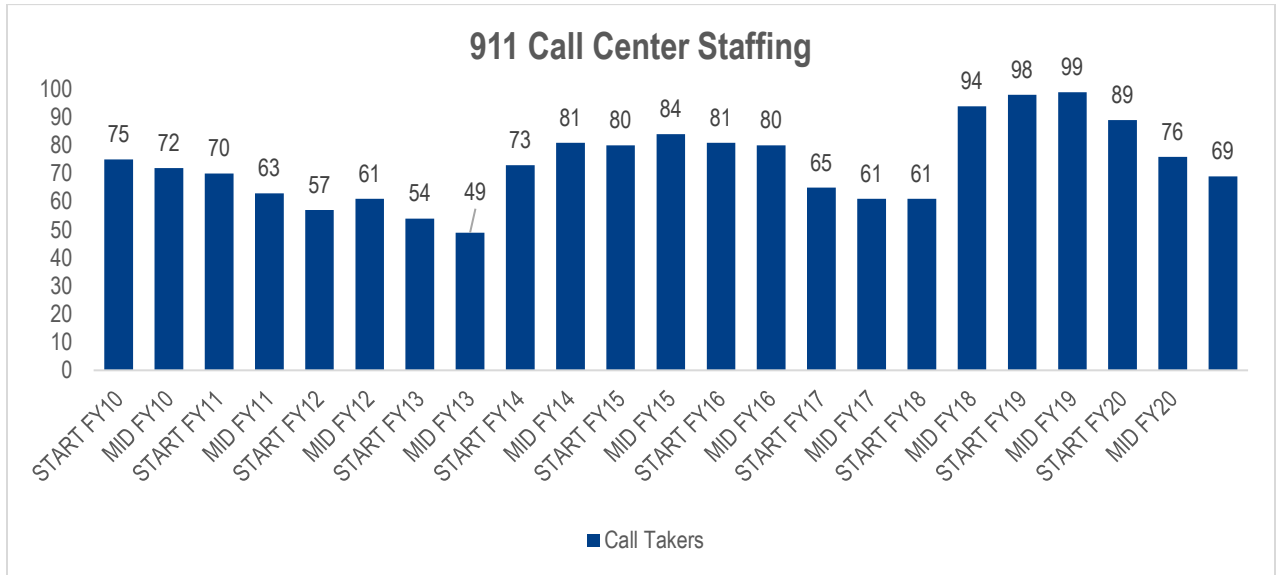
Attachment: Historical Staffing Levels

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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SUBJECT Dallas Police Communications Update



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TO Honorable Mayor and Members of the City Council

SUBJECT **Dockless Vehicle Program Update**

At the request of Mayor Johnson, you will be briefed on the status of the dockless vehicle program on Wednesday, October 7, 2020.

As previously communicated, the Department of Transportation temporarily halted the dockless vehicle program to address public safety concerns, particularly in the Central Business District (CBD). The Council Members representing the CBD and leaders from the Public Improvement Districts (PID) in Uptown, Downtown, and Deep Ellum, expressed concerns about misuse of dockless scooters by users and more specifically, the documented use of scooters in and around criminal activity. In addition, Department of Transportation staff have been made aware of continued noncompliance from several of the operators as it relates to hours of operation, vehicle identification numbers, and slow zones in certain segments of the CBD.

During this re-evaluation period, staff has continued discussions with community stakeholders and dockless vehicle operators to determine a way forward to allow the safe use of scooters again. Potential changes to the future *temporary* permit include expanded curfew areas with shorter hours of operation and restricted deployment areas. Staff is also working in coordination with the PIDs to identify and implement docking areas for scooters to help manage overcrowding. Other measures being undertaken will be discussed in the briefing.

City staff is committed to the implementation of multi-modal forms of transportation, while recognizing that public safety must take precedence.

Please feel free to contact me should you have any questions.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

Majed Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
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Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Status of Request for Developer Interest (RDI) and Digital Divide Streetlight Pilot Projects**

Background

As briefed to the City Council on August 5, 2020 during the *Small Cell and Citywide Fiber Optic and Wireless Broadband Network Update* presentation, and in working with several City departments including the City Attorney's Office, Transportation, Information and Technology Services, the Office of Resilience and the Office of Integrated Public Safety Solutions, the Department of Public Works has been leading an effort to solicit requests for developer interest (RDI) to design and construct a citywide telecommunications fiber or wireless broadband network that would support City information technology needs as well as bridging the digital divide. As of September 3, 2020, the City of Dallas received ten (10) RDI proposals to install a fiber or wireless broadband network.

While staff was evaluating the RDI proposals, it became apparent that there were opportunities to utilize CARES Act funding, which needs to be expended before December 30, 2020. The decision was made to take a phased approach to the RDI proposals. Phase I would consist of ten (10) projects in areas with low access to the internet and improvements need to be implemented within the next three months. A future Phase II will implement longer-termed projects with an emphasis on citywide deployment.

In parallel with the projects associated with Phase I of the RDI, the multi-departmental team has also identified additional ten (10) streetlight pilot projects that will provide Wi-Fi to homes on the selected residential blocks. While the focus of the streetlight and Wi-Fi projects remained on areas with low access to the internet, staff strategically selected projects that also fell either within priority zones consistent with the findings of the Mayor's Safety Task Force or in strategic lighting zones which takes into account factors such as the Market Value Analysis or areas of racial and ethnically concentrated poverty.

A table summary of those efforts is provided below with a detailed description following:

Program	Number of Projects	Program Description
Phase I of RDI	10	Utilizing CARES Act funding by December 30, 2020, staff will work with the selected vendor(s) to install telecommunications fiber and equipment to provide Wi-Fi to residents on the selected blocks in areas with low internet access.

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SUBJECT **STATUS OF REQUEST FOR DEVELOPER INTEREST (RDI) AND DIGITAL DIVIDE STREETLIGHT PILOT PROJECTS**

Program	Number of Projects	Program Description
Phase II of RDI	TBD	Staff will evaluate RDI proposals over the next three months to determine the best value to the City for citywide deployment of a fiber or wireless broadband network. Recommended agreements, with little to no cost to the City, will be brought forward for City Council consideration in early 2021.
Streetlight/Wi-Fi Pilot Projects	10	Utilizing CARES Act funding by December 30, 2020, staff will be installing streetlights and telecommunications fiber and equipment to provide Wi-Fi to residents on the selected blocks in areas with low internet access and areas identified by the Mayor's Safety Task Force or Strategic Lighting Zones.

Details of Phased Approach of RDI Proposals

Phase I of RDI Proposals

After evaluating the RDI proposals, it was decided to move forward with two phases of entering into agreements with the selected proposers. Phase I of the RDI selections will include pilot projects in which the selected proposer(s) will install conduit and telecommunications fiber and run that conduit and fiber from selected City facilities to identified residential blocks. Originating from City facilities, the conduit and fiber will be connected to telecommunications equipment installed on selected blocks and this equipment will be able to serve the proposer's customers as well as broadcast the City's Wi-Fi signal to the residents on the selected blocks.

Given the scope of Phase I of the RDI proposals, City staff evaluated residential blocks that were within the City zip codes with the highest level of residents without internet access. Focusing on the residents with the highest levels of no access to the internet and the closest proximity to City facilities resulted in pilot projects on the following streets within the identified limits:

1. Martin Weiss Recreation Center: Thibet St. from Martindale to Westmoreland (CD 1),
2. Fire Station #52: Bridlewood from Cockrell Hill to Western Park (CD 3),
3. Beckley Saner Recreation Center: Seevers from Hobson to Elmore (CD 4),
4. Fire Station #23: Iowa from Corinth to Bruck (CD 4),
5. Pleasant Oaks Recreation Center: Greenmound from McCutcheon to McKim (CD 5),
6. Fire Station #32: Toland from Jim Miller to Elva (CD 5),

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SUBJECT **STATUS OF REQUEST FOR DEVELOPER INTEREST (RDI) AND DIGITAL DIVIDE STREETLIGHT PILOT PROJECTS**

7. Arcadia Branch Library: N. Justin Ave. from Library to Goodman (CD 6),
8. Fire Station #50: Bluegrass from Keeneland to Furlong (CD 6),
9. Singing Hills Recreation Center: Gillarel Springs from Old Ox to Cul-de-Sac (CD 8),
10. Polk Wisdom Library: Deerwood from Library to S. Polk (CD 8).

Understanding that Phase I of the RDI selections will require some level of participation on behalf of the City, staff is recommending the use of \$2M of CARES Act funding to leverage partnerships in the deployment of these pilot projects. While currently awaiting proposals on the ten (10) partnership projects and given that the CARES Act funding must be expended by December 30, 2020, staff is bringing forward a City Council agenda item on October 13, 2020, to allow the City Manager or his designee to enter into agreements with the selected vendor(s) and authorize expenditures of up to \$2M to deliver these 10 projects.

Phase II of RDI Proposals

As Phase I of the RDI proposals is focusing on short-term, localized projects due to the use of CARES Act funding, Phase II of the RDI proposals will evaluate longer-term options that will have a citywide impact. Between October and December 2020, staff will continue evaluating proposals and begin negotiating agreements that will bring fiber optic or wireless broadband networks to the City at little to no cost. The negotiated agreements will be brought to the appropriate City Council committees in early 2021 before being brought before the City Council for consideration.

Digital Divide Streetlight Pilot Projects

Concurrent with the development of the RDI proposals, the departments of Transportation, Information and Technology Services, and Public Works have been developing ten (10) additional digital divide pilot projects that utilize the installation of streetlights and wireless network equipment to broadcast Wi-Fi to the residents on the selected blocks. Similar to the methodology used in Phase I of the RDI proposals, using \$2.5M of CARES Act funding, the City will run conduit and fiber from a closely- adjacent City facility to the selected blocks and connect that fiber to Wi-Fi equipment on the installed streetlights.

With continued focus on implementing these projects in neighborhoods with the highest needs of internet access and as the installation of streetlights is included in the scope of these projects, City staff also selected seven (7) projects in areas identified in the Mayor's Safety Task Force and within one of sixteen (16) strategic lighting zones that takes into consideration the Market Value Analysis (MVA), areas of racial and ethnically concentrated poverty, opportunity zones, neighborhood reinvestment zones, and the Dallas Police Department's target area action grid. Utilizing \$2.5M of CARES Act funding, which must be expended by December 30, 2020, the ten (10) projects funded through this initiative include (projects also include identification in areas of low internet access (LIA), the Mayor's Safety Task Force (MTF), and the strategic lighting zones (SLZ):

1. Thurgood Marshall Recreation Center: Ariel from Mark Trail to Dove Creek (CD 3, LIA and SLZ),
2. Fire Station #38: Cicero from Wilhurt to Ann Arbor (CD4, LIA, MTF, and SLZ),

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SUBJECT **STATUS OF REQUEST FOR DEVELOPER INTEREST (RDI) AND DIGITAL DIVIDE STREETLIGHT PILOT PROJECTS**

3. Eloise Lundy Recreation Center: Denley from Hutchins to Reverend CBT Smith (CD 4, MTF and SLZ),
4. Fire Station #5: Corvette from Bruton to Limestone (CD 5, LIA, MTF, and SLZ),
5. Janie C. Turner Recreation Center: Ezekial from Elam to Hoode (CD 5, LIA, MTF, and SLZ),
6. Mattie Nash Myrtle Davis Recreation Center: Bayside from Hampton to Puget (CD 6, LIA and SLZ),
7. Juanita J. Craft Senior Center: Frazier from Spring to Marshall (CD 7, LIA, MTF, and SLZ),
8. Skyline Library: Symphony from Everglade to Snowbird (CD 7, LIA, partially in MTF, and SLZ),
9. Fire Station #40: Kirnwood from Cul-de-Sac to Cul-de-Sac (CD 8, LIA, MTF, and SLZ),
10. Fire Station #54: Pinebrook from Bonnie View to Strawberry Trail (CD 8, LIA and SLZ).

As this memo has identified ten (10) streetlight and Wi-Fi projects and ten (10) RDI proposal projects (please see attached Table 1 of projects), over the next three (3) months, staff will be working quickly to expend the CARES Act funding associated with those projects. In addition to the information in this memo, staff is bringing forward a City Council agenda item on October 13, 2020, to authorize the City Manager or his designee to enter into agreements and expend up to \$2M in CARES Act funding and will also be briefing the Ad Hoc Committee on COVID-19 Recovery and Assistance on these efforts on October 15, 2020. Should you have additional questions or concerns, please contact Robert M. Perez, Director of Public Works.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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SUBJECT **STATUS OF REQUEST FOR DEVELOPER INTEREST (RDI) AND DIGITAL DIVIDE
STREETLIGHT PILOT PROJECTS**

Table 1: List of Pilot Projects by Program and Council District

Program	Council District	Project	Limits
RDI Proposal	1	Martin Weiss Recreation Center	Thibet St. from Martindale to Westmoreland
RDI Proposal	3	Fire Station #52	Bridlewood from Cockrell Hill to Western Park
RDI Proposal	4	Beckley Saner Recreation Center	Seevers from Hobson to Elmore
RDI Proposal	4	Fire Station #23	Iowa from Corinth to Bruck
RDI Proposal	5	Pleasant Oaks Recreation Center	Greenmound from McCutcheon to McKim
RDI Proposal	5	Fire Station #32	Toland from Jim Miller to Elva
RDI Proposal	6	Arcadia Branch Library	N. Justin Ave. from Library to Goodman
RDI Proposal	6	Fire Station #50	Bluegrass from Keeneland to Furlong
RDI Proposal	8	Singing Hills Recreation Center	Gillarel Springs from Old Ox to Cul-de-Sac
RDI Proposal	8	Polk Wisdom Library	Deerwood from Library to S. Polk
Streetlight/Wi-Fi	3	Thurgood Marshall Recreation Center	Ariel from Mark Trail to Dove Creek
Streetlight/Wi-Fi	4	Fire Station #38	Cicero from Wilhurt to Ann Arbor
Streetlight/Wi-Fi	4	Eloise Lundy Recreation Center	Denley from Hutchins to Reverend CBT Smith
Streetlight/Wi-Fi	5	Fire Station #5	Corvette from Bruton to Limestone
Streetlight/Wi-Fi	5	Janie C. Turner Recreation Center	Ezekial from Elam to Hoode
Streetlight/Wi-Fi	6	Mattle Nash Myrtle Davis Recreation Center	Bayside from Hampton to Puget
Streetlight/Wi-Fi	7	Juanita J. Craft Senior Center	Frazier from Spring to Marshall
Streetlight/Wi-Fi	7	Skyline Library	Symphony from Everglade to Snowbird
Streetlight/Wi-Fi	8	Fire Station #40	Kirnwood from Cul-de-Sac to Cul-de-Sac
Streetlight/Wi-Fi	8	Fire Station #54	Pinebrook from Bonnie View to Strawberry Trail

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Joppa Neighborhood Service Plan**

The October 13, 2020 City Council agenda has two resolutions covering: (1) authorization of an agreement between the City of Dallas and Union Pacific Railroad (UPRR) for the closure of the at-grade vehicular crossing at Linfield Road and the receipt and deposit of funds in the Linfield Road project fund in an amount not to exceed \$500,000 for the purpose of UPRR's contributions to address the impact of the pedestrian at-grade crossing, and (2) the authorization of an Interlocal Agreement between the City of Dallas and Dallas Area Rapid Transit (DART) in an amount not to exceed \$500,000 to provide "on-demand" transportation services for the residents of the Joppa neighborhood for the period covering the design and construction of a new pedestrian bridge over the Union Pacific Railroad (UPRR) tracks that parallels the existing Linfield vehicular bridge.

