

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Agenda Item # PH2 – June 23, 2021 – Fill Permit 20-09 – 4950 Wedgewood Lane Dallas, TX 75220; Applicant: Mark Roberts/Nathan D. Maier Consulting Engineers Inc.**

The purpose of this memorandum is to share information regarding the environmental impact and the public acquisition report for fill permits. Fill Permit 20-09, located at 4950 Wedgewood Lane, involves the reclamation of 0.19 acres of the current 1.38 acres of floodplain on this property on Browning Branch for the development of residential structure.

A neighborhood meeting was held virtually through Microsoft Teams on May 17, 2021. Attendees included two architects from M. Gooden Design, three engineers from Nathan D. Maier Consulting Engineers Inc., and six City staff members, no residents from the area attended. There has been no objection to the fill permit.

An environmental impact study was not necessary for this fill permit. Since there is no impact to wetlands or waters of the United States, permitting under Section 404 of the Clean Water Act is not required.

Park and Recreation and the Department of Sustainable Development and Construction reviewed the application for public acquisition. Neither department objected to the proposed fill permit.

This application meets the engineering requirements outlined in the Dallas Development Code, Section 51A-5.105(h), floodplain regulations; as such, it is recommended that the City Council approve the fill permit application. Alternatively, the City Council may resolve to acquire the property under the laws of eminent domain and may then deny the application.

Please let me know if you need additional information.

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

- c:
- | | |
|---|--|
| T.C. Broadnax, City Manager | Jon Fortune, Assistant City Manager |
| Chris Caso, City Attorney | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services |
| Biliera Johnson, City Secretary | M. Elizabeth Reich, Chief Financial Officer |
| Preston Robinson, Administrative Judge | M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion |
| Kimberly Bizzor Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors |

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CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office Of Homeless Solutions City Council Agenda Item #39 –
Emergency Shelter Services**

City Council Agenda item #39 is scheduled for City Council approval on the June 23, 2021 City Council agenda. Staff is proposing to award contracts to the following providers for emergency shelter services for unsheltered residents:

Family Gateway, Inc. in the amount of \$135,000
The Salvation Army A Georgia Corp. in the amount of \$175,000, and
Shelter Ministries of Dallas dba Austin Street Center in the amount of \$155,000.,

This agenda item will allocate \$465,000 from the Emergency Solutions Grant Fund and will allow emergency shelters to sustain and increase their essential services to enable homeless persons to exit to temporary/transitional housing destinations; to exit to permanent housing; and to receive case management support from the recommended providers. Staff will bring back to the City Council additional awards for this program as funding becomes available.

Should you have any questions or need additional information, please reach out to me or Christine Crossley, Director of Homeless Solutions at 972.358.1850 or via email at Christine.crossley@dallascityhall.com.

A handwritten signature in black ink, appearing to read 'Kimberly Bizer Tolbert'.

Kimberly Bizer Tolbert
Chief of Staff

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
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CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Executive Management Team Appointment**

I am pleased to announce the appointment of Jerome “Jay” Council as the Director of Sanitation Services. Jay will come to Dallas July 14, 2021 from California, where he has led the Recycling and Solid Waste (RSW) Division in the Department of Public Works for the City of Sacramento and its \$68 million-dollar annual budget since 2017.

Previously, Jay’s military career spanned over 20 years, concluding as a Master Chief Petty Officer onboard the USS John C. Stennis. In that role, he was the department manager for three years for the Air Department, the largest department onboard a nuclear-powered aircraft carrier and comprised of over 600 personnel.

Our customers will benefit from Jay’s hands-on experience in recycling and solid waste management, operations management, staff training and development, as well as his training in quality assurance, quality control, and systems management. His record demonstrates success in setting and achieving program and organizational objectives and a commitment to continuous improvement and customer service.

Jay received his bachelor’s degree in Liberal Arts from Excelsior College and his master’s degree in Management from the University of Phoenix.

Please join me in welcoming Jay to our team. I also want to thank Tim Oliver, who has served as interim director through several challenging events since October 2019 and will resume his role as assistant director for solid waste operations.



T. C. Broadnax
City Manager

c: Chris Caso, City Attorney
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CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Preparing for FY 2021-22 Budget Town Hall Meetings**

As we begin planning the FY 2021-22 budget town hall meetings, we are mindful of the ongoing public health emergency and the potential risks of in-person meetings to residents, staff, and members of the City Council, particularly those who are still unvaccinated or in a high-risk category. As noted on the City calendar, budget town hall meetings should take place from Thursday, August 12, through Thursday, August 26.

Virtual Meetings

Two options are available for virtual meetings: Cisco Webex and Tele-Town Hall Meetings (TTHM). We have used the Webex tool to conduct City business since we began working remotely in March 2020. Your staff have been trained on the system, and many of you have used this platform to conduct community meetings. We have also used the TTHM tool successfully for several years. In this scenario, the vendor calls district residents a few days prior to the scheduled meeting and allows residents to “opt in” to the call on the evening of the event, or residents can register online. Due to the cost of TTHMs, funding is available for one TTHM for the Mayor and one for each district. If you choose to have more than one TTHM, your office account will be charged approximately \$8,000 for each additional meeting.

The available dates and capabilities of both formats are outlined below.

Format	Availability	# of Participants	Other Features
Cisco Webex	Any day/time from 8/12 through 8/26	Up to 3,000 per event	<ul style="list-style-type: none">• Email invitations• Meeting reminders• Post-event surveys
Tele-Town Hall Meeting	Two 60- to 90-minute meetings per day from 8/12 through 8/26	Limited to residents within the selected district(s)	<ul style="list-style-type: none">• Simulcast in Spanish• Accessible online• Polling questions• Vendor serves as moderator

With either virtual format, you may choose to broadcast from your City Hall office, your home, the City Council Briefing Room, or City Council Chambers. City staff will also be available remotely to answer questions or provide information, as needed.

In-Person Opportunities

You may choose to host in-person meetings. As in prior years, your staff should schedule the meeting location, date, and time. It is important to be mindful of and enforce any


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occupant limitations the facility has in place due to COVID-19. Due to potential health risks, employees reporting to the City Manager will not attend these meetings. Please note this means we cannot offer hybrid meetings—in-person meetings with a virtual component—this year; we also do not have the mobile technical equipment to support this format. Your staff should collect feedback from residents and share it with Budget and Management Services (BMS) as appropriate. BMS will provide a budget video and PowerPoint presentation and will assist the Mayor and Council Office in obtaining the necessary audio-visual equipment to use at your meetings.

Meeting Selection

With all this in mind, please submit your preferred dates, times, and formats to Carrie Prysock by close of business Wednesday, June 30. We will do our best to accommodate Webex selections depending on the number of requests for specific time slots, or we will work with your office to identify an alternative. We will honor TTHM selections based on seniority.

If you have language access needs for any of your meetings, please email translations@dallascityhall.com. Communications, Outreach, and Marketing (COM) will also provide graphics templates in English and Spanish. Please let me know if you have any questions.


M. Elizabeth Reich
Chief Financial Officer

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TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-up to June 8, 2021 Housing and Homelessness Solutions Committee Briefing on One Dallas Options**

During the June 8, 2021 Housing and Homelessness Solutions (HHS) Committee meeting, the Department of Housing & Neighborhood Revitalization provided an update on a proposal for One Dallas Options, which are a menu of incentives developers may be able to access in exchange for providing a portion of a development's housing units as on-site workforce units, off-site workforce units, or paying a fee in lieu of direct provision. After the meeting, Mayor Pro Tem West asked additional questions about the proposed program.

The biggest concern is how the incentive program will be administered. Other incentives available under the Comprehensive Housing Policy (CHP) have been adopted but are underutilized or have not been implemented due to (I assume) lack of guidance from Council. For instance, the parkland dedication fee waiver under Section 51A-4.102 (c) has been interpreted that it must be approved by City Council instead of by-right, and there is not a process in place to request these waivers.

The administration of One Dallas Options is unlike other CHP programs because it started with the development community prioritizing the options offered and it will include a transitional period to establish program guidelines as well as training for the city staff and developers who utilize it. Below are some of the specific factors included in One Dallas Options administration.

- The contract with Daedalus Advisory Services includes a developer handbook that walks interested developers through the One Dallas Options. This handbook also serves as a marketing piece to make the program more transparent. The handbook will be available on the City's website and will help with program utilization.
- Staff will work across departments to propose amendments to various codes as necessary to allow for the menu of additional development rights and fee reimbursements, including, potentially, an amendment to the parkland dedication fee waiver language to clarify Council's intent.

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- A staff working group from multiple departments will consider process level changes to various departments and will make recommendations to management and Council as applicable.
- One Dallas Options will incorporate existing and proposed incentives into one program to create a streamlined menu of options, each of which will be available, to the extent possible, by right. Offering by-right incentives substantially reduces negotiations with developers by giving them a formal path to secure their incentives in exchange for the units and/or in lieu fee payments. This ultimately reduces regulatory uncertainty and risk, which in turn can make workforce units more financially viable.

The industry is concerned regarding the management of the funds. Staff indicated that the fees generated could potentially be used for overhead and potentially for funding additional housing units. It would be unfortunate to see an enterprise fund concept be set up and the fees would only go to overhead and staffing, so some clarity around how the funds will be used will be essential.

The focus of the fees collected would be housing production, not simply covering staff time. That said, history has shown that when we do not provide adequate administrative systems, our programs and initiatives fail to achieve their expected potential. Overhead and staffing are necessary for any initiative in the City. The framework proposed is similar to the funding mechanism for TIF districts, where administrative expenses are the first, but not the only, funding priority. This approach ensures that TIF district management, and likewise One Dallas Options management, has minimal effect on the general fund and can be sustained long-term.

Concierge services - This must include staff support and advocacy for when items are considered at Council and City Plan Commission. Staff has to be heavily involved and shepherd workforce housing developments through the City's process. I worry staff does not have the capacity to do this due to current workload.

Through the budget process, staff will recommend the creation of concierge staff embedded in both the Department of Housing & Neighborhood Revitalization and the Office of Economic Development to help shepherd workforce housing developments through the City's processes. In addition, Sustainable Development and Construction hired two new concierge services team members to help staff the Strategic Business Unit and speed development review of workforce housing developments.

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The proposed One Dallas Options include development fee reimbursements, including, potentially, fees for expedited Q Team review.

What is the reasoning for restricting the program against existing PDs? Given the sometimes very long post-entitlement gestation periods for large and complex projects, why wouldn't we open Fee in Lieu up to approved projects that have not started leasing? I think we're leaving money on the table by not opening this up to existing PDs.

Staff proposes that existing PDs that refer to Chapter 51A-4.1100 as amended (the location of the existing Mixed Income Housing Development Bonus (MIHDB)) would be eligible for One Dallas Options.

Staff does not recommend applying additional development rights to existing PDs that do not refer to the current MIHDB.

Do we have a list of the individuals (developers and housing advocates) who provided input?

Daedalus Advisory Services and staff have met with The Real Estate Council (TREC), Downtown Dallas Inc (DDI), and smaller groups within each of these organizations (these smaller calls included up to 10 persons in topical subgroups), as well as the Housing Policy Task Force (which includes residents, homeowners, advocates, builders, industry association representatives, and others). Please see the attached list.

Will all the incentives be subject to Fair Housing review? If so, the timing for review and approval needs to be established. This continues to be an issue.

Staff recommends that One Dallas Options use the same fair housing requirements that the current Mixed Income Housing Development Bonus (MIHDB) program utilizes.

Chapter 51A-4.1105(d)(3) requires that developments using the development bonus in the MIHDB shall reserve no more than 50 percent of the dwelling units in each development for households at or below 80 percent of area median family income. If the development exceeds this percentage, it must undergo fair housing review to ensure that it affirmatively furthers fair housing.

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In addition, the Office of Equity and Inclusion – Fair Housing Division is currently considering improvements to their processes for fair housing review.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



Dr. Eric Anthony Johnson

Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
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One Dallas Options Attendee Lists As of 6/14/2021

DDI/TREC/Uptown PID Joint Meeting April 26, 2021

Attendees: Michael Ablon, Michael Alost, Chad Baker, Evan Beattie, Johnny Begzos, Jacob Browning, Dustin Bullard, Todd Burns, Lily Cabatu Weiss, Britton Church, Matt Craft, Larry Daniels, Rachel Doucet, Mark Drumm, Brittney Farr, Melanie Ferguson, Kourtny Garrett, Gilbert Gerst, Scott Goldstein, Tara Green, John Greenan, Jim Greer, Ted Hamilton, Jessica Heer, Latosha Herron Bruff, Jon Hetzel, Stephanie Hudiburg, Darren James, Dr. Alex John, Jr., Mattye Jones, Kaitlin Jones, Suzan Kedron, Patrick Kennedy, Lorri Kennedy, Beth Lambert, Marijke Lantz Flowers, Emily Ledet, Tommy Mann, Ramsey March, Karyn Martin, Jeff Matthews, Linda McMahon, Katie O'Brien, Justin Parscale, Mehul "Mike" Patel, Shalissa Perry, John Petteway, Kyla Porter, Billy Prewitt, Brianna Putnam, Ben Reavis, Jim Reynolds, Scott Rohrman, Aimee Sanborn, Josh Shane, Evan Sheets, Courtney Spellicy, Terry Syler, Kristian Teleki, Sara Terry, Jonathan Vinson

Staff/consultant: Dr. Eric Anthony Johnson, David Noguera, Karen Levingston, Pam Thompson, Amit Dalal, Shaun Bourgeois.

TREC Housing Working Group Meeting May 3, 2021

Attendees: Brian Mullen, Mattye Jones, Matt Enzler, Brian Bergersen, Dustin Ballard and Evan Sheets

Housing Policy Task Force May 11, 2021

Attendees: Justin Young, Marcy Helfand, Ken Smith, Carl Anderson, Maggie Parker, Demetria McCain, Katie O'Brien, Carol Holmes, Brian Driesse, Joli Angel Robinson, James McGee, Jennifer Hiromoto, Chad Baker, Jason Simon, Darryl Baker, Willis Hunt, Shaye Grant, Elissa Izmailyan, Michelle Ramos-Martinez, Sandy Rollins, Karen Roberts, Becky Madole Post, Gary Hasty, Cyndy Lutz, Liza Solares, Paul Carden, Marian Williams, Michon Fulgham, Jamika, Sandra Alridge, Brian Driesse, Courtney Spellicy, Catherine Cuellar, Maggie Parker, Bryan Tony, William Skeeters, Bru'Shandria Sallie, Lisa Neergaard, Audrey Schmeltz, Lorri Kennedy, Madeline Bruner, Wes Jurey, Angela Orr Heath, Teri Benavides, Tara Cesario, Victor Toledo, Linda McMahon

Staff/consultant: Thor Erickson, Amit Dalal, SP Bourgeois, Kaleigh Carbiener, Karen Levingston, Marlo Mysliwec, David Noguera, Reese Collins, Patrick McDonnell, Kendra Nichols, Alisha Palma, Daniel Church, Cynthia Rogers-Ellickson, Carnell Brame, Jr., Dorcy Clark, Albert Gonzalez, Max Faye, Kyle Hines, Sue Hounsel, Priscylla Bento, Aaron Eaquinto, Brian Price, Sef Okoth, Tshunza Kalubi,

TREC Housing Working Group Meeting June 3, 2021

Attendees invited: Matt Enzler; Britton Church; Mattye Jones; Kristian Teleki; Brian Mullen; Suzan Kedron; Colin Fitzgibbons; Arthur Santa-Maria; Brian Bergersen; Mike Hoque; Ted Hamilton; Lorri Kennedy; Katie O'Brien, Linda McMahon

Individual meetings

Bill Hall (of Catholic Housing Initiative); Jamil Alam and Geoffrey Palmer (Endeavor RE); Tommy Mann (Winstead).

Memorandum



CITY OF DALLAS

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TO Honorable Mayor and Members of the City Council

SUBJECT **2021 City Council Redistricting Update**

Following is an update on the City's redistricting process which was initially presented to the City Council on January 6, 2021. The update includes the adjustments to the original timeline due to delays in the delivery of Census data from the federal government, which is discussed below:

Census Update

According to the latest information from the U.S. Census Bureau, PL 94-171 data files, which are used by state and local governments for redistricting purposes, are expected to be delivered by September 30, 2021. As previously communicated to the City Council, the COVID-19 pandemic and prioritizing the delivery of state apportionment data, delayed the Census Bureau's original plan to deliver the redistricting data to cities by April 2021.

In addition to the Bureau's commitment to delivering PL 94-171 data files by September 30, 2021, the U.S. Census Bureau has also announced that it will provide a legacy format summary with redistricting data files to all states by August 16, 2021. Further, the data contained in this file will be sufficient for the City to begin its redistricting efforts.

Redistricting Commission

Chapter IV, Section 5 of the Dallas City Charter requires the appointment of a Redistricting Commission to redraw the City's council districts. Below is the language from the City Charter that governs the redistricting process:

SEC. 5. DISTRICTS AND REDISTRICTING.

(a) The city shall be divided into 14 districts, known as Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14.

(b) Redistricting commission.

(1) Not later than 30 days after the city council is briefed on the federal decennial census taken in the prior year, each member of the city council shall appoint one member of the redistricting commission. The mayor shall designate the chair of the redistricting commission, subject to confirmation by a majority of the city council. In making such appointments, the city council and the mayor shall, as nearly as may be practicable, provide fair and balanced representation of all geographical areas of the city in the redistricting process and provide a total membership that reflects the racial and ethnic makeup of the city's population. Members of the redistricting

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commission shall be appointed to serve a term that will end upon completion of the redistricting commission's work.

(2) Persons appointed to the redistricting commission must be registered to vote and meet the qualifications for service on a city commission. A member of the city council is not eligible for appointment to the redistricting commission. A member of the redistricting commission is not eligible to be a candidate for a place on the city council in the next succeeding general election of the city, and may not be appointed or elected to the city council or to any other official board or commission of the city for a period of one year after service on the redistricting commission.

(3) The redistricting commission shall draw the districts in compliance with the following guidelines:

(A) The districts shall be substantially equal in population according to the total population count as presented in the census data, except where deviation is required to comply with federal law or is allowable by law.

(B) In addition to the requirements of federal law, there shall be no discrimination on the basis of race, color, or membership in a language minority group, and the voting strength of racial, ethnic, and language minorities in the districts shall not be diluted to deprive minority voters of an equal opportunity to elect a candidate of their choice.

(C) The districts shall be geographically compact, to the extent possible, and composed of contiguous territory.

(D) The reconfiguration of districts shall be neutral as to incumbents or potential candidates.

(E) Communities of interest shall be placed in a single district and attempts should be made to avoid splitting neighborhoods, where possible without violating the other requirements.

(F) The redistricting commission may adopt any other requirements of federal or state law.

(4) The redistricting commission shall promptly convene in such sessions as are necessary, including public hearings, to develop, prepare, and recommend a districting plan that proposes the respective boundaries of the various districts comprising the city council under this Charter.

(5) City council members may not have contact, directly or indirectly, with a redistricting commission member, or with redistricting commission staff, with respect to redistricting, except by testimony in an open meeting. Redistricting commission members may not engage in any discussions, directly or indirectly, regarding redistricting or the work of the redistricting commission with city council members, except during an open meeting or by written communication given to the entire redistricting commission. If a redistricting commission member engages in a prohibited discussion or violates the Texas Open Meetings Act, the redistricting commission may, by majority vote, remove the commissioner from the redistricting commission.

(6) Upon completion of its work, the redistricting commission shall file its recommended districting plan with the mayor. The mayor shall present

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the recommended plan to the city council at its next meeting. The city council shall adopt the plan as submitted or shall modify and adopt the plan, in either case within 45 days of receipt by the mayor. Any modification or change to the plan must be made in open session at a city council meeting, with a written explanation of the need for the modification or change and a copy of the proposed map with the modification or change made available to the public 72 hours before a vote, and the proposed plan must be approved by a vote of three-fourths of the members of the city council. If final action is not taken by the city council within 45 days after the plan was presented to the mayor, then the recommended plan of the redistricting commission will become the final districting plan for the city.

(7) The districting plan developed in accordance with this section must be implemented at the next general election of the city council conducted at least 90 days following the date the final districting plan becomes effective for the city. (Amend. of 8-12-89, Prop. Nos. 1 and 4; Amend. of 5-1-93, Prop. No. 1; Amend. of 11-8-05, Prop. No. 7; Amend. of 11-4-14, Prop. No. 6)

As noted in the Charter language above, the Redistricting Commission is required to be appointed not later than 30 days after the City Council is briefed on the Decennial Census. Initially, the City expected the Census data to be delivered in April 2021, and we had planned to present the Census briefing in May 2021. However, because of the delayed Census data, we are now planning to present the briefing on September 14, 2021.

Please note that the Charter language does not prevent the City Council from appointing the Redistricting Commission prior to receipt of the Census data or the Census briefing. Therefore, as soon as the Commission is fully appointed, it can begin meeting and developing a proposed work plan and schedule.

Below is the current list of appointees and vacancies for the Redistricting Commission:

District	Redistricting Commission Appointee	Nominated by	Appointment Date
District 1	Robert Stimson	Chad West	01/27/2021
District 2	Roy Carlos Lopez	Adam Medrano	05/19/2021
District 3	VACANT	Casey Thomas	
District 4	Kebran Ware Alexander	Carolyn King Arnold	03/03/2021
District 5	Domingo Alberto Garcia	Jaime Resendez	05/20/2021
District 6	VACANT	Omar Narvaez	
District 7	Diane Ragsdale	Adam Bazaldua	02/24/2021
District 8	Randall Bryant	Tennell Atkins	02/24/2021
District 9	Alexandra Guio	Paula Blackmon	03/03/2021
District 10	VACANT	Adam McGough	
District 11	Matthew R Garcia	Lee Kleinman	06/02/2021
District 12	VACANT	Cara Mendelsohn	
District 13	Barbara Brown Larkin	Jennifer Gates	04/28/2021
District 14	Kristin Scholer	David Blewett	04/28/2021
District 15	VACANT	Eric Johnson	

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Additional information will be sent to you shortly regarding Redistricting Commission appointments.