BACKGROUND

Union Pacific Railroad (UPRR) housed an intermodal operation known as Miller Yard located on the west side of Linfield Road near the Joppa neighborhood in Dallas, Texas. In 2005, UPRR relocated its multimodal operation away from Miller Yard but maintained its status as a multi-use operation. On September 27, 2000, the City Council approved the construction of a vehicular bridge to minimize traffic interruptions to the Joppa neighborhood considering that Linfield Road functioned as its main access. As the economy grew, the demand for Miller Yard's operations grew with it resulting in the need to add a bypass track through Miller Yard at Linfield Road. The addition of faster moving trains, along with slower moving trains within the Miller Yard, would pose an increased safety risk to pedestrians and vehicular traffic which necessitated the consideration of the permanent closure of the at-grade railroad crossing. However, since the existing vehicular bridge has steeper grades that do not meet current Americans with Disabilities Act Accessibility Guidelines (ADAAG), the need for an alternate solution for pedestrian crossings was necessary.

Since 2015, UPRR in collaboration with the City of Dallas, the North Central Council of Governments (NCTCOG), and the Joppa community engaged in numerous community meetings that culminated in the community's agreement to permanently close the at-grade crossing with the following provisions:

- Construction of a pedestrian bridge parallel to the existing vehicular bridge that meets current ADAAG guidelines
- Access improvements to the Carbondale Street ramping arrangements at Loop 12 in coordination between NCTCOG and the Texas Department of Transportation (TxDOT)
- UPRR's contribution of \$500,000.00 to fund the landscape beautification in the vicinity of this crossing along Carbondale Street

As a result of the above agreement with the community, on June 13, 2019, NCTCOG's Regional Transportation Council (RTC) approved a total of \$8,000,000 of funds towards the design and construction of the pedestrian bridge which will be processed through a separate City Council resolution upon inclusion into the Transportation Improvement Plan (TIP)/Statewide TIP and the ensuing receipt of State and Federal approval.

DATE October 2, 2020
SUBJECT **Joppa Neighborhood Service Plan**

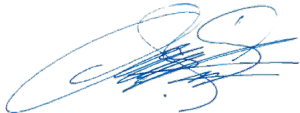
This Action

Since UPRR's train operation at Miller Yard require stoppage of some trains on the tracks for an extended period of time, access to the temporary pedestrian crossing will be blocked which heightens the safety risks of the pedestrians trying to cross at this location. To address this concern, NCTCOG led discussions with UPRR, the City, and Dallas Area Rapid Transit (DART) to provide "on-demand" service to the residents whose address is in the Joppa neighborhood while the new pedestrian bridge is being constructed. UPRR's initial contribution of funds for landscape beautification in the vicinity of this crossing along Carbondale Street will be used to fund the proposed "on-demand" service that DART will provide. In return, NCTCOG will add the landscape beautification funds to the currently funded bridge project that was initially approved by RTC on June 13, 2019. On September 25, 2020, NCTCOG's Surface Transportation Technical Committee approved the addition of the landscape funds to the project's initial funds in advance of Regional Transportation Council action.

Next Step

Following approval of these items, the next step in the process will be the preparation of a City Council resolution for authorization of an Advanced Funding Agreement with the Texas Department of Transportation (TxDOT) to continue project implementation. Staff expects for City Council to consider that resolution in early 2021.

If you have any questions or need additional information, please contact Ghassan Khankarli, Assistant Director of the Department of Transportation, at Ghassan.khankarli@dallascityhall.com.



Majed Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager

Jon Fotune, 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

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Use of Streets and Road Diets – Planning and Implementation**

As part of the October 19, 2020 Transportation and Infrastructure Committee meeting, the departments of Transportation and Public Works will deliver a presentation on efforts to develop complete street projects, road diets, and the Slow Streets Pilot Program. The upcoming presentation on the use of streets, which includes complete streets, road diets, and programs such as the Slow Streets Pilot Program, is timely being that other cities such as Los Angeles, Seattle, and New Orleans, are taking advantage of lower traffic volumes to transition vehicular traffic lanes to other modes of transportation including bike lanes, sidewalks, or green spaces.

Complete Streets

The 2017 Bond Program includes a number of complete street projects such as Abrams Road, Military Parkway, and Skillman Street. Aimed at ensuring multi-modal use of street right-of-way, complete street projects include amenities to accommodate vehicular, bike, and pedestrian traffic. While not every complete street will be the same, complete street concepts include landscaping, sidewalk, enhanced crosswalks, and lane diets or reductions.

As several of the complete streets projects in the 2017 Bond Program are under design or under construction, the departments of Transportation and Public Works will begin evaluating streets with known traffic issues such as speeding and accidents and gauge public interests for potential complete streets projects that can be included in the City's next bond program.

Road Diets

A road diet is the removal of travel lanes or reduction of lane widths. Road diets can be implemented in order to accommodate others uses such as bicycle lanes, sidewalks, or added parking. They are also used as a traffic calming tool to improve safety outcomes. They are most effective on local streets with fewer than 20,000 vehicles per day and should be used when they can meet other mobility goals.

Slow Streets Program Expansion

On June 4, 2020, the Department of Public Works briefed the Ad Hoc Committee on COVID-19 Human and Social Recovery on the City of Dallas' Slow Street Pilot Program. The Slow Streets Pilot Program gave Dallas residents the opportunity to close 10 residential streets to through traffic in an effort to provide additional space to enjoy outdoor activities while maintaining social distance.

DATE October 2, 2020

SUBJECT **Use of Streets and Road Diets – Planning and Implementation**

Given the success of the Slow Streets Pilot Program, staff is seeking City Council input on the investment of \$25,000 of traffic calming funds towards issuing a request for proposals (RFP) to seek a contractor to administer the program. If approved by City Council, the Slow Streets Program would continue in early 2021 until the funds are expended or COVID-19 subsidies.

Should you have additional questions or concerns, please contact Michael Rogers, Director of Transportation or Robert M. Perez, Director of Public Works.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Service First**

The Code Compliance Department initiated the Service First Program in September 2019. This process increases service delivery while efficiently resolving minor violations. Instead of sending staff to inspect and verify every reported property complaint, the Service First Agents send a Courtesy Notice seeking voluntary compliance to the property owner or tenant.

The individual in violation can text or email a photo showing compliance to the Service First Representative often resulting in a case closure and eliminating on-site inspections. Issues such as litter, overgrown vegetation, garage sales and parking on unapproved surfaces are resolved using this process.

Staff encourages reporting parties to provide contact information so follow up “quality assurance” calls can be made verifying compliance and customer satisfaction. Since the inception of the program, Service First has mailed approximately 6000 Courtesy Notices and experienced a 59% compliance rate.

As part of Code Enforcement's continuous process improvement and the necessity to adjust to challenges posed by COVID-19, we restructured the program in August 2020. We added a Supervisor, five Inspectors, and seven Neighborhood Code Representatives to the seven-existing staff.

Service First has become a successful community engagement tool, encouraging residents to partner with the City to fulfill the mission of maintaining vibrant and thriving communities.

Benefits of the program include the following:

1. Limits Code Inspector face to face contact with the property owner or occupant, especially in a COVID-19 environment.
2. Saves time and resources as Inspectors do not have to physically inspect every property upon initial receipt of alleged violation(s)
3. Provides education to owners/occupants regarding property maintenance standards
4. Allows code officers to continue to focus their attention on COVID-19 issues while working proactively in their district
5. Saves the City money - the average cost to resolve a case with physical inspections is approximately \$150. Service First Representatives can resolve at least 59% of cases with 50-cent postage and a follow-up phone call.

DATE October 2, 2020
SUBJECT **Service First**

6. Service First Agents can handle seven to ten cases per hour versus two cases performed by a Field Inspector.
7. Provides residents with access to Service First Agents who can answer a multitude of questions.

Should you have any questions or concerns, please contact myself or Carl Simpson, Director of Department of Code Compliance Services.



Jon Fortune
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE October 1, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Business Journal's Best Real Estate Deals 2019**

We are pleased to announce that several projects facilitated by Economic Development and Neighborhood Services were recently recognized in the Dallas Business Journal's Best Real Estate Deals for 2019. These awards celebrate the best North Texas commercial real estate projects and are highly competitive. This is the 28th year that the awards have been presented. Out of a total of 83 nominations across 17 categories, Redevelopment of Red Bird Mall was selected as the overall Real Estate Deal of the Year. Other winners/finalists include:

Category: Community or Neighborhood Impact

- Redevelopment of Red Bird Mall (Winner)
- Cristo Rey Dallas College Prep-Phase II Development (Finalist)
- Girl Scouts of Northeast Texas STEM Center of Excellence (Finalist)

Category: Headquarters/Campus

- Uber Technologies Inc. (Finalist)

Category: Industrial

- Zume Inc. (Finalist)

Category: Medical

- Parkland and UT Southwestern at Red Bird (Winner)

Category: Mixed-Use Development

- The Sound at Cypress Waters (Winner)
- Red Bird Mall Redevelopment (Finalist)

Category: Most Creative Financing

- The Galbraith Mixed-Income/Mixed-Use Development at 2400 Bryan (Winner)
- Red Bird Mall Redevelopment (Finalist)
- The National at 1401 Elm (Finalist)

DATE October 1, 2020
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Category: Rehab or Reuse

- AT&T Discovery District and Headquarters (Winner)
- Cabana Hotel Redevelopment (Finalist)

Category: Suburban Multifamily

- The Neighborhoods at The Sound in Cypress Waters (Winner)

Category: Urban Office

- Uber Technologies Inc. (Winner)
- The Stack Deep Ellum (Finalist)



Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – October 1, 2020**

Encampment Resolution Schedule September 28 – October 3, 2020

The Office of Homeless Solutions (OHS) has scheduled the following sites for homeless encampment resolution the week of September 28th - October 3rd.

The OHS Street Outreach teams have continued to engage with individuals to provide notice of clean-up and connect to resources and shelter. OHS Community Mobilization will meet with stakeholders to determine long-term sustainability of encampment sites and will provide periodic updates.

The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. If you have any questions about the encampment resolution process or the dashboard please contact Kevin Oden, Interim Director, Office of Homeless Solutions. Councilmembers, Staff and Residents can access the dashboard using the link below:

<https://dallasgis.maps.arcgis.com/apps/opsdashboard/index.html#/ccd41f0d795f407a94ae17e2c27bf073>

New Updates

National Night Out

National Night Out is Tuesday, October 6. The Dallas Police Department (DPD) and the City of Dallas urges virtual celebrations to slow the spread of COVID-19. Party packets of information for up to 10 are available for pickup by neighborhood and homeowners' organizations. For a list of pickup locations and other tips on how to virtually celebrate, please visit <https://www.dallascitynews.net/2020-national-night-goes-virtual>. For more information please contact Kristen McNeal, Community Engagement Manager, at Kristen.McNeal@dallascityhall.com.

2020 CENSUS Update

As you received in a memorandum last week, a judge ruled in favor of extending the 2020 Census deadline to October 31, 2020. However, the ruling was immediately appealed, and most recently, last evening, despite the order extending the deadline, the U.S. Census Bureau announced it would wind down its operations on October 5, 2020.

As the deadline is fluid and could change at any moment, the City of Dallas, in collaboration with Dallas County and Alpha Business Images (the 2020 Census vendor) is asking officials and stakeholders to continue sharing (without a deadline) the following message: **"Fill out your Census today!"** City Census staff will continue to provide

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SUBJECT **Taking Care of Business – October 1, 2020**

updates on the deadline and court case as it progresses. For questions or concerns, please contact Brett Wilkinson, Managing Director of the Office of Government Affairs at Brett.Wilkinson@DallasCityHall.com.

[MCC Director Appointed to Dallas ISD Student Health Advisory Board](#)

Carrie Rogers, Director of the Mayor and City Council Office, has been appointed to the 2020-21 Dallas ISD Student Health Advisory Board. The committee serves to provide recommendations to the district over health topics for students. The role of this Board is critical this year as students return to school and leaders and parents navigate the various health guidelines relating to COVID-19. Jessica Galleshaw, Director of the Office of Community Care, served as co-chair of parents last year. Should you have any questions, please contact Carrie Rogers, Director of the Mayor and City Council Office, at carrie.prysock@dallascityhall.com.

[New Procurement Opportunities](#)

Please see the New Procurement Opportunities below, and if you have any questions do not hesitate to let me know.

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City's [electronic bid portal](#):

Opportunity No.	Opportunity Name
BI20-00014588	Generators
BR20-00013672	3rd Party International Organization for Standardization Auditing Services

For citywide opportunities for the current quarter, we invite you to review the [Procurement Quarterly](#), published on the OPS [website](#).

Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Chhunny Chhean, Director of Procurement Services.

[Library to Open Remaining Branches for Curbside on October 1](#)

Dallas Public Library will reopen 11 locations on October 1, 2020 for *Library to Go* curbside service, including Bookmarks inside NorthPark Center. Dallas Public Library has been serving Dallas residents with curbside materials pick up and free print out pick up since June 9, 2020. Bookmarks will offer walk up service at its doors inside NorthPark. The Oak Lawn Branch will remain closed as it undergoes necessary repairs and maintenance and will open later in October. Robust online programming continues, please check out our website for the latest updates at <http://dallaslibrary2.org/>.

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[Short Term Rental \(STR\) Service Request](#)

On Wednesday, September 30, 2020, 311 activated a new service request related to the tracking of potential violations at properties suspected of being used as a short term/vacation rental. The new service request, titled “Short Term/Vacation Rental Survey” was developed by 311 in collaboration with Code Compliance, City Controller’s Office, and City Attorney’s Office to assist the City’s STR Task Force with data collection and reporting. The new STR service request/survey will be used to collect and track data related to potential issues and violations occurring at properties suspected of being used as short-term rental/vacation property. The data collected via the STR service request will be used for tracking purposes only, allowing the City to identify problem properties for closer inspection and investigation, and possible future enforcement. Code Compliance will oversee the new service request and data analysis of reported violations, and suspected properties. Should you have any questions about the new STR service request/survey, please contact Assistant City Manager, Joey Zapata, or Director of Code Compliance, Carl Simpson.

[ForwardDallas Neighborhoods Summit POSTPONED to February 2021](#)

The ForwardDallas Neighborhoods Summit previously scheduled for October 17, 2020 has been rescheduled to mid-February 2021, along with the kick-off for the ForwardDallas Comprehensive Land-Use Plan Update. The attached flyers will serve to spread awareness of this change. The 260 plus people who have already registered for the event will be notified directly. Details about the rescheduled event will be provided in January 2021. The Planning & Urban Design Department will host this event to provide an opportunity for Dallas neighborhood leaders, aspiring leaders, residents and other interested stakeholders to learn about the planning process and how to get involved. For more information please contact Peer Chacko, Director of Planning and Urban Design.

[Upcoming DFR Dashboard Release](#)

As part of the City’s commitment to becoming a more transparent organization, Innovation has been working collaboratively with the public safety departments to update their respective snapshot monthly performance reports into real-time interactive dashboards. The upcoming DFR dashboard, to be released next week, will include information currently provided on the monthly report, and will be available for public consumption on an on-going basis. The DFR Dashboard joins previously released products for DPD and Code Compliance (linked [DPD](#) and [CCS](#).) Please contact Jon Fortune, Assistant City Manager for Public Safety, for questions about this initiative.