Third Party Redistricting Consultant

As presented in the January 6, 2021 Redistricting briefing, staff recommended hiring a third-party professional firm to manage the City's 2021 redistricting efforts. This recommendation was based on the following:

- Redistricting expertise and capacity
- Fiscally responsible
- Avoids the City having to hire staff
- Avoids the City having to secure office space, equipment and supplies
- Allows for utilization of latest technology

The proposed scope of work for the redistricting consultant includes:

- Assessment of Census data – determine if districts are out of balance
- Implement criteria for redistricting (based on charter requirements)
- Work with the City's Redistricting Commission and other stakeholders to develop new districting plans
- Schedule public meetings/presentations of proposed redistricting plans
- Assist with City Council adoption of the final plan

At the June 23, 2021 City Council meeting, staff is seeking approval of a two-year service contract for the development of a new districting plan for the City of Dallas with ARCBridge Consulting, Inc. in an amount not to exceed \$158,265. ARCBridge has been in business for over 25 years and is a woman-owned business primarily working on demographic analysis and redistricting projects. ARCBridge has provided similar redistricting services to local governments across the nation. They have been successful in gathering public input, communicating with client project managers and redistricting commissions, and have been able to create plans that meet standard redistricting guidelines.

ARCBridge has a fully trained staff of demographers, GIS analysts, redistricting data analysts and IT/web specialists available to provide all the required services in a timely fashion. ARCBridge's project lead also has over 5 years of experience working at the Department of Justice Civil rights divisions supporting the legal staff in evaluating redistricting plans submitted for review.

ARCBridge has its own in-house ArcGIS-based platform for Redistricting – DISTRICTSolv - and will work with the City's Redistricting Commission to get all data required for the project, including processing the Census data as it becomes available.

Please note that the redistricting consultant will assist in all technical aspects of the development of a new districting plan. The consultant will rely on the Redistricting

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Commission's knowledge of Dallas and individual City Council districts/neighborhoods for drawing proposed maps. Additionally, the City Attorney's Office will provide all legal advice and analysis throughout the redistricting process.

Proposed New Redistricting Timeline

Below is the proposed new timeline for redistricting. Please note that this timeline is based on the need to have a new districting plan approved and in place in advance of the May 6, 2023 City Council election. While there is no City Charter limitation on how long the Redistricting Commission can take to complete its work, the districting plan must be approved by the Dallas City Council at least 90 days prior to the May 6, 2023 election. **Ideally, it would be good to have the redistricting process complete and a new districting plan approved and in place by late summer/early fall of 2022.** During 2010 redistricting, the entire process from appointment of the Commission to City Council approval of the districting plan took roughly six months to complete, so the timeline below should allow sufficient time for the redistricting process.

August 16, 2021 – Delivery of Census Legacy file to states and locals

September 30, 2021 – Delivery of Census PL 94-171 Census data to states and locals

September 14, 2021 – Final Census results briefing to the City Council

October 14, 2021 (or 30 days after Census results briefing) – Redistricting Commission must be appointed (per City Charter)

September 2021 thru Completion of Work (ideally late summer/early fall 2022) – Redistricting Commission works with third party consultant to develop a new districting plan

Upon Redistricting Commission completion of work and submittal of a new districting plan to the Mayor (per City Charter) – City Council consideration of new districting plan (the City Council has 45 days after the districting plan is submitted to the Mayor to adopt, or modify and adopt, a new districting plan)

January/February 2023 – Filing period for May 2023 election

May 6, 2023 – first City Council election under new districting plan

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Should you have any questions or need additional information, please reach out to me or Brett Wilkinson, Director, Office of Government Affairs at 469/271-0399 or brett.wilkinson@dallascityhall.com.



Kimberly Bizer Tolbert
Chief of Staff to the City Manager

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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 June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Procurement Services Council Agenda Item #46 – Financial Empowerment Centers**

The following Office of Procurement Services item will be considered by the City Council on the June 23, 2021 Agenda:

Item Number #46: Authorize a two-year service contract for financial empowerment centers and financial stability services for the Office of Community Care – CitySquare in the amount of \$463,000.00 and International Rescue Committee in the amount of \$723,596.90, most advantageous proposers of six – Total not to exceed \$1,186,596.90 - Financing: General Fund (subject to annual appropriations)

Background

On September 23, 2020, City Council authorized the Fiscal Year 2020-21 General Fund budget, including a funding enhancement to pilot Financial Empowerment Centers programming. Financial Empowerment Centers provide access to key financial empowerment services for residents anchored in free one-on-one financial coaching from trained financial coaches. The purpose of the Pilot Program is to enable residents to access a variety of services and resources to facilitate sustained financial stability for low-to-moderate income clients. From lessons learned from this Pilot, the City will build a comprehensive implementation strategy for short and long-term service delivery options for a permanent program. The goal of the program is to collectively serve 1,000 clients with one-on-one financial coaching during each pilot year.

Procurement

The City of Dallas Office of Community Care (OCC) sought proposals via a Request for Proposals (RFP) from entities to (1) serve as Financial Empowerment Centers (FECs) service providers and to (2) provide FEC-aligned client assistance. Proposers were asked to detail a service delivery model that included financial coaching as well as tailored client services (examples below). In addition, each proposer had to demonstrate at least twelve months of relevant experience providing this type of service. Maximum levels of financial support were listed for each service category. The Evaluation Committee individually scored each of the two categories, as provided below.

DATE June 18, 2021

SUBJECT **Upcoming Office of Procurement Services Council Agenda Item #46 –
Financial Empowerment Centers**

(1) Financial Empowerment Center services provides bundled one-on-one financial coaching from a trained provider with two or more Parallel Services and three or more Tailored Services. Contract award for FEC Pilot Implementation Partner Providers was based on proposals received that identify unique qualifications in servicing the following target communities:

- Cedar Crest
- Highland Hills
- Pleasant Grove
- South Dallas / Fair Park
- South Oak Cliff / Red Bird
- West Dallas
- Other (community with documented concentration (40%+ of total residents) of individuals living in poverty and/or concentration of individuals identified in Target Populations) – proposer should define the geographical boundary of the community and eligible population

The City cited a maximum level of support of up to \$375,000 for each contract for this service, for a total of up to \$750,000 in available support.

Agency	Ranking	Category 1 - FEC Score
CitySquare	1	90.8
International Rescue Committee	2	89.6
Services of Hope Entities, Inc.	3	86.0
Dallas Leadership Foundation	4	74.8
Consumer Credit Counseling Service of San Francisco dba BALANCE	5	69.4
Bratton Construction dba House of Shalom	6	48.8

(2) Financial Empowerment Center aligned Client Assistance Partner Providers will provide Client assistance services, such as financial assistance, mental health programming, benefits navigation, benefits application and enrollment support, tied to Financial Empowerment Centers awarded through this solicitation or other already established FEC's located throughout the City in eligible target areas. Client assistance services include:

- Financial Assistance Services
- Financial Assistance Services – Health Care Costs
- Mental Health Services
- Food Assistance Services
- Benefits Navigation Services, including application and enrollment

DATE June 18, 2021

SUBJECT **Upcoming Office of Procurement Services Council Agenda Item #46 – Financial Empowerment Centers**

The City cited a maximum level of support of up to \$100,000 for one contract for each service listed above, for a total support amount of up to \$500,000. Awards for each service are being made to the top scoring applicant for each service.

Agency	Ranking	Category 2 – Client Assistance Score
International Rescue Committee	1	88.2
CitySquare	2	78.8
Services of Hope Entities, Inc.	3	75.0
Dallas Leadership Foundation	4	65.6
Consumer Credit Counseling Service of San Francisco dba BALANCE	5	54.2
Bratton Construction dba House of Shalom	6	46.0

The RFP was advertised on February 11 and February 18, 2021. A pre-conference was held on February 23, 2021 and submissions were due on March 18, 2021.

Date	Actions
February 11, 2021	RFP posted via Bonfire
February 11, 2021	Outreach – 2679 invitations sent
March 18, 2021	RFP closed and submissions due
May 6, 2021	Application scoring completed
May 24, 2021	Notification of funding awards
June 4, 2021	Contract Negotiations Subrecipient Training
June 23, 2021	Council authorization of contracts

Agency	Ranking	Score	Amount Requested	Amount Awarded
CitySquare	1	Category 1 - 90.8	\$468,446.00	\$373,000.00
		Category 2 - 78.8	\$500,000.00	\$90,000.00
International Rescue Committee,	2	Category 1 - 89.6	\$374,938.00	\$371,104.70
		Category 2 - 88.2	\$391,358.00	\$352,492.20
Services of Hope Entities, Inc.	3	Category 1 - 86.0	\$375,000.00	
		Category 2 - 75.0	\$250,000.00	
Dallas Leadership Foundation	4	Category 1 - 74.8	\$333,795.00	
		Category 2 - 65.6	\$156,665.00	
Consumer Credit Counseling Service of San Francisco dba BALANCE	5	Category 1 - 69.4	\$347,776.00	
		Category 2 - 54.2	\$0	

DATE June 18, 2021

SUBJECT **Upcoming Office of Procurement Services Council Agenda Item #46 –
Financial Empowerment Centers**

Bratton Construction dba House of Shalom	6	Category 1 - 48.8 Category 2 - 46.0	\$1,020,000.00 \$500,000.00	
TOTAL				\$1,186,596.90

Each organization will begin implementation of programming and services once contract negotiations have been finalized.

Should you have any questions or need any additional information, please contact myself or Jessica Galleshaw, Director of Office of Community Care, at 214-670-5113 or Jessica.Galleshaw@dallascityhall.com.



Kimberly Bizzor Tolbert
Chief of Staff to the Manager

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

Jon Fortune, Assistant City Manager
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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 June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for June 23, 2021 City Council Agenda**

The policy of the City of Dallas is to involve certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's architecture & engineering, construction, goods, and professional services contracts. The City's Business Inclusion and Development Policy (BID Policy) is overseen by the Office of Economic Development (OED), which is providing this summary of M/WBE participation for the June 23, 2021 City Council Agenda.

As a reminder, the M/WBE goals that became effective on October 1, 2020 are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, OED reviewed 26 agenda items; sixteen items on this agenda include an M/WBE goal. Of those sixteen items, ten exceeded the goal, one met the goal, and five did not meet the goal but were found to have complied with good faith efforts. This agenda includes ten items that did not have an applicable M/WBE goal (agenda items 38, 39, 40, 41, 42, 43, 45, 46, 48, and 74); however two of those items did include M/WBE participation (agenda items 38 and 74).

Agenda Item No.	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Percentage	M/WBE \$	Status
9	\$631,000.00	Construction	32.00%	32.00%	\$202,058.00	Meets Goal
11	\$495,585.00	Architecture & Engineering	34.00%	51.89%	\$257,149.00	Exceeds Goal
12	\$946,885.00	Construction	32.00%	68.00%	\$643,881.60	Exceeds Goal
13	\$4,470,718.90	Construction	32.00%	76.84%	\$3,435,207.90	Exceeds Goal
14	\$289,221.21	Architecture & Engineering	25.66%*	56.12%	\$162,321.21	Exceeds Goal
34	\$200,169.54	Architecture & Engineering	25.66%*	55.96%	\$112,015.31	Exceeds Goal
38	\$500,000.00	Other Services	N/A	25.38%	\$126,900.00	M/WBE N/A Other Services - Item includes M/WBE participation
39	\$465,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
40	\$270,554.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
41	\$1,764,858.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
42	\$6,203,522.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services

DATE June 18, 2021

SUBJECT **M/WBE Participation for June 23, 2021 City Council Agenda**

Agenda Item No.	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Percentage	M/WBE \$	Status
43	\$2,073,107.00	Goods	N/A	N/A	N/A	M/WBE N/A Cooperative Agreement
44	\$16,025,920.56	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with Good Faith Efforts
45	\$158,625.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
46	\$1,186,596.90	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
47	\$1,084,010.00	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with Good Faith Efforts
48	\$693,125.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
49	\$635,500.00	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with Good Faith Efforts
54	\$100,055.75	Construction	32.00%	29.06%	\$29,078.00	Does not meet goal but complies with Good Faith Efforts
55	\$124,458.22	Construction	32.00%	27.70%	\$34,479.61	Does not meet goal but complies with Good Faith Efforts
58	\$2,210,795.00	Architecture & Engineering	25.66%*	65.65%	\$1,171,749.70	Exceeds Goal
59	\$9,001,454.00	Construction	32.00%	100.00% WF, HM	\$9,001,454.00	Exceeds Goal
60	\$27,335,500.00	Construction	32.00%	49.56% HM, HF	\$13,547,467.00	Exceeds Goal
61	\$269,156.43	Construction	25.00%*	29.78%	\$80,143.00	Exceeds Goal
62	\$1,286,000.00	Architecture & Engineering	25.66%*	30.75%	\$395,429.00	Exceeds Goal
74	\$469,236.04	Other Services	N/A	100.00%	\$469,236.04	M/WBE N/A Other Services: Item includes M/WBE participation

*This item reflects the previous BID Policy goal.

DATE June 18, 2021
SUBJECT **M/WBE Participation for June 23, 2021 City Council Agenda**

Local Businesses

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 45 prime contractors considered in this agenda. Twelve agenda items have more than one prime contractor. The local status for each prime contractor and the percentage of local workforce is also included in the agenda information sheet.

Vendor	Local		Non-Local		Total
Prime	28	62.22%	17	37.78%	45
M/WBE Sub	20	55.56%	16	44.44%	36

Local Workforce (as defined by Section 10.3 of Administrative Directive 4-5)
25 out of 45 prime contractors or 55.56% of prime contractors reported a local workforce composition greater than 20.00%.

Please feel free to contact me if you have any questions or should you require additional information.



Heather Lepaska
Interim Assistant Director
Office of Economic Development

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021
TO The Honorable Mayor and Members of the City Council

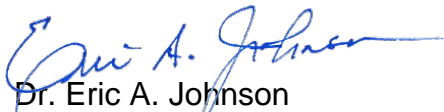
SUBJECT **Amendments for Red Bird Mall Redevelopment Project**

On June 23, 2021, City Council will consider authorizing a fourth amendment to the 2016 Chapter 380 Grant Agreement with WCWRD Inc and its affiliate or subsidiaries (“Developer”) and a third amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“2018 TIF/Chapter 380 Agreement”) with Developer approved as to form by the City Attorney, related to the Red Bird Mall Redevelopment Project (“Project”) generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District.

Since the 2018 TIF/Chapter 380 Agreement was authorized by City Council in June 2018, the Developer has continued to make substantial progress on the Project. In April 2021, the Developer submitted a request for five amendments to the existing agreements to address several issues arising over the past year mostly due to the COVID-19 pandemic and its impact on both development timelines and market demand for certain Project elements that had been contemplated in 2018. The amendments are also associated with the Developer’s need for greater flexibility to complete private financing transactions necessary to navigate the impacts of the pandemic and continue development of the Project without additional City funding.

The attached **Exhibit A** was briefed to Mall Area Redevelopment TIF District Board of Directors on June 11, 2021. Slides 3 through 26 contain detailed information about the background, history, and progress to-date of the Project. Slides 27 through 33 contain specific information about the five amendments requested by the Developer and recommended by staff.

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942.


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

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

Requested Amendments Red Bird Mall Redevelopment Project

**Mall Area Redevelopment TIF District
Board of Directors
Special Called Meeting
June 11, 2021**

**Kevin Spath, AICP, HDFP, EDFP
Assistant Director
Office of Economic Development**



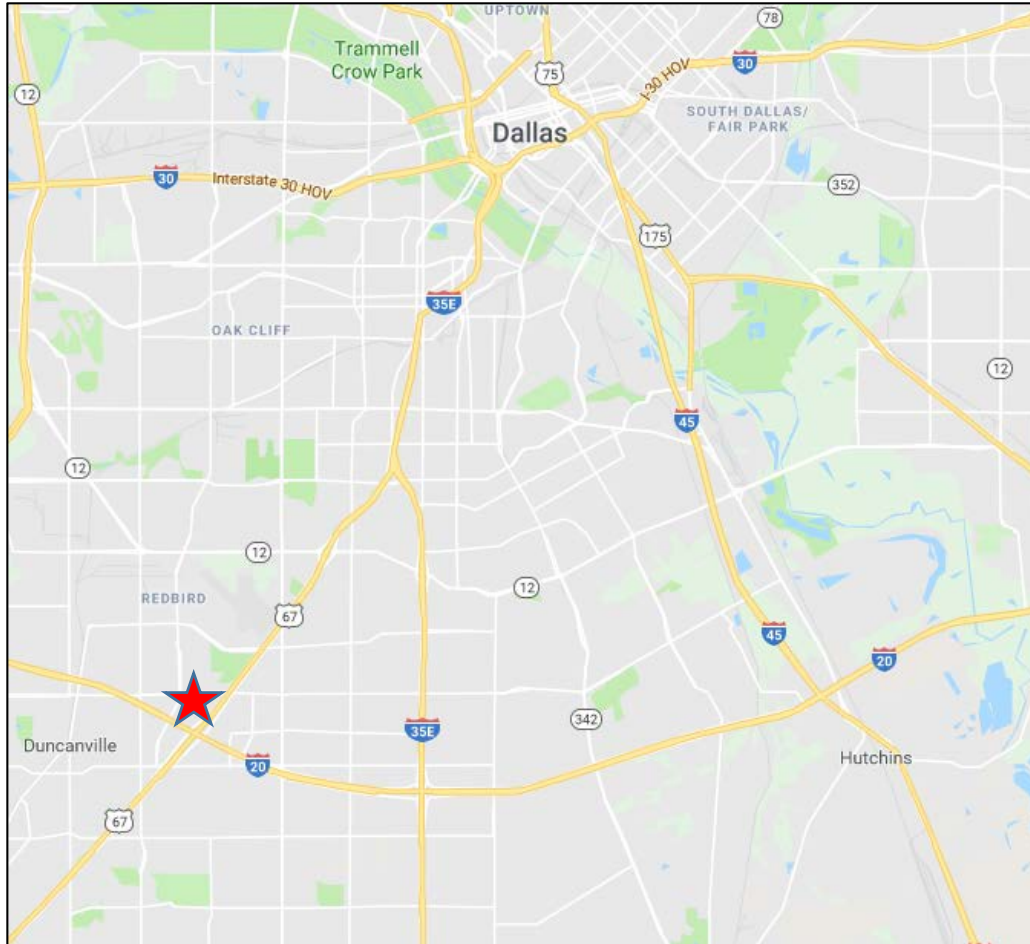
Presentation Overview

- Background
- Project History
- Requested Amendments
- Next Steps

- Appendix



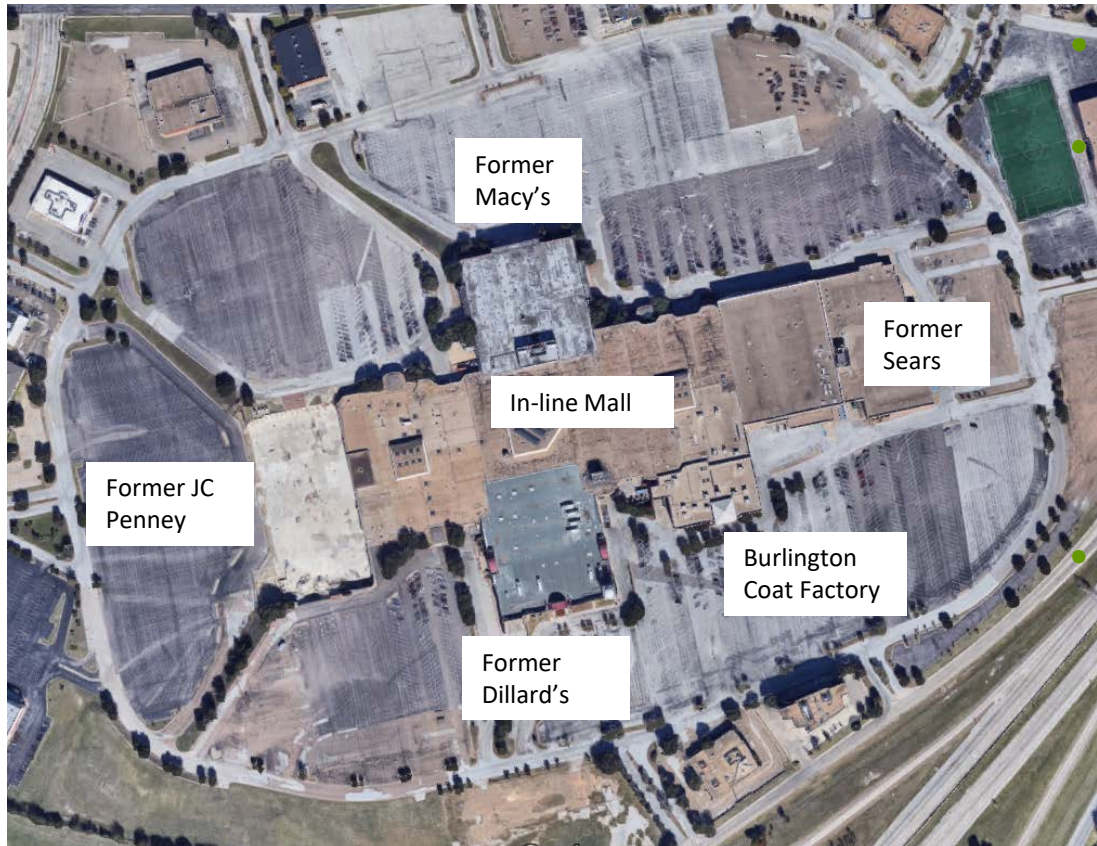
Background



- Located at the northwest corner of US Highway 67 and Interstate 20
- Built in 1975 by DeBartolo Company as Redbird Mall
- Approximately 950,000 SF buildings on 90 acres
- Renamed Southwest Center Mall in 2001 in effort to rebrand facility