[DFW Symptom Tracker Survey](#)

As we head into the fall, the flu season, back to school and more indoor events, the City continues to explore tools to help Dallas residents #StayonGuard and remain vigilant about COVID-19. The City has an on-going survey designed to proactively identify emerging hotspots to better allocate limited resources to address the public health crisis. Please continue to encourage your constituents to take the survey on a regular basis. As an extra incentive, each survey response provides a donation to the North Texas

DATE October 2, 2020
SUBJECT **Taking Care of Business – October 1, 2020**

Regional Food Bank. Social media collateral is attached for your convenience. Please reach out to Rocky Vaz, Director for Office of Emergency Management , should you have questions.

CANCELED: Sustainable Development and Construction to Host Community Meetings on Accessory Dwelling Units

The two virtual community meetings scheduled by the Sustainable Development and Construction Department on October 6th and October 7th, 2020 to discuss accessory dwelling units (ADUs) are canceled. On Thursday, October 1st, the Zoning Ordinance Advisory Committee took action to hold the potential code amendments for ADUs until after the Short Term Rental Task Force submits their recommendations to the Quality of Life, Arts & Culture Committee and ZOAC receives further direction from the City Council. For more information, please contact Kris Sweckard, Director of Sustainable Development and Construction.

Look Ahead

City Council Briefings

October 7, 2020

- Understanding What Community Police Oversight Is & Why It's Important In The City of Dallas
- Status of Dockless Vehicle Program
- 2021 City Calendar

October 21, 2020

- Fair Park Master Plan
- Convention Center Master Plan Update
- Community Transformation Action Roadmap

November 4, 2020

- Bond Program Update
- Phase I efforts of the City of Dallas ADA Self Evaluation and Transition Plan
- Infrastructure Management Plan

Media Inquiries

As of September 28, 2020, the City has received media requests from various news outlets regarding the following topics:

- Hurricane Laura evacuees
- Adopted budget
- Procurement bids for cleanup at 9527 S. Central Expy
- Fallen Firefighter Remembered as Larger Than Life
- Fallen Firefighter's Body Brought Home

DATE October 2, 2020
SUBJECT **Taking Care of Business – October 1, 2020**

- Overturned 18-Wheeler Shuts Down Interstate 30
- DFR Confirms 137 Total Members Testing Positive for COVID-19
- DFR and DPD Units Struck by Civilian Vehicle While at Scene of Shooting Call
- Details for Fallen Firefighter's Funeral Service Finalized
- DFR Battalion Chief Disciplined
- 13 DFR Wildland Firefighters Return Home from California; 6 More Deploy

Please see the attached document compiling information provided to the media outlets for September 22, 2020 – September 28, 2020 for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney
Mark Swann, City Auditor
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Encampment Resolution Schedule September 28 – October 3, 2020

LOCATION	DIVISION
Monday, September 28th	
7401 Samuell Blvd	South
1700 Chestnut Street	South
612 South 2 nd Avenue	South
7203 Lovett Avenue	South
2600 Hickory St	South
5600 South Lamar Street	South
1800 South Blvd	South
FRANKFORD AND GIBBONS	North
75/ N CENTRAL EXPRESSWAY AND FOREST LANE	North
75/ N CENTRAL EXPRESSWAY AND 635/ LYNDON B JOHNSON (Under Bridge)	North
75/ N CENTRAL EXPRESSWAY AND 635/ LYNDON B JOHNSON (Wooded Area)	North
Tuesday, September 29th	
1500 South Harwood	South
E R L Thornton & Munger	South
E R L Thornton & Peak	South
2500 Main	South
2500 Commerce	South
2600 Canton	South
2700 Taylor	South
ROYAL LANE AT MANDERVILLE DRIVE	North
75/N CENTRAL EXPRESSWAY AT ROYAL LANE	North
E NORTHWEST HIGHWAY AND SHILOH RD	North
635/ LYNDON B JOHNSON AND TI BOULEVARD	North
Wednesday, September 30th	
5600 S Lamar St	South
2300 COOMBS Street	South
1800 South Blvd	South
I-30 @ Cesar Chavez blvd (East Bound)	South
2600 Hickory	South
2600 Dawson Avenue	South
2600 Louise Avenue	South
JOE'S CREEK (if weather permits)	North
or	
35/STEMMONS AT ROYAL LANE	North
35/STEMMONS AT WALNUT HILL LANE	North
35/STEMMONS AT MEDICAL DISTRICT DRIVE	North

35/ STEMMONS AT INWOOD	North
WEST NORTHWEST HIGHWAY AND DENTON DRIVE	North
635/LYNDON B JOHNSON AT JOSEY LANE	North
635/LYNDON B JOHNSON AT WEBB CHAPEL ROAD	North
183/ JOHN WEST CARPENTER AT REGAL ROW	North
183/ JOHN WEST CARPENTER AT MOCKINGBIRD LANE	North
Thursday, October 1st	
Highway 67 & Polk	South
Highway 67 & Pentagon Parkway	South
E R L Thornton & Munger	South
2600 Canton	South
2700 Taylor	South
OVERLAKE AND NAGLE (if weather permits)	North
Friday, October 2nd	
45/CENTRAL AT PACIFIC AVENUE (Northbound)	North
WOODALL RODGERS AT FIELD STREET	North
WOODALL RODGERS SERVICE ROAD-SOUTHBOUND AT 45/CENTRAL	North



FORWARD*DALLAS*

NEIGHBORHOODS

SUMMIT

POSTPONED

FEBRUARY 2021

The ForwardDallas Neighborhoods Summit will be rescheduled to mid-February 2021 along with the kick-off for the ForwardDallas Comprehensive Land-Use Plan Update. Stay tuned - Additional information will be provided in January 2021.

Sign-up for updates: bit.ly/planningdallas

Want to learn more about neighborhood capacity building and land use training resources offered by the Planning & Urban Design team?

For more information:

Phone: 214-671-8900 | pud@dallascityhall.com



FORWARDDALLAS **NEIGHBORHOODS** **SUMMIT**

POSPUESTO

FEBRERO 2021

La Convención de Vecindarios de ForwardDallas se reprogramará para mediados de febrero de 2021 junto con el inicio de la Actualización del Plan Integral de Uso de la Tierra de ForwardDallas. Estén atentos: se proporcionará información adicional en enero de 2021.

Registrarse para recibir actualizaciones:
bit.ly/planningdallas

¿Desea obtener más información sobre los recursos de capacitación sobre el uso de la tierra y la creación de capacidad en el vecindario que ofrece el equipo de Planificación y Diseño Urbano?

Para más información:

Tel: 214-671-8900 | pud@dallascityhall.com

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each survey response
will be matched with a
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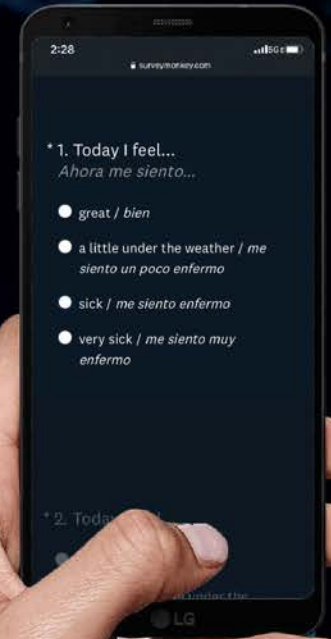


up to 15,000 meals!

DFW COVID-19 Symptom Tracker Survey

The City of Dallas is looking to YOU to help us track where potential infections may be developing in the region. By completing this anonymous survey, you help the City anticipate where critical healthcare resources may be needed in the future. You can take this survey as often as once per day.

Thanks for supporting this effort!



<https://innovation128415.typeform.com/to/Gmsjz1g0>

Gracias a las donaciones de



cada respuesta a la encuesta será igualada con una donación a

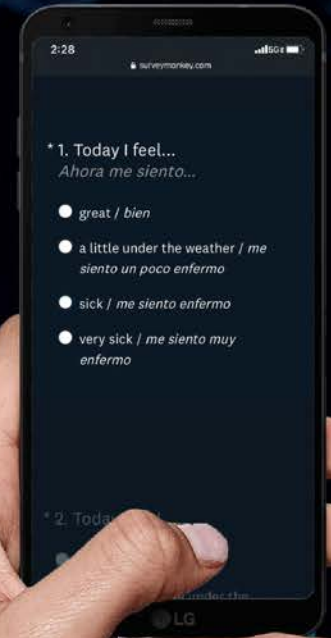


¡hasta 15.000 comidas!

DFW COVID-19 Encuesta de rastreador de síntomas

La Ciudad de Dallas pide su ayuda para poder rastrear infecciones potenciales que se estén desarrollando en la región. Al completar esta encuesta anónima, usted estará ayudando a la ciudad anticipar los lugares críticos donde los recursos de salud sean necesitados en el futuro.

¡Gracias por el apoyo en este esfuerzo!



<https://innovation128415.typeform.com/to/Gmsjz1g0>

Communications, Outreach & Marketing
Media Requests
Sept. 22 – Sept. 28

Date Submitted: 9/22/2020

Topic: FOX 4 - Hurricane Laura evacuees

Inquiry: Allison Harris with FOX 4 asked how many evacuees were still in Dallas, who are receiving City and/or State support. The City let her know about 2600 evacuees were still in Dallas.

Submitted By: Roxana Rubio (Office of Emergency Management)

Media Entity: Allison Harris (FOX 4)

Date Submitted: 9/23/2020 – 9/25/2020

Topic: Adopted budget

Inquiry: Various media entities inquires regarding details of the adopted budget for FY2020-21. COM responded with information published to financialtransparency.dallascityhall.com.

Submitted By: Catherine Cuellar and Roxana Rubio (Office of Budget)

Date Submitted: Sept. 25, 2020

Topic: Final Budget Inquiry

Inquiry: Reporters from multiple outlets asked for a copy of the final budget approved by Council on Wednesday, Sept. 23, 2020. We provided it to him.

Submitted By: Nichelle Sullivan (Office of Budget)

Media Entity: WFAA, UNIVISION, Dallas Observer

Date Submitted: Sept. 24, 2020

Topic: Procurement Bids for cleanup at 9527 S. Central Expy

Inquiry: WFAA and Spetrum News asked for the number of bids for the cleanup RFB by the end of the day. I informed him the City reads procurement bids out loud at 2 p.m. every Friday. It can be viewed live at bit.ly/cityofdallastv or Spectrum Cable Channel 95. It should include information about property formerly known as Blue Star Recycling at 9527 S. Central Expy.

Submitted By: Nichelle Sullivan (Office of Procurement Services)

Media Entity: WFAA, Lance Conrad, Content Editor; Spectrum News, Stacey Rickard, Reporter



CITY OF DALLAS

Dallas Fire-Rescue Department
Media Requests: September 22nd – 28th, 2020.

Tuesday, September 22nd: NBC 5 (Cynthia Garcia) - I am so sorry, but I'm Just reaching out to regarding Cesar Rios. I know he has a brother that is also a firefighter with Dallas Fire.

Will you let us know if he is available for any interviews to speak about his brother and if you all are planning anything in regards to his services?

City Response - At this time, the family is asking for privacy while they support each other through this difficult time and mourn the loss of their loved one.

However, Ceasar was a member of the Dallas Hispanic Firefighters Association (DHFFA) (as well as the Christian FF Association), and the family has approved them to speak, on their behalf, about who he was as a person and a firefighter. Once I get word back on who that representative will be, I'll be sure to put you in touch.

NOTE - Later in the week, a notice was sent out to all the local news desks referring them to the DHFFA President, Armando Garza. They arranged an interview with him, which aired on Thursday, September 24th, at the following link:

<https://www.nbcdfw.com/news/local/dallas-fire-rescue-driver-engineer-killed-in-off-duty-accident-remembered-as-larger-than-life/2449785/>

Wednesday, September 23rd: Sent the following information to all the local news desks -

Today, Ceasar Rios' body is being flown into Dallas, from Omaha, Nebraska. There will be a number of apparatus taking him from the airport to the funeral home, where he'll remain until his funeral. If you would like to get b-roll of this happening, the route will be as follows:

Leaving airport
183(East) to Loop 12

Loop 12 to I-30 East to Beckley Ave.

Beckley to Zang...

Zang to Davis....

Davis to Calvario Funeral Home
300 W. Davis St.

The plane (American Airlines Flight 4218) is expected to arrive, at DFW International Airport, at 14:45, where there will be a formal acceptance ceremony before beginning the drive.

The Irving Fire Department will be setting up ladder trucks along Hwy. 183, so you may reach out to them to find out exactly where and if you might be able to send a photog out for sound with their members.

Also, while the family has requested privacy during their time of grief, they have approved for Dallas Hispanic Firefighters Association President, (Lt.) Armando Garza, to speak on their behalf about Ceasar, who he was as a person and first responder. However, he will not be available to accommodate any interview requests until Thursday, September 24th. To request an interview, please reach out to him, at (469) 441-8671. I am also including a FB link to a GoFundMe page, set up by the Lt. Todd W. Krodle Memorial Foundation, to help with funeral expenses, in case you want to give it a mention: <https://www.facebook.com/340809029275626/posts/3471760322847132/>

Finally, so you all are aware, we can confirm that Rios, died in a motorcycle accident in Cherry County, Nebraska. On Sunday, September 20th, while he was off-duty. The information we originally released was very vague, because there were details that had not yet been confirmed; and I wanted you to have something more specific.

NOTE – NBC 5 sent a helicopter and posted the raw footage online, at <https://www.nbcdfw.com/news/local/procession-pays-respects-to-dallas-fire-rescue-firefighter-ceasar-rios/2449520/>

Friday, September 25th: All local news desks - What info can you share on the major accident described below?

Dallas, TX (Dallas County)| Major Accident| I-30 @ Cockrell Hill Rd| FD O/S of an 18 wheeler rollover with critical injury& entrapment| 04:11

City Response - At 03:59 Dallas Fire-Rescue units were dispatched to a 911 call for a major accident with people pinned, on Interstate-30 near Cockrell Hill Road.

Reports indicated that an 18-wheeler somehow turned onto its side and the driver was still trapped inside the cab. Comments on the incident report indicate the possible involvement of other vehicles, but I have no details to offer in that regard.

I have no information on whether bystanders, or firefighters, got the driver out of the truck, but I can confirm that the driver, as well as one other person, was taken to a nearby hospital with undisclosed injuries.

HazMat was sent to the scene to address the saddle tanks of the 18-wheeler which needed to be off-loaded before anything could be done in terms of removing the truck from its resting position.

The Sheriff's department responded to the scene of this accident, so they should be able to fill in the gaps.

Friday, September 25th: Sent the following Tweet to all the local news desks –

As of September 25th, @DallasFireRes_q is reporting a total of 137 #firefighters and civilian employees who've tested positive for #COVID19. 130 have fully recovered and returned to work, and 16 are in #quarantine for on and off-duty exposures.

@CityOfDallas
#FlattenTheCurve

https://twitter.com/DallasFireRes_q/status/1309615531348156417?s=19

Friday, September 25th: All local news desks - Reaching out to you to ask about a crash possibly involving a pursuit where the suspect may have crashed into squad cars on Elsie Faye Heggins St. I have reached out to DPD as well.

City Response - The accident took place around 18:00.

I unable to confirm anything about a pursuit, but I can confirm that a DFR engine and a DPD squad car was struck by a civilian vehicle. The Engine was already at the scene of another emergency call, at the 2700 block of Elsie Faye Heggins Street, when it was struck. No one was inside of the engine at the time of the collision, so there were no injuries to any firefighters.