Background

Mall comprised of the in-line mall building and five anchors



Occupied anchors:

- Burlington Coat Factory

Vacant anchors:

- Sears (vacated 2019)
- Former JC Penney (vacated 2001; demolished 2012)
- Former Dillard's (vacated 2006)
- Former Macy's (vacated 2017)

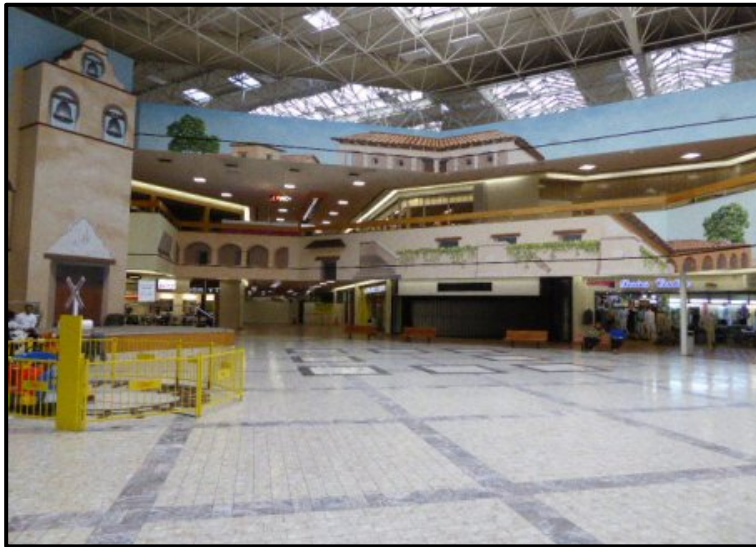
In-line portion of mall:

- 341,251 building square feet
- Approximately 65% occupied in 2018

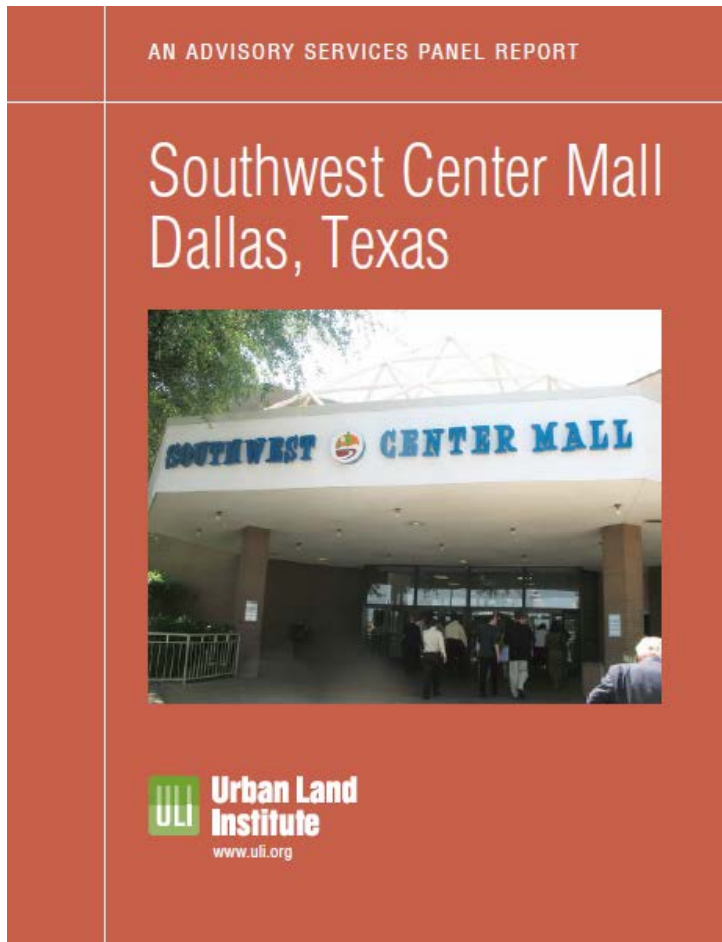
Background

Existing conditions in the recent past:

- Vacant land and buildings
- Deteriorated site and structures
- Lack of green space
- Inadequate sidewalk & street layout



Background



- In 2009 the Mayor's Southern Dallas Task Force (Southwest Oak Cliff Work Team) identified redevelopment of the mall as their top priority.
- An Advisory Services Panel from Urban Land Institute (ULI) spent five days in Dallas examining the mall, and issued in a written report in October 2009 finding three main issues:
 - **WEAK MARKET:** The market is too weak to justify private investment without public investment.
 - **DIVIDED OWNERSHIP:** Fragmented site ownership makes redevelopment challenging.
 - **LACK OF VISION:** There is no clear vision or comprehensive redevelopment plan for the area.

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Background

- The ULI Panel recommended that the City take the following actions:
 1. Play an active role in recruitment of investors/ developers.
 2. Play an active role in land assembly to consolidate ownership and gain control of the site.
 3. Assure existing anchors of City's interest in site redevelopment.
 4. Establish a TIF district to support public investment in site redevelopment.
 5. Articulate a community-based vision and redevelopment plan.

Background

In the years following the ULI study, the City took a number of actions, including:

- City negotiated an option to purchase former JCPenney building to avoid undesirable “flea market” use.
- Mayor Rawlings launched GrowSouth Initiative in 2012, representing a comprehensive strategy for economic development in southern Dallas, with the RedBird Mall area identified as a core investment area.
- City created Mall Area Redevelopment TIF District in 2014, which signaled a critical step in the process of attracting viable development partners, stimulating private investment, and leveraging other capital sources.
- City took an active role in recruitment of investors/developers.
- City took an active role in land assembly to consolidate ownership and gain control of the site.

Project History

- In late 2015, there was an opportunity to begin to consolidate the fragmented property ownership when a portion of the mall was put up for auction by the previous owner, and the City began negotiating a possible public/private partnership with Peter Brodsky as the prospective bidder.
- Peter Brodsky won the bid, risking significant personal capital to purchase a substantial portion of the mall.
- In January 2016, City Council authorized a Chapter 380 grant agreement in the amount of \$2.4 million to assist with property assembly/acquisition and to jumpstart redevelopment of the mall (in exchange for \$15 million private investment and secured by a performance deed of trust on collateral property--the former Dillard's and former JC Penney properties).

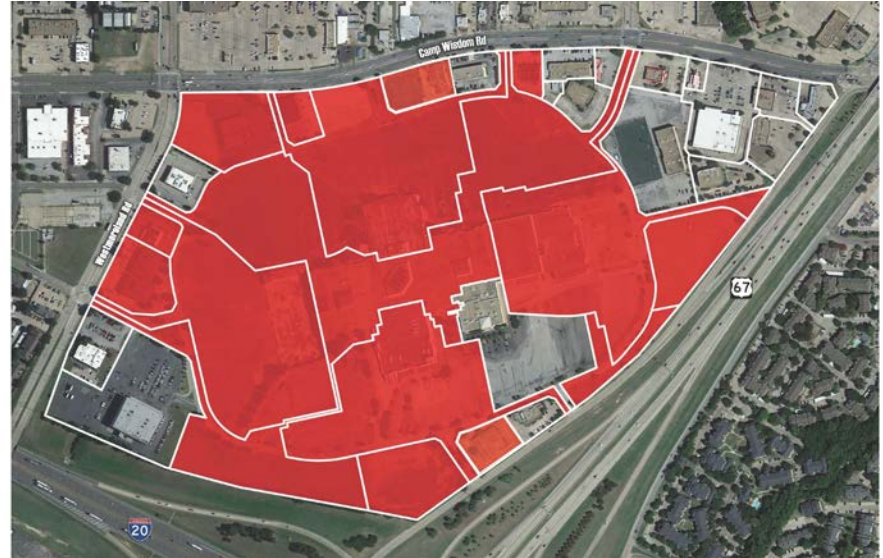
Project History

Prior to 2015



Ownership fragmentation

Since 2015



Ownership consolidation

Project History

Between 2016-2018, the Developer:

- acquired and assembled more properties
- analyzed market feasibility
- explored preliminary redevelopment concepts and configurations
- conducted extensive community engagement
- assembled an experienced development team
- completed engineering studies and cost estimates
- negotiated with existing anchors and tenants and marketed the development to prospective new tenants (grocers, hotels, apartment developers, office users, retailers, restaurants)
- rebranded the mall as Red Bird



November 2017 groundbreaking for the development of a new Starbucks Community Cafe

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Project History

- In late 2017, the Developer came forward with a proposed project (Reimagine RedBird) to update the mall into a more contemporary and relevant mixed-use development with high-quality options for shopping, dining, living, and entertainment for southern Dallas citizens.
- Plans included renovations and repurposing some of the existing mall structure into:
 - Class A office space
 - medical offices
 - retail
- Plans also included:
 - new construction of new retail, restaurant, and entertainment options
 - establishment of a new 1-acre green space
 - preparation of sites for sale to apartment and hotel developers

Project History



SCOPE SUMMARY FACADE NUMBER 101

OMNIPLAN

REBIRD RENOVATION

ENTRY NO. 3

17

SCOPE SUMMARY FACADE NUMBER 101

OMNIPLAN

REBIRD RENOVATION

ENTRY NO. 3

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Project History

In June 2018, City Council authorized the following to support the Project:

- 1) conditional grant agreement for \$10 million (2006; 2012; 2017 GO bond funds)
- 2) 15-year interest-only loan agreement for \$12 million (Public/Private Partnership Fund)
- 3) development agreement for \$15.6 million in tax increment funding from the Mall Area Redevelopment TIF District
- 4) an assignment of all tax increment payable under the development agreement back to the City of Dallas
- 5) an amendment to the 2016 Chapter 380 grant agreement to extend all dates in the agreement by 18 months
- 6) a loan payment guarantee agreement from the parent company controlled by Brodsky family

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Project History

- In February 2019, all of the agreements were executed
- In March 2019, the City and the community celebrated a groundbreaking event for Reimagine RedBird



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Project History

In **January 2020**, City Council authorized:

- 1) a New Markets Tax Credit transaction between the Dallas Development Fund, Capital One, and Developer for improvements within the Red Bird Mall Redevelopment Project (to generate approximately \$2.8 million in outside equity)
- 2) a second amendment to the 2016 Chapter 380 Grant Agreement, a first amendment to the 2018 TIF/Chapter 380 Agreement, and amendments or execution of any other documents necessary to:
 - (A) release the property owned by OMRB LLC (being the Foot Locker) and the property owned by OMRB II LLC (being the Lawn) from the lien Deed of Trust and the indebtedness evidenced by the City's 15-year interest-only loan;
 - (B) specifically remove the condition of the disbursement of the second loan installment that all 2017 general obligation bond funds be fully disbursed and expended by Developer and allow the second loan installment to be disbursed on or before January 31, 2020;
 - (C) increase the Developer's required total minimum investment for the Project by \$1,000,000 from \$115,000,000 to \$116,000,000 as consideration for (A) and (B); and
 - (D) make such other modifications which may be necessary to effectuate the foregoing amendments.

Project History

In **May 2020**, City Council authorized:

- 1) a third amendment to the 2016 Chapter 380 Agreement and a second amendment to the 2018 TIF/Chapter 380 Agreement to:
 - (a) increase the amount of the 2018 Chapter 380 conditional grant by \$3,000,000 in bond funds;
 - (b) remove the requirement that the Developer make any Distributable Cash Payments to the City pari passu with distributions of cash flow to the Project's equity investors; and
 - (c) increase the minimum Investment Requirement for the Project by \$14,000,000;
- 2) placement of a deed of trust in favor of the City on the former Sears property and, at the request of the Developer, any other future properties acquired by the Developer within the Westmoreland-IH 20 Sub-District of the Mall Area Redevelopment TIF District;
- 3) the City Manager to negotiate and execute any other documents, including but not limited to Subordination, Non-Disturbance, and Attornment agreements necessary to accommodate the Project in accordance with City Council approved terms, approved as to form by the City Attorney

Project History

In **April 2021**, City of Dallas Office of Economic Development:

- facilitated a Property Assessed Clean Energy (PACE) financing transaction through the City of Dallas PACE Program for the Developer to secure a \$3,350,000 loan from Twain Community Partners for lighting, plumbing, and HVAC improvements needed to modernize the in-line portion of the Mall.

In **May 2021**, at the request of the Developer, the Director of the Office of Economic Development:

- administratively approved (pursuant to City Council Resolution No. 20-0734) 12-month extensions of all material dates and deadlines in the 2016 Chapter 380 Agreement and 2018 TIF/Chapter 380 Agreement as a result of the impact of COVID-19 on the development, construction, tenanting, and financing of the Project.

Project History – Progress

Capital Sources (as of May 1, 2021)

Private Equity

- approximately \$30.5 million from Peter Brodsky family and other investors

Private Debt (mezzanine and senior)

- approximately \$63.2 million

Public

- \$2.4 million City grant in 2016
- \$10 million City grant in 2018
- \$12 million City loan in 2018
- \$3 million City grant in 2020

Capital Uses (as of May 1, 2021)

- approximately \$30 million in property acquisitions
- approximately \$85 million in soft costs and hard construction costs associated with the Infrastructure Work as well as tenant improvement allowances on construction projects associated with the leases described on slides 23-25

Project History – Progress

Development Milestones

- 1) Re-grading the overall site to remove multi-level mall elevations and promote walkability by December 31, 2021. ***Regrading for Palladium apartment site was completed in 2020. Regrading is underway near the former Macy's and is expected to be completed by December 2021. Regrading is also underway for UTSW medical center (former Sears property) and is expected to be completed by March 2022.***
- 2) Upgrading and rerouting utilities to accommodate increased density and create commercial pad sites within the development, all to be completed by December 31, 2021. ***New utilities to serve Palladium apartments, Parkland medical clinic (former Dillard's property) and Foot Locker were completed in 2020. Construction of new utilities for UTSW medical center is underway and expected to be completed by March 2022.***
- 3) Demolishing approximately 100,000 square feet of the existing mall structure on the western edge of the property and build in place of that structure one of the vehicular access roads referenced in (4) below, a new mall enclosure and entrance, as well as any public spaces contemplated between the road and the entrance by December 31, 2021. ***To date, approximately 70,000 square feet has been demolished, with the remaining demolition expected to be completed by December 2021. Construction on the new West Wing entrance and façade improvements is expected to begin in early 2022.***
- 4) Constructing two new private vehicular access roads by December 31, 2021. ***Construction of the north/south road is underway and is expected to be completed in early 2022. Construction of the east/west road will begin in July 2021 and is expected to be completed in early 2022.***
- 5) Establishing a one-acre green space to be privately owned, privately maintained, and publicly accessible for programming and community gathering by December 31, 2021. ***A green space has been established in front of the new Foot Locker building. Construction of The Lawn improvements is expected to be completed by March 2022.***

Project History – Progress

Development Milestones

- 6) Enhancing landscape, hardscape, and outdoor lighting by December 31, 2021. ***Landscape, hardscape and outdoor lighting are completed for Foot Locker site and are currently underway for the South Wing (former Dillard's) site. Expected completion: October 2021.***
- 7) Renovating and modernizing existing mechanical, electrical and structural systems including lighting, HVAC, flooring, and ceilings to create an office environment on the second floor of the in-line portion of the Mall, and in the former Macy's building and the former Dillard's building...by December 31, 2023. ***As part of renovating the suite for Chime Solutions, the existing mechanical, electrical and structure systems (lighting, HVAC, flooring and ceilings) were modernized. Additional renovations will soon begin for the Chime expansion suite and are expected to be completed by January 2022. A new chiller for the in-line portion of the Mall has been ordered and is expected to be installed by August 2021.***
- 8) Redesigning and remodeling existing entryways by December 31, 2023. ***For the Workforce Solutions office, the entry of the South Wing (former Dillard's) was renovated. Construction of a redesigned entryway for the Parkland Clinic in the former Dillard's is also underway and expected to be completed by August 2021. Construction of the redesigned entryway for the UT Southwestern Medical Center (former Sears) is underway and expected to be completed by December 2021. Redesign of the entryways on the north façade are anticipated to be completed by June 2022.***
- 9) Adding windows and skylights to the second-floor mall space to create office space by December 31, 2023. ***As part of the Chime Solutions finish out, skylights were added to the second floor mall space. The South Wing (former Dillard's) is currently under renovation to add windows. Upcoming redesign of the north façade will also add windows to the second floor. Expected completion: December 2023.***

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Project History – Progress

Development Milestones

- 10) Constructing a minimum of 100,000 gross square feet of new retail, restaurant, and entertainment buildings by the December 31, 2024. **To date, approximately 23,000 square feet of new construction has been completed. Additional buildings will be constructed as leases require.**
- 11) Preparing and conveying properties within the Project site to a hotel user reasonably approved by the Director for the construction of a minimum 125-room hotel and conference center, and to a residential developer reasonably approved by the Director for the construction of a minimum 250-unit multi-family development by December 31, 2023. **Developer prepared and conveyed a site to a residential developer in October 2019. Developer is in the process of preparing a site for a hotel user. Developer has executed a purchase and sale agreement with a hotel developer; agreement is conditioned upon the hotel developer securing equity and debt financing by March 2022.**
- 12) Constructing the infrastructure improvements (e.g. new roads, utilities, and streetscape) necessary to support the required minimum of new vertical improvements. **Expected completion: December 31, 2022.**

Project History – Progress

Retail (as of May 1, 2021)

- Starbucks
 - Lease: 10 years; signed in May 2017
 - Premises: 2,500 sf
 - Construction: New construction of free standing building at 3650 W. Camp Wisdom Road
 - Opening: December 2018
- Foot Locker Concepts
 - Lease: 10 years; signed in March 2019
 - Premises: 20,493 sf
 - Construction: New construction of free standing building at 3450 W. Camp Wisdom Road
 - Opening: May 2020
- Frost Bank
 - Lease: 10 years; signed in June 2019
 - Premises: 3,000 sf
 - Construction: Renovation of end cap of a 12,000 sf free standing building 3704 W. Camp Wisdom Road
 - Opening: March 2021
- Miscellaneous
 - New leases/lease renewals inside main mail with small, locally owned retail businesses
 - Working active LOIs with dentist, restaurants, gym/fitness center



Project History – Progress

Office (as of May 1, 2021)

- Dallas Entrepreneur Center
 - Lease: 5 years; signed in 2018
 - Premises: 7,130 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: September 2018
- Jarvis Christian College
 - Lease: 3 years; signed 2018
 - Premises: 6,018 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: July 2019
- Workforce Solutions
 - Lease: 10 years; signed May 2019
 - Premises: 30,000 sf
 - Construction: Renovation of first floor of 3560 W. Camp Wisdom Road (former Dillard's)
 - Opening: February 2020
- Chime Solutions
 - Lease: 7 years; signed June 2019 (3.5 years added to lease January 2021)
 - Premises: 52,856 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: October 2019

 - Lease for Expansion: 10.5 years; signed January 2021
 - Expansion Premises: 33,831 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom (main mall)
 - Opening: Expected January 2022



Project History – Progress

Medical (as of May 1, 2021)

- Parkland Hospital Clinic
 - Lease: 15 years; signed September 2019
 - Premises: 43,000 sf
 - Construction: Renovation of first floor of 3560 W. Camp Wisdom Road (former Dillard's)
 - Opening: Expected August 2021
- UT Southwestern Medical Center
 - Lease: 15 years; signed December 2019
 - Premises: 150,000 sf
 - Construction: Renovation of 3450 W. Camp Wisdom Road (former Sears)
 - UT Southwestern Medical Center will be on the first floor
 - Children's Health Center will be on the second floor
 - Opening: Expected May 2022



Project History – Progress

Residential (as of May 1, 2021)

- Palladium Red Bird Apartments
 - Developer made horizontal improvements necessary to get the 6.1 acre site shovel-ready for the vertical developer (Palladium Redbird LP)
 - Developer executed Purchase and Sale Agreement (PSA) with Palladium Redbird LP
 - At closing, Palladium Redbird LP assigned the PSA to the Dallas Housing Finance Corp (DHFC)
 - DHFC purchased the land for \$1.25 million and ground leased it back to Palladium Redbird LP to build/operate the apartments
 - New construction of 300 units of Class A apartments
 - 70% (210 units) affordable (at/below 60% area median income) and 30% (90 units) market rate
 - Opening: April 2021



Requested Amendments

- In April 2021, Developer requested 5 amendments to the existing agreements.
- The next 5 slides contain detailed information about these amendments:
 - Modification to Programmatic Requirements
 - Clarification regarding mezzanine and preferred equity financing
 - Extension of the maturity date on the Chapter 380 Loan by 5 years
 - Release of the “Sears Property” to a third-party purchaser prior to maturity of the Chapter 380 Loan and upon completion of the initial phase of tenant improvements
 - Ability to sell Project prior to maturity of the Chapter 380 Loan (subject to the Chapter 380 Loan and assignment of the TIF/Chapter 380 Agreement)

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Requested Amendments

Modification to Programmatic Requirements

Current Requirement: Section 2.C of the TIF/Chapter 380 Agreement requires Developer to construct a minimum of 100,000 gross square feet of new retail, restaurant, and entertainment buildings by December 31, 2025.