The rescue unit has cleared the scene, so it doesn't appear that the driver of the civilian vehicle will be transported either.

Sunday, September 27th: Sent the following information to the local news desks –

Sending the following information (from our Facebook Page) for your general awareness:

Please be so kind as to keep the Rios Family in your [#thoughtsandprayers](#) as they celebrate the life of their loved one, [#CeasarRios](#), on Monday, September

28th, at 10:00 a.m., at the [Concord Church](#), located at 6808 Pastor Bailey Drive, Dallas, Texas 75237.

Due to COVID-19 restrictions, the church will only allow 80 people inside for the service; with the Rios family and close friends, making up the majority (if not all) of that figure. We want to be respectful to the family and provide a great life celebration for our Brother; so for those who can't attend inside, we will coordinate a special [#honorline](#) outside of the church to show our [#support](#) and [#respect](#) to Ceasar and his family. That honor line will begin lining up at approximately 10:30-10:45 a.m.

Also, for those who aren't able to attend, the service will be livestreamed at <https://concordchurchfunerals.online.church/>

There will be personnel outside the church directing parking and socially distanced formation. Show your support!

<https://www.facebook.com/340809029275626/posts/3481336975222800/>

While the family has no issue with local media covering the funeral, they ask, out of respect for the family and everyone in attendance, that no interviews be conducted.

If you should choose to send a photographer, please have them reach out to me directly, at (469) 323-5881, so I can direct them to a location where they can set up for b-roll.

Monday, September 28th: WFAA 8 (Lourdes Vazquez) - I wanted to follow up on status of battalion chief Allan Springer. Has the investigation concluded, what were the findings?

City Response - As of Monday, September 28, 2020, Battalion Chief, Hubert Allan Springer, is no longer a member of the Dallas Fire-Rescue Department. Per department policy, DFR does not discuss personnel matters; therefore, if you are looking for more detail, please direct your request to the City's Open Records Department.

Monday, September 28th: Sent the following to all the local news desks –

For the past two weeks 13 members of DFR's Wildland team have conducted mop up and patrol operations on the fireline, at the August Complex fire, in California. Tomorrow, they'll get some relief as 9 of those members will be returning home to Dallas. They'll be arriving at Dallas Love Field, on-board Charter Flight #8245, at 19:55.

To replace the team members coming home, DFR will be sending back 6 members of the Wildland team to continue fighting the fires in California. They'll be leaving onboard Charter Flight #8045 @ 09:00.

If you are able to cover the departure, please RSVP to:

Southwest Airlines: swamedia@wnco.com

City of Dallas Department of Aviation: Hillary.Green@dallascityhall.com

Memorandum



CITY OF DALLAS

DATE September 30, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Kroll Bond Rating Agency Assigns 'AA+' Rating with Stable Outlook in Debut Rating of City of Dallas Debt Obligations – RATING ACTION**

I am pleased to announce the debut rating of 'AA+' from Kroll Bond Rating Agency (Kroll) in review of upcoming City of Dallas bonds. Today, Kroll assigned its 'AA+' credit rating and Stable Outlook to the anticipated General Obligation Refunding and Improvement Bonds, Series 2020A, General Obligation Refunding Bonds, Taxable Series 2020B, and Equipment Acquisition Contractual Obligation Notes, Series 2020B.

Kroll is an emerging rating agency, established in 2010, that offers market participants with in-depth research and comprehensive credit ratings for more informed decision-making and competition in credit transactions. Headquartered in New York, Kroll is actively rating several regional agencies, including the State of Texas, Dallas/Fort Worth International Airport, the cities of Austin and Fort Worth, and Dallas Area Rapid Transit (DART). The Kroll report is extensive and offers a detailed overview of the City's budget, operations, and Economic, Social, and Governance (ESG) considerations.

According to the report, Kroll states that, "the City's sound financial profile reflects disciplined, forward-looking financial management practices, healthy reserves, and ample liquidity." Kroll also lists the City's, "solid economic base, growing tax base, robust employment expansion and declining poverty levels," as credit positives. Additionally, the "Stable Outlook reflects the City's considerable budgetary flexibility and long-term favorable outlook for economic and revenue growth," noting the City, "has proven its ability to achieve budgetary balance through operating expense reductions and without the use of reserves." Kroll also notes potential credit challenges to the City considering expected elevated pension costs, revenue base fluctuations based on partial reliance on sales tax, and "property tax levy limitation, in conjunction with pandemic-related decline in sales tax revenues," that "may adversely impact expenditure flexibility."

The addition of Kroll is advantageous to the City's rating portfolio and gives the City a competitive edge when issuing debt. I look forward to continuing to work with Kroll to highlight the positive efforts of the City as we continue to provide services to citizens and stakeholders. Attached is the full Kroll report for your review.

DATE September 30, 2020

SUBJECT **Kroll Bond Rating Agency Assigns 'AA+' Rating with Stable Outlook in Debut Rating of City of Dallas Debt Obligations – RATING ACTION**

Please let me know if you need additional information.



for

M. Elizabeth Reich
Chief Financial Officer

Attachment

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development & Neighborhood Services
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

City of Dallas, Texas

Issuer: City of Dallas, Texas

Assigned	Rating	Outlook
General Obligation Refunding and Improvement Bonds, Series 2020	AA+	Stable
General Obligation Refunding Bonds, Taxable Series 2020	AA+	Stable
Equipment Acquisition Contractual Obligations, Series 2020	AA+	Stable

Methodology:

[U.S. Local Government GO Methodology](#)

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valorem tax rate limit, the Texas Property Tax Reform and Transparency Act of 2019 (SB2) caps the City's ability to grow property tax revenue at 3.5% without voter approval. The effective date of the legislation is January 1, 2020; thus FY 2021 will be the first year impacted by the 3.5% cap. Revenue to pay voter approved debt is excluded from the cap, as is revenue growth from new construction. In KBRA's opinion, the City's ability to operate within a more constrained property tax revenue framework should be tenable, although the combination of pandemic related revenue declines and the property tax cap could pressure financial flexibility in the near-term. Any impact of the economic recession on property values will be felt in FY 2022, since FY 2021 property assessments were performed prior to the pandemic's outbreak.

The pandemic has resulted sharp declines in most revenue sources, with the exception of property taxes. FYE 2020 General Fund revenues are forecast to be \$38.7 million below the amended budget, due primarily to an anticipated \$16.3 million decline in City Sales Tax receipts.

Measures taken to control costs in response to the pandemic include a furlough of approximately 500 non-essential employees, a hiring freeze on non-essential workers, curtailment of non-essential spending, deferral of capital projects and the evaluation of cash transfers. As a result of these and other expenditure control efforts, as well as the reimbursement to the General Fund of approximately \$36 million from a portion of the \$234 million in CARES Act funding received by the City, FYE 2020 (September 30) General Fund expenditures are projected to be \$69.3 million under budget. The City has requested an extension of the CARES spending deadline. The City set aside \$24.5 million in a fiscal stability fund which it plans to access over the next two years.

The City's sizable tax-base and strong financial position help to mitigate the burden posed by its pension liabilities, in KBRA's view. Recent pension reforms have eliminated the prospect of the Police and Fire pension plan's insolvency, increased contributions, altered benefits, and reduced the City's reported Net Pension Liability. Pension costs are expected to remain elevated, but overall fixed costs are affordable, especially given the City's practice of rapid direct debt amortization. In the context of its otherwise conservative fiscal controls, strong reserves, and substantial tax base, KBRA does not view the City's plan for pension funding, which projects a long ramp-up to full funding, as reflective of credit weakness.

The Stable Outlook reflects the City's considerable budgetary flexibility and long-term favorable outlook for economic and revenue growth. While the forecast decline in City Sales Tax revenue combined with the impact of the property tax cap may

Rating Summary: KBRA assigns a AA+ rating with a Stable Outlook to the City's General Obligation Refunding and Improvement Bonds, Series 2020, General Obligation Refunding Bonds, Taxable Series 2020, and Equipment Acquisition Contractual Obligations, Series 2020 (collectively, the Obligations). The Obligations are secured by a pledge of an annual ad valorem tax levied on all taxable property within the City. Proceeds of the three series will refund outstanding debt and commercial paper, and finance capital improvements and the purchase of equipment.

The City's sound financial profile reflects disciplined, forward-looking financial management practices, healthy reserves, and ample liquidity. As a regional hub for technology, healthcare, finance and tourism, Dallas is among the nation's top-ranked cities for economic growth, with robust employment expansion and declining poverty levels.

The State Constitution and the City charter limit the ad valorem tax rate to \$2.50 per \$100 of taxable assessed valuation for all purposes, including payment of debt service. The State Attorney General will not approve debt if, based on then current taxable property values, more than \$1.50 of the maximum \$2.50 is required for aggregate general obligation debt service, inclusive of the bonds being proposed.

In addition to the constitutionally imposed absolute ad

contribute to expenditure pressures in the near-term, the City has proven its ability to achieve budgetary balance through operating expense reductions and without the use of reserves. Fixed costs are expected to remain moderately elevated but affordable, given recent pension reforms.

Key Credit Considerations

KBRA continues to monitor the direct and indirect impacts of the COVID-19 virus. Click [here](#) to access KBRA’s ongoing research on the topic.

The rating was assigned because of the following key credit considerations:

Credit Positives

- Strong financial profile, reflecting fiscally conservative financial management practices, strong reserves, and healthy liquidity.
- Solid economic base, growing tax base, robust employment expansion and declining poverty levels.

Credit Challenges

- Property tax levy limitation, in conjunction with pandemic-related decline in sales tax revenues, may adversely impact expenditure flexibility.
- Partial reliance on sales tax for operations exposes revenue base to economic fluctuation.
- Pension costs are expected to remain elevated.

Rating Sensitivities

• Ability to adapt to the new property tax limitation without significant impact on operations would be viewed positively.	+
• Deviation from the City’s practice of conservative budgeting would increase credit risk.	-

ESG Considerations

When relevant to credit, ESG factors are incorporated into the credit analysis in the same manner as all other credit-relevant factors. Among the ESG factors that have impact on this rating analysis are:

- Discussions in RD 1 reflect Governance Factors. KBRA has examined the following areas for this credit: the statutory framework that the City operates within, reserve policies, and budgetary oversight and monitoring.
- Discussions in RD 1 and RD 4 reflect Social Factors. KBRA has examined the following areas for this credit: cybersecurity risks, climate risks, risk management, trends in population, education, income, poverty levels, employment, unemployment, and the potential impact of the COVID-19 crisis.

More information on ESG Considerations for the Public Finance sector can be found [here](#).

Key Ratios

Population Growth 2010 to 2019	
City	11.7%
State	14.8%
United States	6.1%
Top 10 Taxpayers as a % of Total Assessed Value	
Assessed Value 10-Yr CAGR Through FY 2020	4.15%
Unassigned General Fund Balance as % of Expenditures at FYE 2019	4.8%
Unassigned General Fund Balance as % of Expenditures at FYE 2019	18.3%
Direct and Overlapping Debt as a % of Full Market Value in FY 2020	
Direct Debt Amortized Within 10 Years	2.9%
Fixed Costs as a % of Governmental Expenditures in FY 2019	71%
Fixed Costs as a % of Governmental Expenditures in FY 2019	25.5%

Rating Determinants (RD)	
1. Management Structure and Policies	AAA
2. Debt and Additional Continuing Obligations	AA
3. Financial Performance and Liquidity Position	AAA
4. Municipal Resource Base	AA+

RD 1: Management Structure and Policies

KBRA views the City’s fiscal management structure as very strong. Detailed Financial Management Performance Criteria (FMPC) provide a policy framework for fiscal decision making and are an important contributor to the strong governance profile. A comprehensive budget process, two-year balanced budget requirement, active financial monitoring, defined reserve policies, and five-year revenue and expenditure projections are some of the hallmarks of the City’s strong management practices. The City’s municipal services include public safety, highways and streets, solid waste, public health, public works, recreation, municipal airports, and water and wastewater systems.

City Organization, Management Experience and Track Record

The City operates under a Council/Manager form of government, with the Mayor elected for a four-year term and fourteen Council members elected for two-year terms. The Mayor and Council appoint the City Manager, as well as the City Attorney, City Secretary, City Treasurer, City Auditor and the municipal court judges. The City benefits from the broad depth and experience of its leadership team. The City Manager, T.C. Broadnax, is the chief administrative officer, and oversees City operations with an executive team of assistant city managers, each responsible for various departments. Mr. Broadnax was appointed in early 2017, having previously been the city manager in Tacoma, WA. The City’s Chief Financial officer, Elizabeth Reich, was appointed in September 2016. The City has approximately 12,500 full-time employees. The legal entity of the City includes the Dallas Water Utilities, Municipal Airports (Dallas Love Field and Dallas Executive Airport), the Convention Center, Municipal Radio and several other enterprise and internal service funds.

State Statutory Framework

Property Taxes

Property taxes are levied on net assessed value, which includes locally assessed real property improvements, and personal property, less exemptions. The State Constitution and the City charter limit the ad valorem tax rate to \$2.50 per \$100 of taxable assessed valuation for all purposes, including payment of debt service. The State Attorney General will not approve debt if, based on then current taxable property values, more than \$1.50 of the maximum \$2.50 is required for aggregate general obligation debt service, inclusive of the bonds being proposed.

In addition, the Texas Property Tax Reform and Transparency Act of 2019 (SB2) caps the City’s ability to grow property tax revenue at 3.5% (instead of the previous cap of 8%) without voter approval. Revenue to pay voter approved debt is excluded from the cap, as is revenue growth from new construction. The effective date of the legislation is January 1, 2020; thus FY 2021 will be the first year impacted by the 3.5% cap. Dallas County bills and collects taxes for the City pursuant to a contract. In KBRA’s opinion, notwithstanding the impact of COVID-19 on the City’s economically sensitive revenues, the City’s ability to operate within a more constrained property tax revenue framework should be tenable given its disciplined budgeting practices, sound reserves, and our expectation for continued revenue growth as the impacts of the pandemic abate.

All property is required by the Property Tax Code to be reappraised at least once every three years. The appraisal of City property is the responsibility of the central appraisal districts of Dallas, Collin, Denton, Rockwall, and Kaufman counties (collectively, the “Appraisal District”) for City property located within such counties. State law limits the appraised value to the lesser of i) the market value of the property or ii) 110% of the appraised value for the preceding tax year plus the market value of all new improvements (the 10% Homestead Cap). Additionally, the City grants an exemption of 20% of the market value of residence homesteads, as well as an additional exemption for persons 65 years of age or older or disabled (Local Option Homestead Exemptions).In FY 2019, all partial and total exemptions reduced City revenue by approximately \$280 million.

Approximately \$149.5 million of property value was exempted for historic sites and structures in FY 2019. Additionally, the City has 19 active tax increment zones. Ad valorem taxes generated from approximately \$10.8 million of property value are dedicated to the tax increment zones and thus not pledged to general obligation debt.

Taxes are due October 1 and become delinquent after January 31 of the following year¹. Delinquencies incur a penalty of 6% of the amount of the tax for the first calendar month of delinquency, plus 1% for each additional month thereafter. If not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of 12% and an additional penalty of up to 20% if imposed by the City. The City is responsible for the collection of its taxes.

City Sales Tax

The State sales tax rate totals 8.25%, with 6.25% being the State's share and 2% representing the local share. Pursuant to the Municipal Sales and Use Tax Act, Texas Tax Code, Ch. 321, the City levies a 1% Local Sales and Use Tax within the City (the "City Sales Tax"), with proceeds credited to the General Fund and not pledged to the payment of the Obligations. An additional 1% of the sales tax is dedicated to [Dallas Area Rapid Transit](#) (DART) (AAA/Stable), a regional transportation authority.