Developer's Requested Modification: In 2018, the conceptual development plan for the Project was designed based on an assumption that the Developer would attract a movie theater (approximately 40,000 – 50,000 square feet). However, market demand for new construction of “retail, restaurant, and entertainment” buildings has declined significantly due to COVID-19. Based on current market trends, Developer requests that the 100,000 gross square feet be reduced to 40,000 gross square feet (such amount includes the 20,000 gross square feet of the Foot Locker and 2,500 gross square feet of the Starbucks which have been completed). Therefore, Developer would still be required to construct an additional 17,500 gross square feet of new buildings for retail, restaurant, or entertainment).

Current Requirement: Section 2.C of the TIF/Chapter 380 Agreement requires Developer to prepare and convey property within the Project site to a hotel user reasonably approved by Director for the construction of a minimum 125-room hotel and conference center by December 31, 2024.

Developer's Requested Modification: COVID-19 has hit the hospitality market the hardest. Developer continues to coordinate with an affiliate of Atlantic Hotels Group on a 150-room dual branded Courtyard/Residence Inn by Marriott hotel, but Developer's conveyance of the property to the hotel developer will be contingent upon the hotel developer's ability to secure sufficient financing. Since Developer cannot control whether a hotel developer can secure financing necessary to build a hotel, Developer would like its obligation to convey property to a hotel developer based on its “reasonable efforts” rather than an obligation. Reasonable efforts means *either* of the following:

- Executing a letter of intent or purchase and sale agreement with a hotel user, or
- Preparing land (e.g. rough grading; roadway and utility improvements at the perimeter of the site) of sufficient size to support a hotel user and providing written quarterly reporting on the status of Developer's pursuit of a hotel user

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Requested Amendments

Clarification regarding Mezzanine and Preferred Equity Financing

Current Requirement

Section 5.D of the TIF/Chapter 380 Agreement gives the City Manager the authority to execute a lien subordination agreement for any “Senior Secured Instrument” as well as for any Property Assessed Clean Energy (PACE) assessment lien. However, the TIF/Chapter 380 Agreement does not give the City Manager the explicit authority to execute an intercreditor agreement or recognition agreement with a mezzanine lender or preferred equity provider, as applicable. Intercreditor agreements and recognition agreements are considered ordinary course of business in complex commercial/mixed-use development financing transactions involving mezzanine lenders and preferred equity investors.

Developer’s Requested Modification

Developer requests that Section 5.D of the TIF/Chapter 380 Agreement be amended to explicitly add that the City will enter into either an intercreditor agreement and/or recognition agreement, as applicable, with a mezzanine lender or preferred equity investor on terms and conditions reasonably acceptable to the Director within forty-five (45) days of a written request for the same.

Requested Amendments

Extension of the maturity date on the Chapter 380 Loan by 5 years

Current Requirement

The \$12,000,000 Chapter 380 Loan matures on June 13, 2033.

Developer's Requested Modification

COVID-19 has had the impact of reducing the anticipated absorption and slowing the development velocity for the Project and the Mall Area Redevelopment TIF District generally. This has had a depressing effect on property taxes and the tax increment available to repay the Chapter 380 Loan. In addition, extended timelines in the City of Dallas permitting process are causing delays to the completion of construction that would generate tax increment. Further, since the City's loan is subordinate and may mature with a significant financial obligation to the Project, the Project will have difficulty finding senior indebtedness to continue to finance further development and stabilize the Project. As such, Developer is requesting that the maturity date on the Chapter 380 Loan be extended by 5 years until June 13, 2038.

Requested Amendments

Release of the “Sears Property” to a third-party purchaser prior to maturity of the Chapter 380 Loan and upon completion of the initial phase of tenant improvements

Current Requirement

The “Sears Property,” which is currently being redeveloped for use by UT Southwestern (UTSW) Medical Center and Children’s Health Center, was added to the Project in May 2020 as a part of the City’s collateral in the Second Amendment to the TIF/Chapter 380 Agreement and was designated as a “Main Mall Property” under Section 2.C(7) of the TIF/Chapter 380 Agreement. Per Section 5.E of the TIF/Chapter 380 Agreement, while the City’s Chapter 380 Loan is outstanding, buildings defined as Main Mall Properties cannot be sold (and collateral cannot be released from the Deed of Trust) unless it remains under the direct control of 3662 Investors LP (the Loan Guarantor).

Developer’s Requested Modification

Developer has determined that the increased cost of the Infrastructure Work for the Project over the estimate contained in the TIF/Chapter 380 Agreement, combined with the unavailability of certain anticipated sources of funds because of the COVID-19 pandemic, will cause Developer to need to contribute \$13 million of additional private capital to complete the Infrastructure Work. Developer has secured equity and debt financing for \$8 million and is now in the process of securing a subordinate lien against the Sears Property for the purposes of funding the remaining shortfall. The nature of the funding, however, could create a situation in which it would be necessary to sell the Sears Property earlier than originally anticipated.

Developer is now requesting the flexibility to be able to sell the Sears Property to an unaffiliated third-party upon completion of the initial phase of the tenant improvements for UTSW Medical Center and Children’s Health Center. This will permit Developer with the financial flexibility required to complete the remainder of the Infrastructure Work for the Project.

The lease agreement dated as of December 2, 2019 by and between UTSW and Developer contains a purchase option and right-of-first refusal (ROFR) in favor of UTSW. Any sale of the Sears building by Developer to an unaffiliated third-party will still be subject to the rights of UTSW to exercise the purchase option and ROFR. Any proposed sale of the Sears Property will be subject to the prior written approval of the Director, which may not be unreasonably withheld so long as UTSW’s rights (purchase option and ROFR) are preserved.

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Requested Amendments

Ability to sell Project prior to maturity of the Chapter 380 Loan (subject to the Chapter 380 Loan and assignment of the TIF/Chapter 380 Agreement)

Current Requirement

Section 5.E of the TIF/Chapter 380 Agreement permits a partial transfer and partial release of the City's lien solely for the purpose of permitting an unaffiliated third-party to develop multi-family, hotel, and other commercial, residential, or mixed-use developments. No other transfer of the Project are permitted.

Section 6.N of the TIF/Chapter 380 Agreement requires that, until the Chapter 380 Loan is repaid in full, the Brodsky Family Trust or Peter Brodsky must control the general partner and the general partner must control the Loan Guarantor (3662 Investors LP).

Section 23.C of the TIF/Chapter 380 Agreement permits assignment of the obligations, in whole or in part, after the Project is completed, subject to the written approval of the Director after review of the financial and management background of the proposed Assignee.

Developer's Requested Modification

Developer is now requesting the ability to sell the Project to an unaffiliated third-party subject to the Chapter 380 Loan concurrently with an assignment of the TIF/Chapter 380 Agreement upon completion of the Initial Project. Developer defines the "Initial Project" as completion of the requirements in Section 2.C of the TIF/Chapter 380 Agreement including all Infrastructure Work and Programmatic Requirements, except for:

- Section 2.C(7): renovation of the former Macy's building; and
- Section 2.C(10): construction of a minimum of 40,000 (original requirement is 100,000) gross square feet of new retail, restaurant, and entertainment buildings

Developer will be required to provide at least 60 days prior written notice to the City. The notice shall identify the proposed purchaser (including principal parties and loan guarantor) and shall include a copy of the purchase and sale agreement, sufficient information about proposed purchaser's financial responsibility, experience, and general fitness, and any other information reasonably requested by the Chief of Economic Development and Neighborhood Services for the Chief to ascertain the qualifications to complete the Project and assume the obligations pursuant to the TIF/Chapter 380 Agreement. Any proposed sale of the Project will not require City Council approval but will be subject to the prior written approval of the Chief of Economic Development and Neighborhood Services, which may be granted or withheld in the Chief's sole discretion.

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Requested Amendments

As consideration for the requested amendments, the Developer has agreed to the following:

- Increase the Developer's Minimum Investment Requirement by \$5 million for the Project from \$130 million to \$135 million.
- Add a requirement to the Programmatic Requirements in Section 2.C for Developer to make reasonable efforts to (a) prepare and convey property within the Project site to a grocery store user reasonably approved by the Director for the construction of a minimum 20,000 square foot free-standing grocery store, or (b) renovate and lease a minimum of 20,000 square feet within an existing building within the Project site for a grocery store user reasonably approved by the Director by December 31, 2024. Reasonable efforts means *either* of the following:
 - Executing a letter of intent with a grocery store user, or
 - Preparing land (e.g. rough grading; roadway and utility improvements at the perimeter of the site) or a space within an existing building (e.g. cold dark shell) of sufficient size to support a grocery store user and providing written quarterly reporting on the status of Developer's pursuit of a grocery store user for said site(s) and/or space(s)
- Developer will pay interest current on the Chapter 380 Loan to the extent that TIF Subsidy does not fully repay the Loan during the extended term.
- Developer will not distribute any of the net proceeds of any sale of the Sears Property to equity shareholders. Rather, Developer will be required to use the net proceeds to either: (a) repay debt that is senior to the City's lien in payment priority (including loan made by GrowSouth Red Bird, LLC to RB Holdco, LLC and any other mezzanine loan, preferred equity investment, or PACE loan); (b) pay for remaining Infrastructure Work, (c) invest in additional building improvements on property secured by the City's lien; or (d) acquire additional properties on the RedBird site, which would then be added to the City's collateral. In all cases, the value of the City's collateral position with respect to the Project will be improved. 33

Next Steps

- An agenda item will be placed on the City Council voting agenda on June 23, 2021