Debt Limits

The City has ample debt capacity. The City Charter limits bonded debt payable from ad valorem taxes to 10% of assessed property value; additionally, the City's FMPC limits net GO debt to 4% of market value. The City's total bonded ad valorem debt, inclusive of the Obligations, is 3.9% of full market value.

Financial Management Policies and Procedures

The City's strong fiscal management and control practices are supported by the FMPC, a comprehensive financial framework adopted by the City Council in 1978. Pursuant to the FMPC, the City will maintain an unassigned General Fund balance, which includes the Emergency and Contingency Reserves, at a level not less than 40 days of General Fund expenditures, less debt service. The FY 2021 Emergency Reserve is budgeted at \$35 million, which is unchanged since at least FY 2019 and is sized, in part, to withstand a 5% decline in property values. Use of the Emergency Reserve requires a super majority of City Council. The FMPC also requires projections of revenues and expenditures for five years beyond the current year, for the General Fund and each of the enterprise funds.

Notably, the City's budget provides a detailed description of the financial management performance criteria and the status of compliance. Financial status is reported to the City Council's Government Performance and Financial Management (GPFM) committee each month in the Budget Accountability Report (BAR), which provides a financial forecast for the General Fund and other funds. The BAR forecasts and explains variances in major revenues and expenditures and includes bonding authorizations and the status of spending by proposition. Additionally, the BAR includes a Budget Initiative Tracker section, detailing budgetary initiatives and their status. KBRA views as positive policies that allow the flexibility for mid-year, or more frequent, budget adjustments.

Budget Process

The City's fiscal year begins October 1 and ends on September 30. State law requires that the City adopt a balanced budget. The City Manager initiated the presentation of biennial budgets in FY 2017-2018. The annual budget process begins in the Spring of the preceding year, and includes the Council establishing goals for the executive staff. In compliance with the City Charter, the City Manager must submit to the City Council a recommended balanced budget for the General Fund, debt service fund, and proprietary funds, on or before August 15th of each year. A budget is required to be adopted by the City Council and a tax rate established by September 30. The City Manager may reallocate funds within a department. Dallas 365, a budgetary document organized according to the City's strategic priorities, provides transparency and accountability regarding specific programs and services.

Labor Relations

Police and fire employees receive salary increases in accordance with an agreement reached under meet and confer negotiations, not collective bargaining. Pursuant to state statute, police and fire sworn employees meet with management under the State's Meet and Confer Law to discuss wages, benefits and other working conditions. Police and fire officers may not engage in strikes.

The City recently settled two large lawsuits concerning pay. In FY 2018, \$62 million of GO bond proceeds and bond premium were utilized for the settlement of a lawsuit for pay of uniformed police officers. In addition, in January 2019 the courts gave final approval to a \$173 million settlement announced in 2018, related to police and fire pay that date as far back as the 1980s. The City again used GO bond proceeds to settle legal claims. The FY 2021 Budget assumes a total sworn police force of 3,095 by the end of FY 2021. The City plans to maintain the starting pay of a police officer/firefighter at \$61,367 and has budgeted \$4.6 million in FY 2021 for police and fire step/grade increases.

¹ Taxpayers 65 years old or older are permitted by State law to pay taxes without penalty and interest in four installments, with the first due on January 31 and the final on July 31.

Environmental, Social and Governance (ESG) Risks

The City has taken proactive steps to protect and secure its information technology and infrastructure, including controls of digital information operations, authentication enhancements and additional measures.

Matters relating to climate risk are under the purview of the Assistant City Manager and Chief Resiliency Officer. The City’s Office of Environmental Quality and Sustainability initiated a Comprehensive Environmental and Climate Action Plan adopted in May 2020. The City Council adopted a Green Energy Policy in 2019.

The City self-funds employee health insurance, most tort liability exposures, and certain workers’ compensation claims (including those which occurred prior to 1999 and individual claims below \$1.5 million). The City uses commercial insurance where required and to insure city property (subject to a \$750 thousand deductible per loss occurrence), as well as for workers compensation losses in excess of \$1.5 million per occurrence.

RD 2: Debt and Additional Continuing Obligations

KBRA views the City’s debt and continuing obligations as moderate. The City’s significant use of pay-go financing, practice of rapid debt repayment and management of other continuing obligations have moderated growth in long-term liabilities, though adequacy of pension funding remains an area of focus.

Overall Direct and Overlapping Debt

Direct debt consists entirely of limited tax general obligation bonds and notes, of which an estimated \$2.06 billion will be outstanding upon issuance of the currently offered bonds.

The City’s direct debt burden includes \$163.5 million in general obligation commercial paper notes which were issued under a \$350 million commercial paper program approved by the City in October 2017. The program authorization requires maintenance of credit agreements sufficient to pay all amounts payable under the program. This requirement is currently met with a revolving line of credit with JPMorgan Chase Bank, National Association which will mature November 27, 2020, unless extended. The City is presently reviewing options for extension and substitution of the credit agreement.

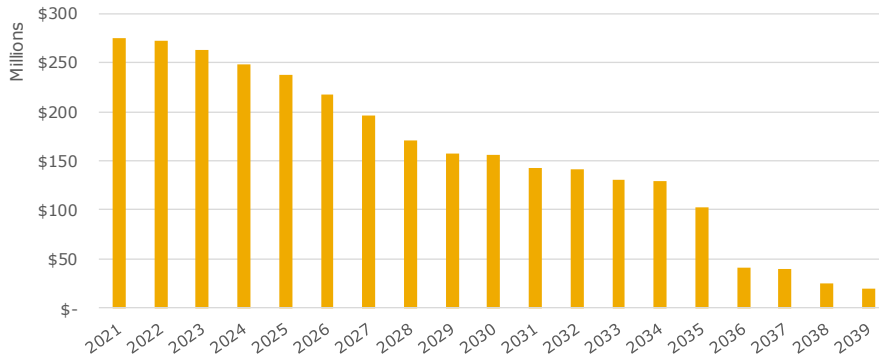
Figure 1

Direct Debt Outstanding	
(dollars in thousands)	
Direct Debt Type	9/30/2020
GO Bonds	\$ 1,737,095
GO Pension Bonds	155,660
Equipment Acquisition Note	29,665
Combined Tax and Revenue Certificates of Obligation	21,200
GO Commercial Paper Notes	163,500
Total Direct Debt	2,107,120

Source: City of Dallas

All long-term debt is fixed rate and the City has no exposure to interest rate derivatives. Debt service requirements are descending more than 71% of principal set to amortize over the next decade and maximum annual debt service (MADS) of \$275 million achieved in FY 2021.

FIGURE 2
Pro Forma Debt Service
FYE September 30



Source: Official Statement dated 7/2/2020, POS and Preliminary Cashflow Estimates

The City’s overall direct and indirect debt burden, which incorporates borrowings of overlapping local government jurisdictions, is moderate at \$4,040 per capita or 2.9% of the full market value of taxable property. Debt service comprised an elevated but manageable 14.4% of governmental expenditures in FY 2019.

Figure 3

Debt Ratios	
KBRA Metric	Ratio
Overall Direct and Indirect Debt	
Per Capita	\$4,040
as a % of Full Market Value	2.9%
Debt Amortization	
Within 10 Years	71%
Within 20 Years	100%
<u>Debt Service as a % of Governmental Expenditures</u>	<u>14.4%</u>

Source: POS and FY 2021 Proposed Budget

Pursuant to the City Charter, the maximum bonded indebtedness of the City outstanding at any one time and payable from taxation is limited to 10% of assessed valuation. However, the FMPC limits the net GO debt to 4% of true market valuation of taxable property. Estimated outstanding indebtedness (inclusive of both principal and interest) as of September 30, 2020 equaled approximately 2.2% of assessed value and 1.5% of the market value of taxable property. The FMPC debt management criteria set forth various debt metrics to ensure that the amount and term of GO and Contractual Obligation debt is in keeping with financial resources. The City expects to be in compliance with these metrics in FY 2020 and FY 2021.

Capital Improvement Plan

The City maintains a comprehensive multi-year capital planning process. Each year a revised CIP is compiled with one budget year plus two additional planned out-years. Also contained in the plan is budgeted spending for routine operation, repair, and maintenance costs that must be incorporated into the operating budget.

The City’s proposed FY 2021 capital plan totals \$869 million including \$394 million for general purpose capital improvements and \$475 million for enterprise funds capital improvements (Figure 4).

CIP Funding Sources

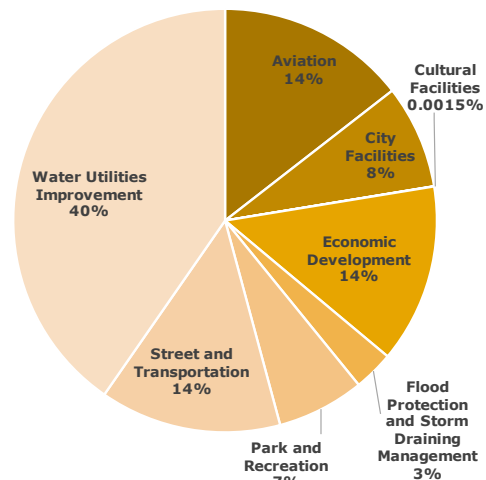
In 2017, voters approved a \$1.05 billion general obligation bond referendum for capital projects (the 2017 Bond Program). The authorization will be utilized through FY 2023 to satisfy general purpose bond funding needs for the CIP. The City has issued \$291.5 million of this GO authorization to date and expects to issue an additional \$178.0 million during each of FY 2021 and FY 2022. The City intends to continue its practice of initially funding projects with commercial paper, and subsequently refunding the CP with GO bonds. Approximately \$163.5 million of commercial paper issued pursuant to the authorization is expected to be paid at maturity from proceeds of a portion of the Obligations.

Reflective of the City’s financial flexibility , in FY 2019, the City transferred \$46.7 million from the General Fund to the Capital Projects Fund, of which \$43.9 million funded Capital Improvement Plan projects on a pay-go basis, and \$2.8 million was used for pay-go funding of city-wide capital projects.

Local Government Pension Obligation

The City participates in three single employer defined benefit pension plans. The Employees’ Retirement Fund (ERF), Dallas Police and Fire System Combined Plan (Combined Plan) and the Dallas Police and Fire System Combined Plan Supplemental Plan (Supplemental Plan). The funding progress of the ERF and Combined Plan, as measured by the ratio of fiduciary net position to total pension liability, is weak at 59.2% and 45.4%, respectively. However, unfunded liabilities and annual contribution requirements remain manageable and are lower than those of some other large cities. City contributions and funding progress as presented in the FY 2019 CAFR are summarized in Figure 5.

Figure 4
Capital Improvement Program Proposed FY 2021



Source: FY 2021 Proposed Budget

Figure 5

Pension Funding Status and Annual Contributions FYE September 30 (dollars in millions)							
	As of December 31, 2018 Measurement Date ¹				FY 2019		
	Total Pension Liability	Fiduciary Net Position	Net Pension Liability (NPL)	Fiduciary Net Position as a % of Total Pension Liability	Actual Contribution	Actuarially Determined Contribution (ADC)	Actual Contribution as a % of ADC
Employees’ Retirement Fund (ERF)	\$ 5,548	\$ 3,282	\$ 2,266	59.2%	\$ 62	\$ 86	72.7%
Dallas Police and Fire System Combined Plan (Combined Plan)	4,502	2,042	2,460	45.4%	152	157	96.5%
Dallas Police and Fire System Supplemental Plan (Supplemental Plan)	32	18	14	57.5%	2	2	100.0%
Total	10,081	5,343	4,739		216	245	88.2%

Source: CAFR

¹As presented in FY 2019 CAFR.

Employees’ Retirement Fund (ERF)

The Employees’ Retirement Fund (ERF) covers civilian employees. The ERF had 16,498 members and beneficiaries as of December 31, 2019. ERF Plan provisions are established pursuant to City Code, and amendments may only be made by ordinance approved by the Board, adopted by the City Council, and approved by a majority of the voters voting at a general or special election. Voters approved a new benefit tier for municipal employees hired after December 31, 2016. The new tier increased the normal retirement age, thus lowering the fund’s normal cost and future liabilities. ERF consists of Tier A (hired before January 1, 2017) and Tier B members. A COLA is provided to both tiers based on the CPI, not to

exceed 5% for Tier A and 3% for Tier B members. In 2005 the City issued pension obligation bonds (POBs) for the ERF, and subsequently issued Series 2010 POB refunding bonds. An estimated \$156 million of such obligations are outstanding as of September 30, 2020.

Contributions to the ERF below the ADC reflect provisions of City Code that (i) limit the combined employee and employer annual contribution to 36% of covered payroll, (ii) limit the maximum increase or decrease from one year to the next to 10%, and (iii) allow for adjustment of the contribution rate only if the actuarial valuation develops a rate which differs from the prior rate by more than 300 basis points. The total FY 2019 contribution (City contribution at 22.68% of covered payroll and employee contribution at 13.32%) was equivalent to the maximum allowed 36% of covered payroll, resulting in a contribution below the ADC. Of the 22.68% of payroll contributed by the City, 14.39% was paid to the plan and 8.29% was used to pay debt service on outstanding pension obligation bonds. Because contributions fall short of the ADC, the above actuarial valuation is based on a blended 5.98% discount rate based on the expected 7.75% rate of return on assets and the municipal bond rate of 3.71%.

Dallas Police and Fire System Combined Plan (Combined Plan)

The Dallas Police and Fire Pension System (DPFPS), a contributory defined benefit plan covering 10,161 members and beneficiaries as of December 31, 2019, experienced a funding crisis in 2015 and was expected to become insolvent in less than 10 years when the State Legislature intervened in 2017². On May 31, 2017, House Bill 3158 was enacted, affecting the Police and Fire System Combined and Supplemental Plans. Amendments to State statutory provisions effective September 1, 2017 per HB 3158 created a path to 100% funding of DPFPS over 38 years by reducing benefits and increasing the annual contribution. It also restructured the Deferred Retirement Option Plan (DROP), imposed various governance changes, and modified the investment program. KBRA notes that the Combined Plan NPL decreased by \$3.9 billion at December 31, 2017 as a result of higher contributions and changed benefits that were part of HB 3158. Due to these changes the plan was no longer on a path to insolvency, and thus a higher discount rate (7.25% versus the previous blended rate of 4.12%), was used to calculate the total pension liability. This dramatic change in NPL in one year presents a cautionary note about over weighting of a single ratio in credit analysis without important context.

HB 3158 requires the City to make a minimum annual contribution equal to 34.5% of computation pay or a hard-wired amount set forth in the bill based on certain hiring assumptions, with a floor for seven years, plus \$13 million per year until the end of 2024. Beginning in 2025, the floor disappears, and the City is expected to contribute only computational pay, the amount of which may vary from actual payroll in 2025 and beyond. Employee contributions rates per the law increased from 4% for those participating in DROP (8.5% for those not participating in drop) to 13.5% of computation pay. COLAs were eliminated and can only be restored once the plan achieves a funded level of 70%, and deferred retirement option plan (DROP) benefits were also reduced. Under the reforms, the Mayor appoints 6 of the 11 pension board trustees, and the new Chairman of the Board is a retired executive from an asset management company.

Given the large number of current members who have accrued benefits at the higher pre-HB 3158 levels, the actuary expects that actuarial funding progress will not begin to increase for 12 years, even if all assumptions are met. The plan's actuary estimates, as of the January 1, 2019 actuarial report, that based on the funding policy adopted by the State in HB 3158 and the City's payroll projections, the Combined Plan will reach full funding in 2057, six years earlier than had been estimated in the prior year's actuarial report. Because implemented reforms place the plan on track for full funding, the above actuarial valuation is based on a 7.25% discount rate, which is the same as the assumed rate of return on assets. The pension board is monitoring the City's payroll projections and is required to adopt further reforms, including additional funding from the City, if funding guidelines are not met in 2024.

Total Pension Costs

In FY 2019, the City contributed \$216 million toward pension, which was equivalent 88.2% of the actuarially determined contribution (ADC). The total net pension liability (NPL) across the three plans is low at 2.8% of the market value of property or \$3,527 per capita. Actual contributions increased from 8.2% of governmental expenditures in FY 2010 to 10.2% in FY 2019.

Other Post-Employment Benefits (OPEB)

The City provides post-retirement healthcare benefits to approximately 9,700 participants and overall OPEB costs are moderate. Employees hired after January 1, 2010 are not eligible for City subsidized retirement healthcare benefits, thus the long-term cost trajectory is contained. For pre-Medicare retirees who qualify to participate in the plan, the retiree contributes 50% of premiums. Spouses of retirees pay 100% of premiums. The net OPEB liability reported in the City's FY 2019 CAFR was \$565 million. Because OPEB liabilities are not prefunded, all future liabilities are discounted at the 20-year tax-exempt municipal bond rate of 2.75%.

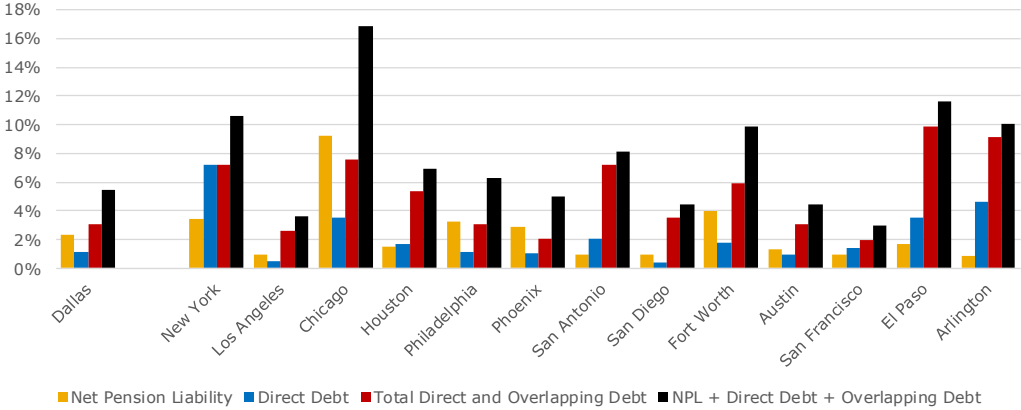
² Combined Plan provisions per State statute may only be amended by the state legislature.

In FY 2019, the City’s benefit payments for retiree healthcare totaled \$19.5 million, which represents a low 0.9% of governmental fund expenditures.

Fixed Costs

The City’s fixed cost burden in FY 2019 inclusive of contributions for pension contributions (\$216 million), OPEB (\$19.5 million), and annual debt service (\$306 million) was \$542 million, which was equivalent to an elevated 25.5% of governmental expenditures. As shown below, despite the City’s high fixed costs, long-term liabilities are comparable to many large cities across Texas and the U.S.

Figure 6
Long-Term Liabilities as % of Full Market Value



Source: FY 2019 CAFRs

Considering the City’s favorable income and wealth levels as well as its rapidly declining debt service profile, pension obligations, while elevated, are manageable in KBRA’s view.

RD 3: Financial Performance and Liquidity Position

The City’s financial operations reflect a trend of healthy operating surpluses and strong General Fund reserves with only modest sensitivity to recessionary impacts. The primary General Fund revenue sources are property taxes and sales taxes, accounting for 57% and 22% of FY 2020 revenues, respectively. In addition to the General Fund, other sizable components of governmental operations are the debt service fund, internal service fund and the water utilities fund.

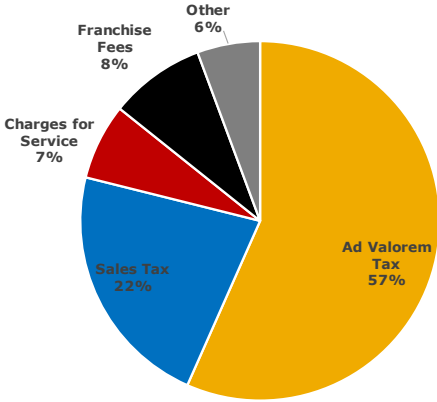
Recent State legislation caps property tax base revenue growth (absent voter approval) beginning in FY 2021 and is likely to constrain future expenditure growth.

The General Fund is the City’s primary operating fund and the focus of KBRA’s financial performance analysis. The City budgets on a cash basis of Generally Accepted Accounting Principles (GAAP) and the budget document is a complete financial plan for all City funds. The City Manager may transfer budgeted amounts within a department, while revisions altering total appropriations require City Council approval.

General Fund Revenues

The two-primary General Fund revenue sources are property taxes and sales taxes. Other General Fund revenues include fines and forfeitures, operating transfers in, intergovernmental transfers, licenses and permits, interest and miscellaneous revenue.

Figure 7
Forecast FY 2020 General Fund Revenues



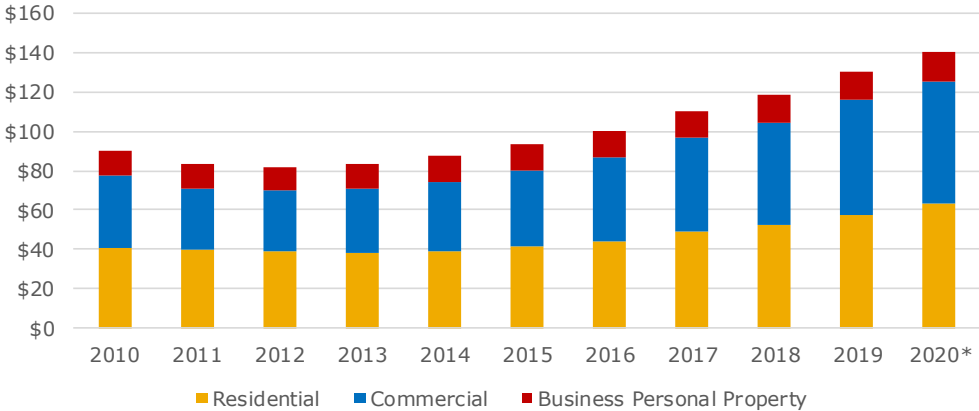
Source: City of Dallas

Property Tax

Property tax values have demonstrated vibrant growth with modest recessionary impacts. Taxable assessed values for FY 2020 were up 7.8% from the prior fiscal year.

From FY 2008 to FY 2020 the average annual growth in the City’s property tax base values was 4.4%. The tax base experienced three years of decline (FY 2010- FY 2012) during the last recession with a peak to trough decline of 9.4%, followed by nine consecutive years of strong growth, up 71% from its 2012 post-recession trough. While future year assumptions reflect a conservative growth rate of 3.5%, certified rolls show FY 2021 property tax growth of over 5% although new construction value declined year-over-year by 6.4%. Reduced building permit counts and values suggest a potential slowdown in new construction commercial values.

Figure 8
Property Tax Base Values
FYE September 30 (dollars billions)



Source: POS and CAFRs
*Unaudited

The Texas Property Tax Reform and Transparency Act of 2019 (SB2) caps the City’s ability to grow property tax revenue at 3.5% (instead of the previous cap of 8%) without seeking voter approval. Revenue to pay voter approved debt is excluded from the cap, as is revenue growth from new construction. Exceeding the 3.5% cap requires voter approval in the November uniform election date. The effective date of the legislation is January 1, 2020 (impacting FY 2021). In FY 2020 the levy increase for existing properties was 3.7%. Had SB2 been in effect for FY 2020, approximately \$2.8 million in expenditure reductions would have been required to balance the budget.

Property values in the City’s 19 active Tax Increment Financing Zones (TIRZ) have increased dramatically in recent years. As of FY 2019, over 46,500 new residential units were completed, under construction or planned in the various TIRZ.

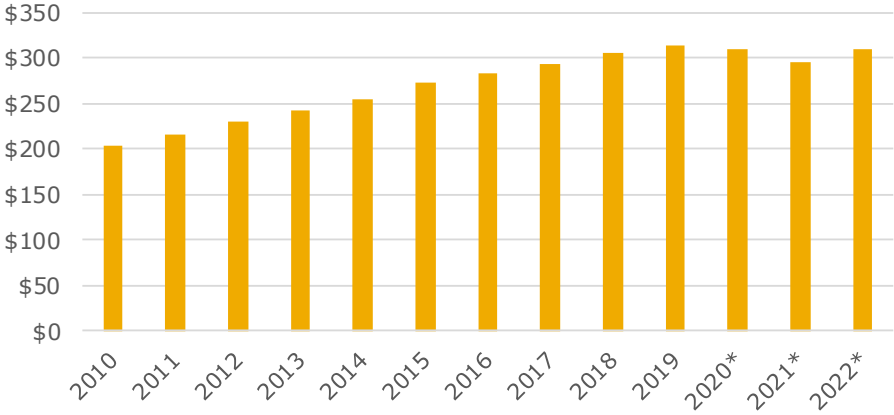
City Sales Tax

The City Sales Tax is collected by the State and remitted monthly. City Sales Tax revenues comprise 22% of FY 2020 budgeted General Fund revenues. The City Sales Tax does not apply to motor vehicle sales or motor fuel sales, which somewhat moderates the inherent volatility of the revenue stream, in KBRA’s view.

From FY 1985 to FY 2020, the average annual growth in City Sales Tax revenue was a strong 3.6%. During the last recession, collections dipped in FY 2009 and in FY 2010, with the peak to trough decline a moderate 11%. In each year since FY 2010, actual sales collections have outperformed budget.

City Sales Tax receipts for FY 2020 showed continued strong growth prior to business closures associated with the outbreak of the pandemic in March. Forecast FY 2020 sales tax revenues of \$309.3 million are 1.3% below FY 2019 actuals as a result of the pandemic, and 5% below budget. Sales tax revenue is projected to decline a further 4.2% in FY 2021 to \$296 million before recovering to forecast FY 2020 levels by FY 2022. Actual collections for June and July of 2020 are above revised forecast levels.

Figure 9
City Sales Tax Revenue
FYE September 30 (dollars millions)



Source: City of Dallas
*Projected

FY 2019 Audited Financial Results

Unassigned General Fund balance levels have consistently met or exceeded the City’s required minimum fund balance policy. As of FYE 2019 the City recorded a \$40.9 million increase in the General Fund balance, bringing it to \$297.2 million and continuing a trend of exceptional growth in reserves (CAGR of 10.4% from 2015 through 2019).

The unassigned portion of the General Fund balance grew to \$234.3 million, or 18.3% of General Fund expenditures which KBRA views as strong (Figure 10). FY 2019 General Fund revenue growth was 5.2%, relative to 3.6% expenditure growth, thus increasing the operating surplus from the prior year.

The City budgets conservatively and the FY 2019 results reflect favorable variances to budget on both revenues and expenditures. Actual budgetary basis revenues and transfers-in were higher by \$8.9 million (0.7% of budget), primarily

due to favorable performance in City Sales Tax, franchise revenues and investment income. Actual budgetary expenditures and transfers out were less than budget by \$23.9 million (1.7% of budget), reflecting overall cost savings.

FIGURE 10

General Fund Summary Statement of Income and Balance Sheet					
FYE September 30 (Audited GAAP Basis) (dollars in thousands)					
	2015	2016	2017	2018	2019
Statement of Income					
Revenues					
Ad Valorem Tax	499,734	534,289	578,032	611,133	677,607
Sales Tax	275,250	285,669	295,361	307,149	320,413
Franchise Fees	132,719	135,098	138,998	146,209	135,697
Services to Others	194,734	109,736	126,498	122,924	109,491
Other	47,780	56,347	53,972	58,063	67,600
Total Revenues	1,150,217	1,121,139	1,192,861	1,245,478	1,310,808
Expenditures					
Public Safety	672,971	688,943	712,990	736,879	774,182
General Government	186,082	101,376	121,279	144,161	167,958
Culture and Recreation	121,442	128,089	136,984	143,813	141,594
Other	158,272	204,302	188,791	210,790	196,919
Total Expenditures	1,138,767	1,122,710	1,160,044	1,235,643	1,280,653
Excess (Deficiency) of Revenues Over (Under) Expenditures	11,450	(1,571)	32,817	9,835	30,155
Other Financing Sources (Uses)	7,978	6,432	11,316	11,255	10,745
Net Change in Fund Balance	19,428	4,861	44,133	21,090	40,900
Beginning Fund Balance	180,674	200,102	191,031	235,164	256,254
Restatement	-	(13,932)	-	-	-
Beginning Fund Balance After Restatement	180,674	186,170	191,031	235,164	256,254
Ending Fund Balance	200,102	191,031	235,164	256,254	297,154
Balance Sheet					
Assets					
Cash and Cash Equivalents	185,354	177,790	203,452	216,346	277,654
Receivables	116,978	113,905	142,490	142,466	119,530
Other	14,658	14,731	15,514	16,384	30,643
Total Assets	316,990	306,426	361,456	375,196	427,827
Liabilities					
Accrued Payroll	28,783	20,250	21,273	23,633	28,339
Accounts Payable	37,955	31,811	35,339	32,985	35,684
Other	19,251	22,112	20,648	12,680	13,416
Total Liabilities	85,989	74,173	77,260	69,298	77,439
Deferred Inflows of Resources		41,222	49,032	49,644	53,234
Fund Balance					
Nonspendable	9,894	10,659	11,143	11,227	13,385
Restricted	8,485	9,593	12,061	10,244	11,185
Committed	10,570	1,250	1,250	1,250	1,250
Assigned	29,603	15,836	38,963	20,727	37,109
Unassigned	141,550	153,693	171,747	212,806	234,225
Total Fund Balance	200,102	191,031	235,164	256,254	297,154
Unassigned Fund Balance as a % of Expenditures	12.4%	13.7%	14.8%	17.2%	18.3%

Source: CAFRs

FY 2020 Operations

The \$1.44 billion FY 2020 General Fund budget reflected a General Fund spending increase of 4.4% over the prior year budget. The FY 2020 General Fund budget was amended for mid-year appropriation adjustments to \$1.429 billion on June 10, 2020.

General Fund revenues were trending below the FY 2020 amended budget as of the July 31, 2020 Financial Forecast Report by \$38.7 million, driven mainly by sales tax revenues which were forecast to be \$16.3 million under budget and charges for service revenues which were also forecast to be \$16.3 million under budget.

As a result of cost containment measures including a hiring freeze and the extended furlough of nearly 390 municipal employees (primarily impacting the parks, libraries and cultural departments), FY 2020 General Fund expenditures were trending \$69.3 million below the amended budget as of the July 31 report. Expenditures were offset primarily by \$36 million of CARES Act reimbursements used to pay for COVID-19 related expenses incurred within the General Fund.

The City projects an ending FY 2020 unassigned General Fund balance of \$266.4 million, approximately 21% above the FY 2020 amended budget ending fund balance level, and 13.7% above the FY 2019 unassigned ending balance of \$234.2 million. The City does not expect to use reserves in FY 2020 or for the next two fiscal years of the biennial budget.

FY 2021 Budget Overview

The City Council adopted the FY 2021 balanced budget on September 23, 2020. The FY 2021 General Fund budget is \$1.437 billion, flat to the original FY 2020 budget and up 5% from the amended FY 2020 budget. It forecasts an increase in property tax revenue of \$55.5 million or 5.10% versus FY 2020. Approximately 49.8% of this increment is attributable to new property additions to the tax roll in FY 2020. The tax rate for FY 2021 is \$0.07763 cents per \$100 assessed valuation, a reduction of 3/1,000th of a cent from the FY 2020 tax rate.

The FY 2021 budget addressed a projected revenue gap of \$62 million attributable largely to the pandemic-related decline in City Sales Tax revenue. The FY 2021 and FY 2022 budgets anticipate maintenance of the unassigned General Fund balance, which includes the Emergency and Contingency Reserves and residual reserves, at \$236 million, or 60 DCOH. However, outyear gaps are projected after FY 2022.

Reflecting legislative and community priorities in an environment of significantly reduced revenues, the proposed FY 2021 budget makes investments in basic needs, streets, sidewalks and water in underserved neighborhoods, programs for youth, seniors and distressed populations, and policing alternatives including mental health counseling, health services and community-based violence interruption programs. The budget also includes an increase in the minimum wage for employees of the City, affecting approximately 450 full-time and 325 part-time employees. The level of police funding has been a flash point in recent months, with activists and others advocating a reallocation from the police budget to fund other City services. The FY 2021 budget increases police department funding by approximately \$15.3 million but includes a \$7 million or 26.4% reduction in police overtime pay.

Liquidity Position

KBRA views the City's liquidity position as strong as evidenced by robust year end balances. The FY 2019 governmental funds cash position was \$517 million, with an additional \$113 million held in the Internal Service Funds. The governmental funds cash represents 89 days cash on hand at the close of FY 2019, which KBRA considers strong. The City's solid liquidity position precludes the need for cash flow borrowing. The City reports 60 DCOH in reserves as of FYE 2020, including \$35 million in Emergency Reserves and \$12 million in Contingency Reserves.

Capital Improvement Program

The City maintains a formal five-year capital improvement plan (CIP) which is updated annually. The FY 2020-2024 CIP totals \$3.7 billion. The FY 2021 proposed Capital Improvement Program totals \$869 million, up from \$842 million in the amended FY 2020 budget. Approximately 40% of the proposed FY 2021 CIP is related to water utilities capital improvements. The remaining 60% will fund general purpose capital improvements.

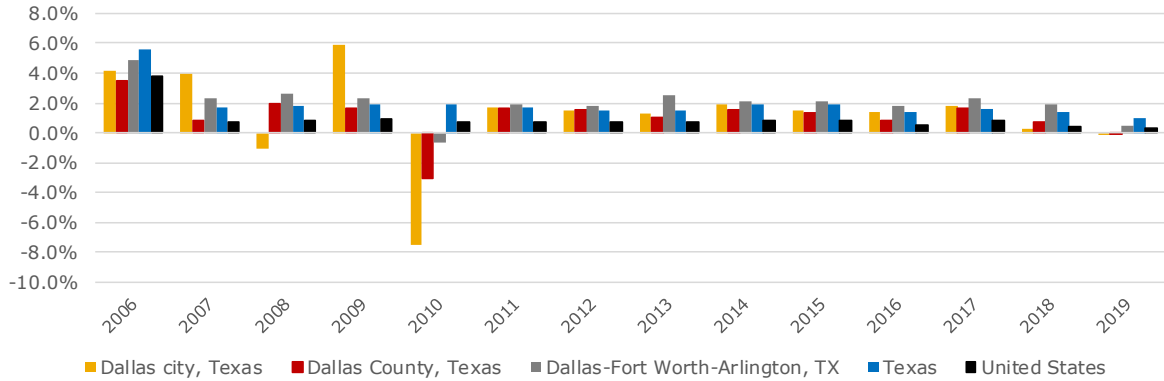
RD 4: Municipal Resource Base

Incorporated in 1856, Dallas is approximately 378 square miles in area and is the county seat of the County of Dallas. The City, which is spread across four counties (Dallas, Collin, Denton and Rockwall) is the primary economic driver in the Dallas-Fort Worth-Arlington metropolitan statistical area (MSA), which is the fourth largest MSA in the nation behind the New York, Los Angeles, and Chicago.

Population

The City is the 3rd largest city in the State of Texas (AAA/Stable) and 9th largest in the nation with a population of 1.3 million. Population growth in Dallas (11.7% since 2010) has significantly outpaced the nation but modestly lags the State. The City’s growing employment base has fueled both domestic and international migration with foreign-born residents making up 24.6% of the city’s population in 2018 and 32% of the employed labor force.

Figure 11
% Change in Population

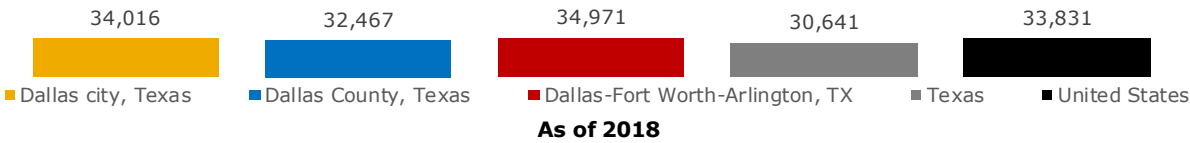


	2010	2019	Δ 2010 to 2019
Dallas city, Texas	1,202,797	1,343,565	11.7%
Dallas County, Texas	2,377,351	2,635,516	10.9%
Dallas-Fort Worth-Arlington, TX	6,402,922	7,573,136	18.3%
Texas	25,257,114	28,995,881	14.8%
United States	309,349,689	328,239,523	6.1%

Source: U.S Census

Employment gains have kept pace with brisk population growth. Per capita income of \$34,016 is above the statewide average (112.5% of the State) reflecting the City’s ability to attract higher wage jobs.

Figure 12
Per Capita Income

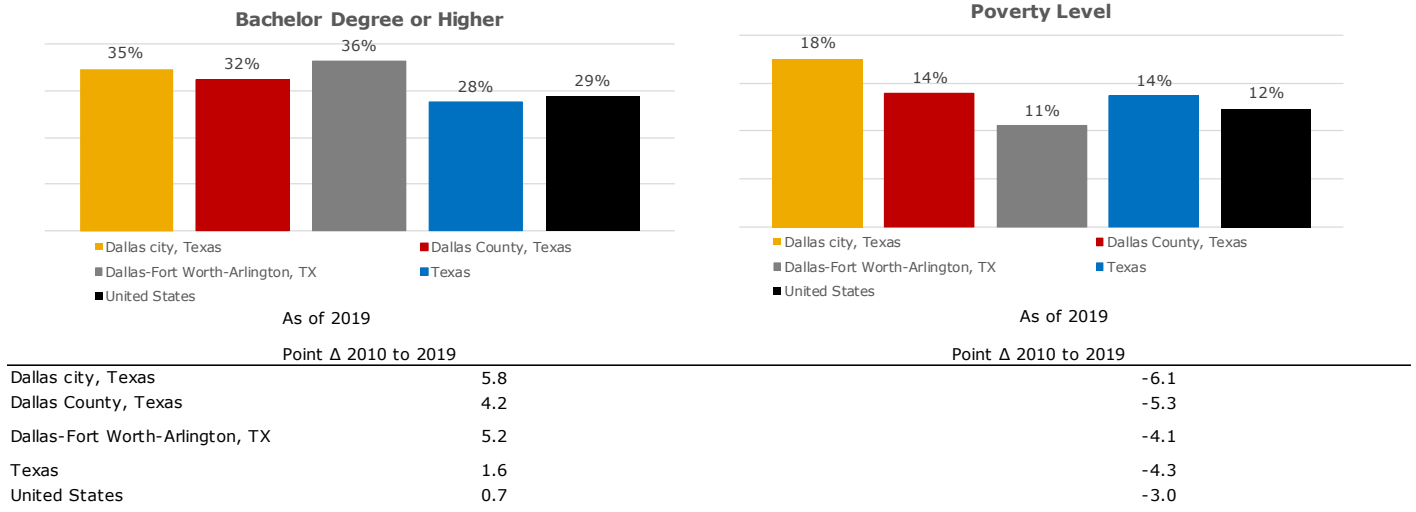


	2010	2019	% Δ 2010 to 2019	Comparison
Dallas city, Texas	\$24,557	\$34,016	47.8%	-
Dallas County, Texas	\$24,722	\$32,467	37.2%	107.0% of County
Dallas-Fort Worth-Arlington, TX	\$27,016	\$34,971	34.3%	100.0% of MSA
Texas	\$23,863	\$30,641	35.2%	112.5% of State
United States	\$26,059	\$33,831	36.9%	101.7% of U.S.

Source: U.S. Census

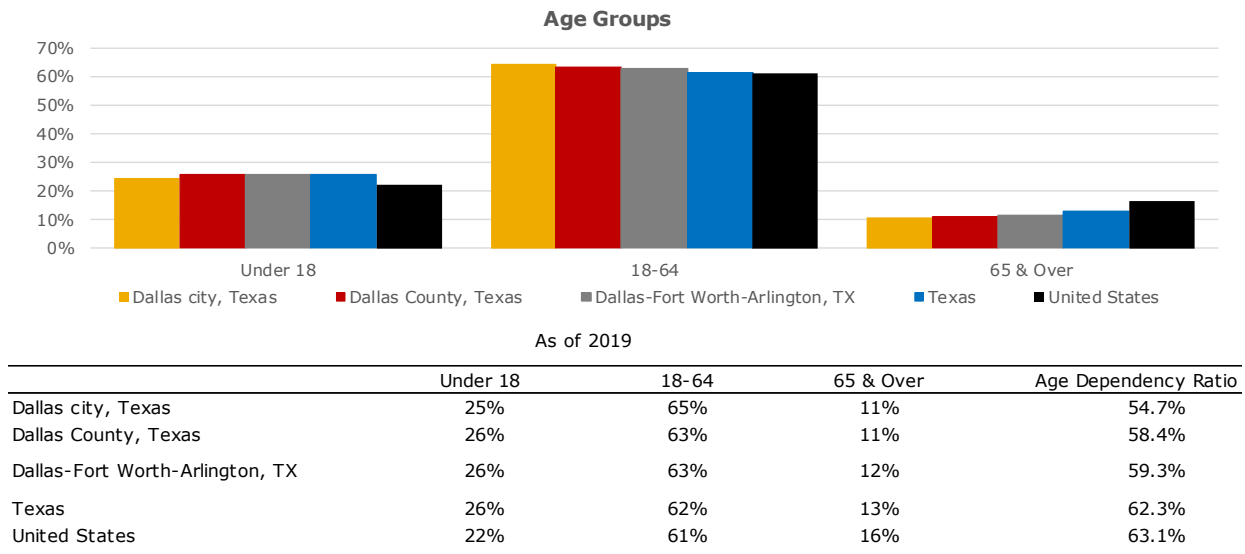
With 48 colleges and universities in the Dallas MSA, educational attainment in the City surpasses the nation and state. Poverty rates are elevated relative to the state but are materially declining at 6.1% since 2010, which is a notable positive trend relative to other large cities.

Figure 13



Source: U.S Census
 Bachelor degree or higher defined as "% of population over 25 with Bachelor's degree or higher".
 Poverty level defined as "portion of population living below the poverty line".

Figure 14



Source: U.S Census

Tax Base and Demographic Data

The City's taxable value has exhibited strong growth over the years, increasing by 49% from 2010 to \$130.1 billion in 2019 (Figure 8). The compound average annual rate of growth in taxable value was 4.8%. Commercial and residential properties represent approximately 43% and 45% of the tax base, respectively, with business personal property constituting the remaining 12%. The City's tax base per capita is very strong at \$106,676.

The top 10 taxpayers represent 4.15% of the FY 2020 taxable assessed value, which KBRA views as diverse (Figure 15). Tax base concentration has declined from FY 2010, when the top ten taxpayers represented 5.28% of taxable assessed value. Since 2014 current property tax collections have been high, averaging over 98%. In FY 2019, the current property tax collection rate was 98.3%.

FIGURE 15

City of Dallas's 10 Largest Taxpayers			
Company	Business	FY 2019-2020 Taxable AV	% of Taxable AV
Oncor Electric Delivery co.	Electric Utility	\$ 967,947	0.74%
Northpark Land Partners	Shopping Mall	\$ 733,711	0.56%
Southwest Airlines Co.	Airline	\$ 655,325	0.50%
Texas Instruments, Inc.	Electronics Mfg.	\$ 644,930	0.50%
AT&T Corporation	Telephone Utility	\$ 550,967	0.42%
FM Village Fixed Rate LLC	Developer	\$ 514,687	0.40%
Atmos Energy	Gas Utility	\$ 365,958	0.28%
Walmart Stores, Inc.	Retailer	\$ 349,763	0.27%
Teachers Insurance	Insurance	\$ 314,407	0.24%
Post Apartment Homes LP	Developer	\$ 307,160	0.24%
Total		\$5,404,855	4.15%

Source: City of Dallas 2019 CAFR

The City's wealth levels are comparable to or better than many of the largest cities in the State (Figure 16). The City does, however, have an elevated poverty level that is consistent with other large urban centers.

FIGURE 16

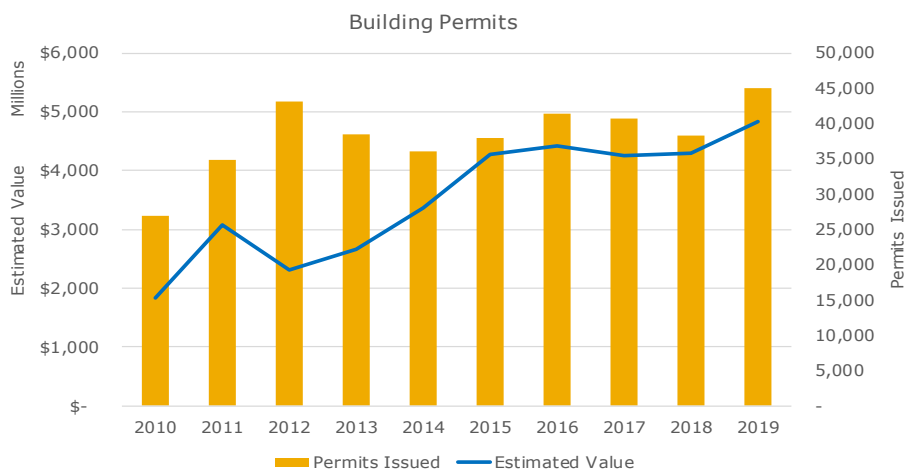
Top 10 Largest Cities in Texas							
City	Population	Per Capita Income	Poverty Rate	Unemployment			
				2018	2019	Jul-20	
Arlington	398,860	29,207	12.0%	3.5%	3.4%	8.2%	
Austin	979,263	46,217	12.2%	2.8%	2.5%	6.8%	
Corpus Christi	326,590	26,979	17.2%	4.6%	4.1%	9.9%	
Dallas	1,343,565	36,288	17.5%	3.8%	3.4%	8.3%	
El Paso	681,729	22,583	18.6%	4.1%	3.7%	8.3%	
Fort Worth	913,656	30,115	11.9%	3.6%	3.4%	8.2%	
Houston	2,316,797	33,377	19.7%	4.3%	3.7%	9.7%	
Laredo	264,069	20,543	19.5%	3.7%	3.7%	9.1%	
Plano	285,849	48,957	7.5%	3.3%	3.1%	6.5%	
San Antonio	1,547,250	26,826	16.8%	3.3%	3.1%	8.2%	

Source: U.S Census | Bureau of Labor Statistics

Economic Development Activities

The City has seen substantial commercial and residential development over the years as its population has grown. Since 2010, the number of building permits issued in the City has grown by a compounded annual growth rate of 5.8%, while the estimated value of new construction has increased by 11.3% to over \$4.0 billion. The City reports that over the last five years, its Public/Private Partnership Program has received City Council approval for over 70 economic development projects that are expected to create or retain 21,000 jobs and leverage more than \$2.3 billion in new private investment.

Figure 17



Source: City of Dallas Building Inspection Division

Tourism and Leisure

The City’s resource base is further supported by tourism. Dallas is the State’s top visitor and leisure destination. Approximately 50 million people visit annually, contributing approximately \$9.1 billion in direct spending, and generating an economic impact of over \$14.6 billion. Dallas is ranked as one of the top convention cities in the nation according to the Dallas Convention and Visitors Bureau, and the MSA is home to four major professional sports teams which attract thousands of visitors each year.

The City is served by **Dallas/Fort Worth International Airport** (“DFW”) (AA/Negative), which ranked 4th among commercial service airports in enplanements in 2019, before the COVID-19 pandemic, behind Hartsfield-Jackson Atlanta International, Los Angeles International, and **Chicago O’Hare International** (A+/Negative). In addition to DFW, Dallas Love Field and Dallas Executive Airport provide service to the City. The City is also a hub for rail service with lines to Chicago, Los Angeles, and San Antonio.

Employment

Since the Great Recession and prior to the incidence of the COVID-19 pandemic in the U.S., employment in Dallas exhibited continuous growth (Figure 18) driven by the City’s widely diversified business environment. The City is the headquarters of 10 Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, and Energy Transfer.

Figure 18

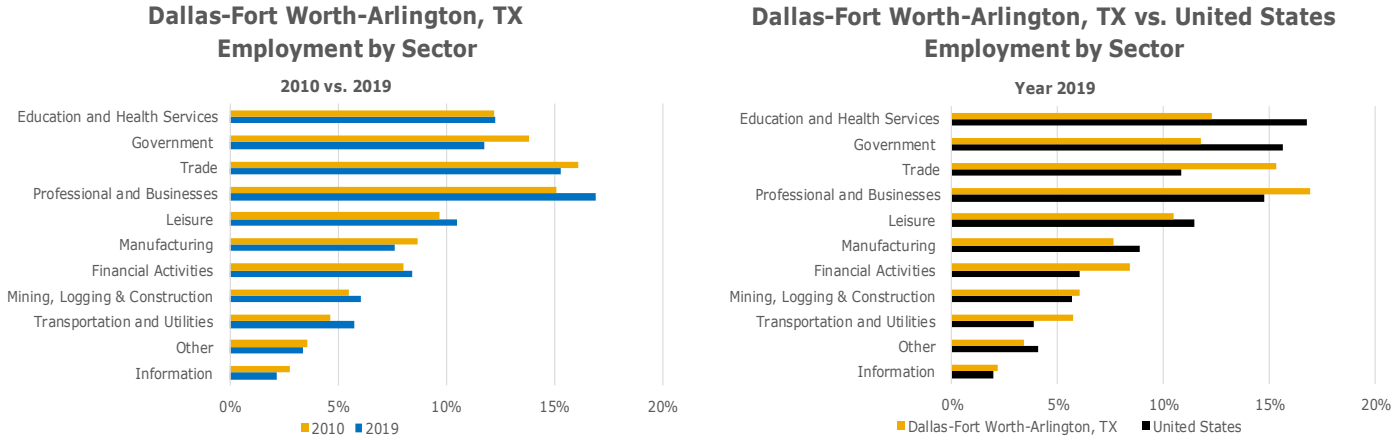
Total Employment (Not Seasonally Adjusted) (In Thousands)										
	Dallas city, Texas	% Δ	Dallas County, Texas	% Δ	Dallas-Fort Worth-Arlington, TX	% Δ	Texas	% Δ	United States	% Δ
2000	592		1,142		2,772		9,929		136,891	
2001	588	-0.6%	1,130	-1.1%	2,783	0.4%	10,011	0.8%	136,933	0.0%
2002	572	-2.7%	1,094	-3.2%	2,758	-0.9%	10,066	0.5%	136,485	-0.3%
2003	563	-1.5%	1,073	-1.9%	2,759	0.0%	10,185	1.2%	137,736	0.9%
2004	566	0.4%	1,073	0.0%	2,807	1.7%	10,338	1.5%	139,252	1.1%
2005	549	-2.9%	1,078	0.5%	2,867	2.1%	10,523	1.8%	141,730	1.8%
2006	562	2.3%	1,088	0.9%	2,937	2.4%	10,774	2.4%	144,427	1.9%
2007	559	-0.6%	1,085	-0.2%	2,975	1.3%	10,941	1.5%	146,047	1.1%
2008	555	-0.6%	1,080	-0.5%	2,993	0.6%	11,104	1.5%	145,362	-0.5%
2009	539	-3.0%	1,049	-2.9%	2,939	-1.8%	11,009	-0.9%	139,877	-3.8%
2010	549	1.9%	1,091	4.0%	3,034	3.3%	11,245	2.1%	139,064	-0.6%
2011	560	2.0%	1,114	2.0%	3,119	2.8%	11,535	2.6%	139,869	0.6%
2012	572	2.0%	1,136	2.0%	3,195	2.4%	11,819	2.5%	142,469	1.9%
2013	582	1.7%	1,154	1.5%	3,262	2.1%	12,053	2.0%	143,929	1.0%
2014	599	3.0%	1,185	2.7%	3,361	3.0%	12,374	2.7%	146,305	1.7%
2015	612	2.2%	1,209	2.1%	3,438	2.3%	12,506	1.1%	148,834	1.7%
2016	634	3.6%	1,246	3.1%	3,557	3.5%	12,720	1.7%	151,436	1.7%
2017	650	2.4%	1,275	2.3%	3,666	3.1%	12,990	2.1%	153,337	1.3%
2018	652	0.4%	1,286	0.9%	3,752	2.3%	13,285	2.3%	155,761	1.6%
2019	668	2.4%	1,318	2.4%	3,842	2.4%	13,552	2.0%	157,538	1.1%
Δ 2010 to 2019	21.7%		20.7%		26.6%		20.5%		13.3%	
Δ Since Trough	24.0%		25.6%		30.7%		23.1%		13.3%	
July- 2020	637	-4.7%	1,256	-4.7%	3,650	-5.0%	12,706	-6.2%	144,492	-8.3%

Source: U.S Bureau of Labor Statistics

Bold = trough during the Great Recession (2008-2012)

The City’s MSA has a large and diverse employment base with trade representing the largest sector in the MSA at 15.3% despite declines since 2010 (Figure 19). The MSA’s non-farm employment reached approximately 3.8 million in 2019, which is an increase of 29.1% since 2010. This strong growth in employment was driven by accelerated growth in various sectors such as education and health services, professional and financial services, leisure, transportation and utilities.

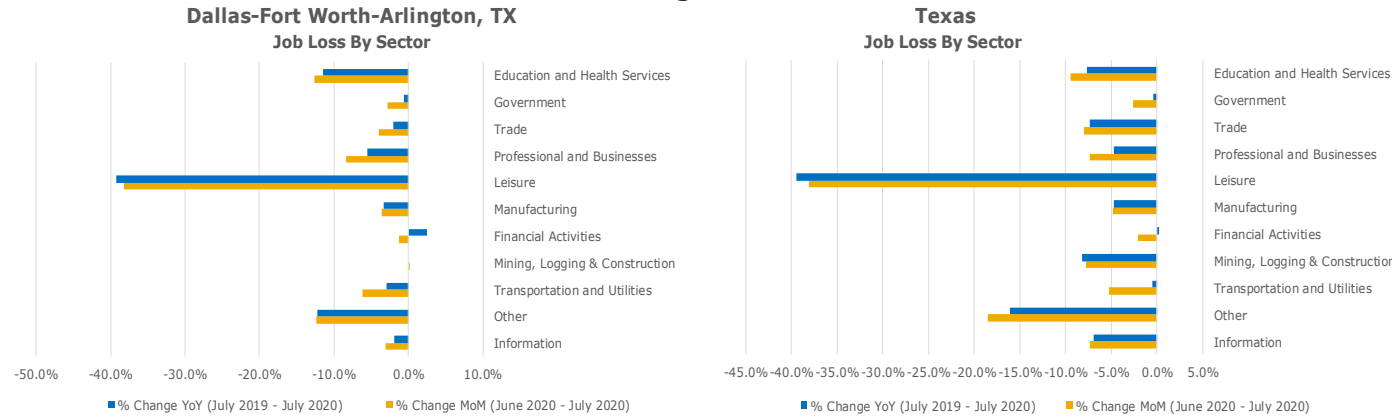
Figure 19



Source: U.S. Bureau of Economic Analysis

The COVID-19 pandemic has impacted all sectors of the regional economy. According to the Bureau of Labor Statistics, employment losses in the MSA were mostly concentrated in the leisure sector (including tourism, hospitality, restaurant and entertainment), accounting for 38.2% of the 343,000 job losses that occurred in the MSA between June 2020 and July 2020 (Figure 20). Relative to other areas of the economy, the leisure sector is expected to continue to exhibit a far greater than average contraction and a potentially slower recovery throughout FY 2021, as unemployment, safety concerns and possible recession conspire to reduce tourism globally.

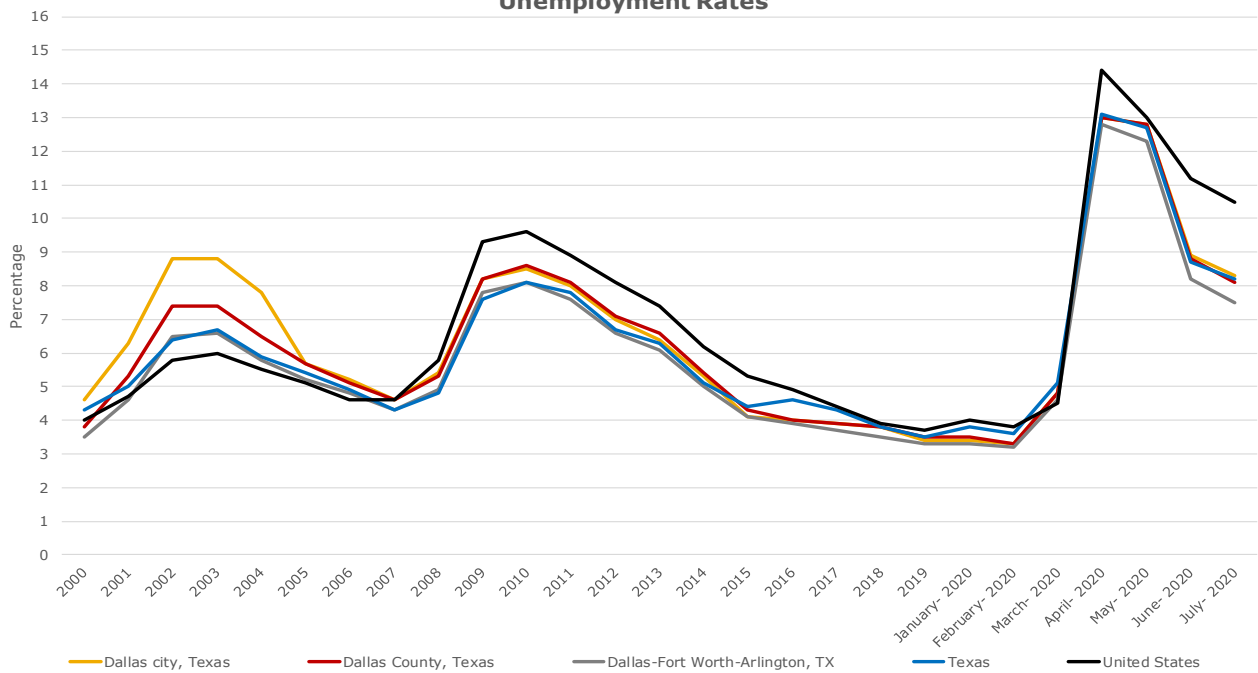
Figure 20



Source: U.S. Bureau of Economic Analysis

Prior to the COVID-19 pandemic, the unemployment rate for the City declined year over year since 2010 and trended below the State since 2015. In 2019, unemployment was 3.4% for the City and 3.5% for the State. After the State became subject to stay-at-home orders on March 23, 2020, the State’s unemployment rate increased drastically from 4.8% in March to 13% in April, surpassing its Great Recession peak (Figure 21). As of July 2020, the unemployment rate has declined to 8.3%, which is higher than the State’s at 8.2%. As of September 21, 2020, the State loosened restrictions, allowing restaurants, retail stores, gyms, libraries and museums to increase capacity to 75%.

Figure 21
Unemployment Rates



	Dallas city, Texas	Dallas County, Texas	Dallas-Fort Worth-Arlington, TX	Texas	United States
July 2020	8.3	8.1	7.5	8.2	10.5
June 2020	8.9	8.8	8.2	8.7	11.2
Great Recession Peak	8.8	8.6	8.1	8.1	9.6
Point Δ Since Great Recession Peak	-0.5	-0.5	-0.6	0.1	0.9

Source: U.S Bureau of Labor Statistics

Bankruptcy Assessment

KBRA has consulted outside counsel on bankruptcy matters and the following represents our understanding of the material bankruptcy issues relevant to the City. To be a debtor under the municipal bankruptcy provisions of the U.S. Bankruptcy Code (Chapter 9), a local governmental entity must, among other things, qualify under the definition of “municipality” in the Bankruptcy Code, and must also be specifically authorized to file a bankruptcy petition by the State in which it is located. The City is a political subdivision and municipal corporation of the State of Texas organized and existing under state law, and thus is a “municipality” as defined under the Bankruptcy Code. As to authorization, Texas state law specifically authorizes any municipality in the state that has the power to incur indebtedness through the action of the municipality’s governing body to file a Chapter 9 petition. Thus, the City has the authority under Texas state law to incur indebtedness and, hence, it is specifically authorized under Texas state law to file a Chapter 9 petition, subject of course to the further threshold requirements in Federal law (the Bankruptcy Code) for commencement of a Chapter 9 case.

The principal of and interest on the Obligations are payable from a direct and continuing ad valorem tax levied by the City, within the limits prescribed by law, upon all taxable property in the City.

Chapter 9 provides for post-petition recognition of (i) a security interest represented by a pledge of specific special tax revenues or municipal enterprise revenues (each “special revenues”) and also (ii) a statutory lien on revenues pledged for municipal obligations. In contrast, the pledge of general ad valorem property taxes for a general purposes obligation of a municipality, such as the pledge of City ad valorem property taxes to pay the Obligations, is not recognized as a security interest or lien that survives the filing of a petition under Chapter 9. Accordingly, because (a) the funds pledged to pay the Obligations are not from a separate, dedicated source of revenues that meets the definition of “special revenues” under Chapter 9, and (b) there is no statutory lien imposed on the pledged ad valorem tax revenues levied to pay the Obligations, if the City were to file a petition commencing a Chapter 9 proceeding holders of the Obligations would likely be treated as unsecured creditors of the City.

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