Appendix

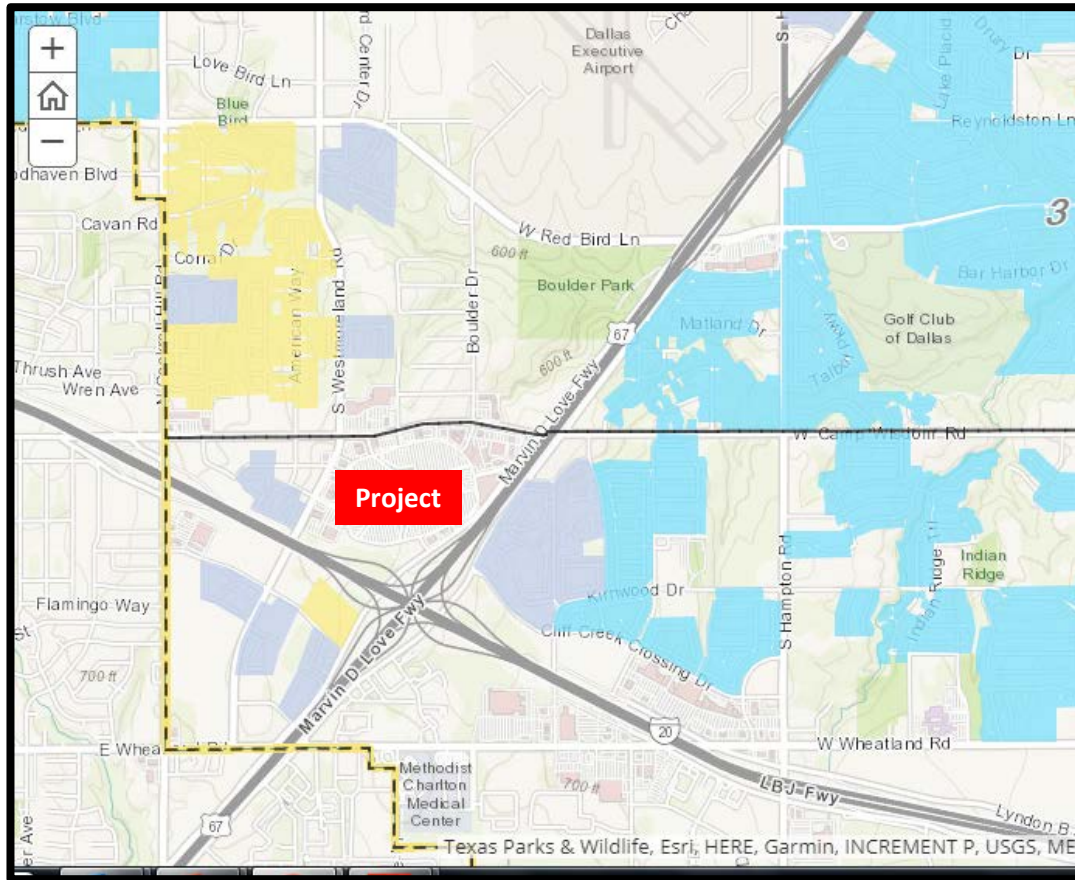


Appendix - Amended Project Budget

Category	Estimated 2018		2020		Now	
	Cost	% of Total Budget	Cost	% of Total Budget	Cost	% of Total Budget
Land Acquisition	\$21,770,664	13.9%	\$28,270,664	16.0%	\$30,395,664	17.3%
Site Development/Infrastructure	\$23,235,998	14.8%	\$29,349,291	16.6%	\$33,430,354	19.0%
New Construction of Buildings	\$20,591,824	13.1%	\$20,666,320	11.7%	\$12,716,320	7.2%
Rehabilitation/Adaptive Reuse of Buildings	\$47,441,803	30.2%	\$53,925,000	30.5%	\$53,925,000	30.7%
Tenant Improvement Allowances	\$14,514,800	9.2%	\$14,514,800	8.2%	\$14,514,800	8.3%
Soft Costs	\$16,302,786	10.4%	\$17,232,110	9.8%	\$18,205,679	10.4%
Hard and Soft Cost Contingency	\$10,481,286	6.7%	\$9,450,957	5.4%	\$8,560,557	4.9%
Developer Fee	\$2,834,735	1.8%	\$3,228,282	1.8%	\$4,002,867	2.3%
Total	\$157,173,896	100.0%	\$176,637,424	100.0%	\$175,751,241	100.0%

Appendix - Market Value Analysis











Project is located adjacent to MVA Categories E, F, and G



The Market Value Analysis (MVA) is a tool to assist residents and policy-makers to more precisely target intervention strategies in/near weak markets and support sustainable growth in/near stronger markets.

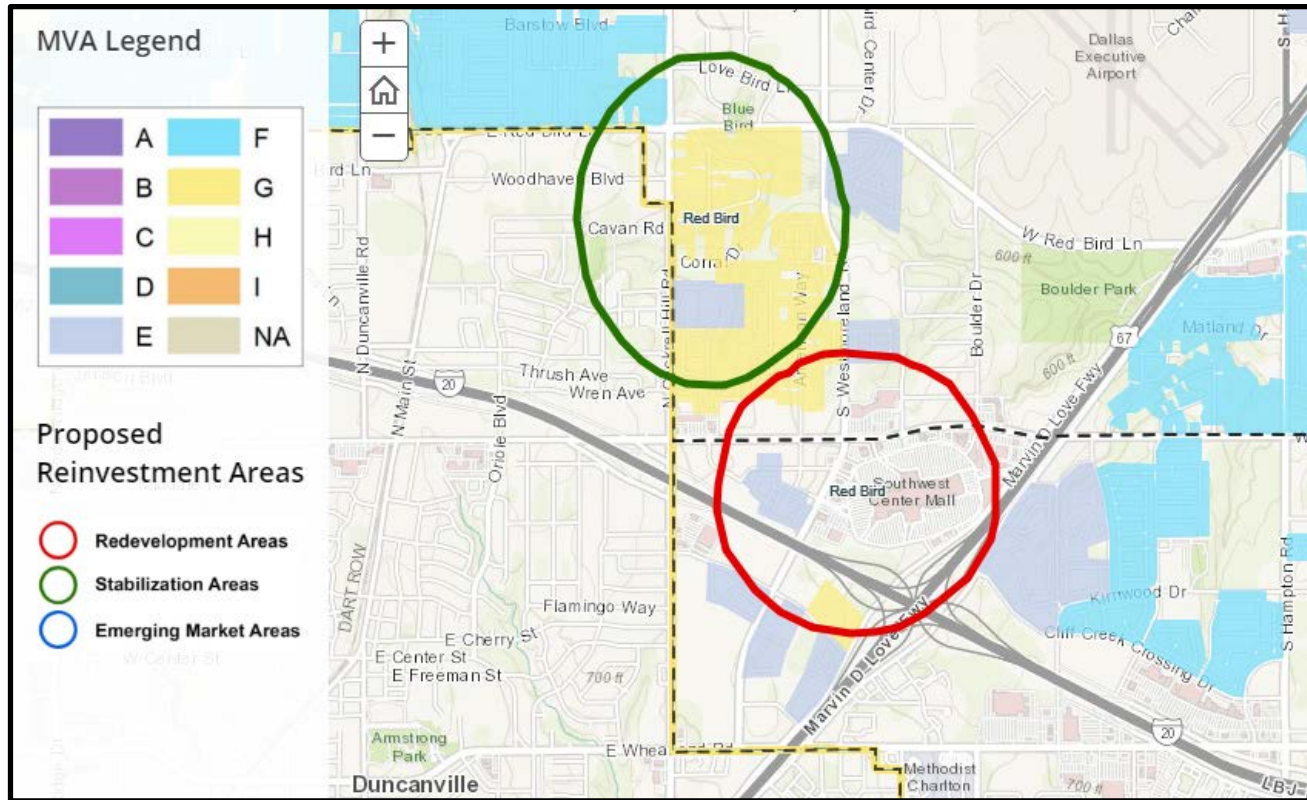
Market types E, F, and G reflect middle to lower-middle residential real estate markets within Dallas.

MVA Market Types/Categories

	A		F
	B		G
	C		H
	D		I
	E		NA

Appendix- Housing Policy

Project is located in a Redevelopment Area as designated in the Comprehensive Housing Policy adopted by City Council on May 9, 2018



Appendix - Development Team

(updated as of May 1, 2021)

Majority Owner and Developer

- Peter S. Brodsky

Co-Developer

- Russell Glen (Terrence Maiden)

Development Finance and Accounting

- Jon Cochran
- Markeysha Wilson
- Catherine Lee

Property Management Team

- Lisa Powell Long, General Manager
- Stephanie White
- Nettie Richardson

Architects

- OmniPlan
- Perkins + Will
- KAI

Civil Engineering

- Kimley-Horn and Associates

Community Relations and M/WBE Diversity Program Management

- JBJ Management (Willis Johnson; Noa Dowl)

Marketing, Events and PR: Alpha Business Images

- Alpha Business Images (Sophia Johnson; Marchella Simon)

Construction Management Team

- Cat Alexander
- Phil Blanchard
- Desiree Mingo
- Brandon Demings

Legal

- Munsch Hardt Kopf & Harr

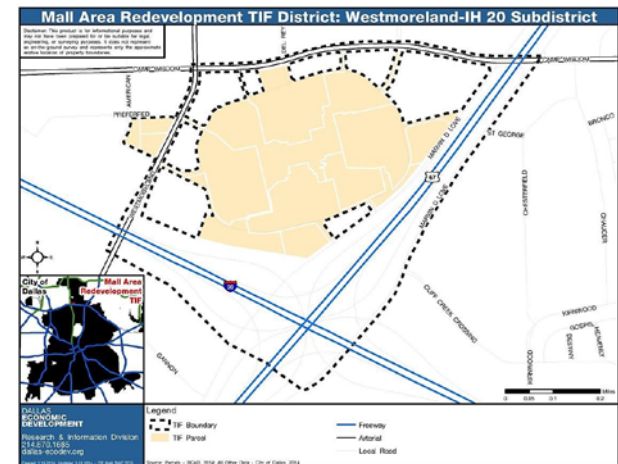
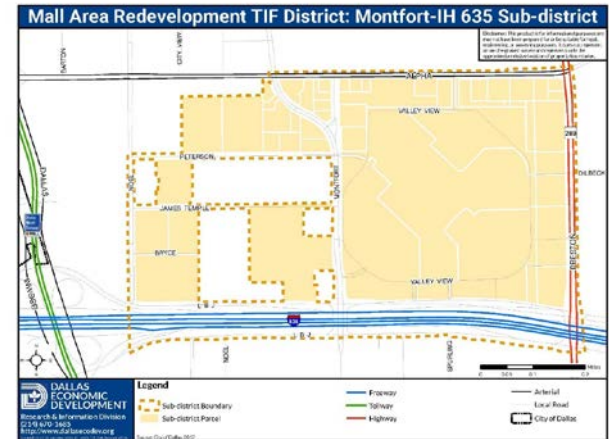
General Contractors

- VCC/Con-Real joint venture
- Whiting-Turner/Source Building Group
- Source Building Group
- Novel Builders
- DIG Construction

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Appendix - Mall Area Redevelopment TIF District

- Created in 2014 to stimulate private investment and sustain the orderly redevelopment of the Valley View Center Mall area and the Red Bird Mall area, two commercial core assets of the City of Dallas.
- TIF District comprises 2 non-contiguous sub-districts:
 - Montfort-IH 635 Sub-District
 - Westmoreland-IH 20 Sub-District
- City participation: 0% in 2015; 90% from 2016 through 2042; 75% in 2043; and 55% in 2044.
- County participation: 55% from 2020 through 2039 (however, County's participation did not commence in 2020 because conditions of County's participation were not fully met).
- The TIF District expires on December 31, 2044 or when budget has been collected.



Appendix - Mall Area Redevelopment TIF District

Increment Sharing Between Sub-Districts

- When the Mall Area Redevelopment TIF District was created by City Council in 2014, it was set up to facilitate tax increment revenue sharing from the Montfort-IH 635 Sub-District in order to help jump start redevelopment activity in the Westmoreland-IH 20 Sub-District.
- Per the District's Plan, ten percent (10%) of the annual tax increment generated by the Montfort-IH 635 Sub-District (less payment of annual administrative expenses) will be transferred to the Westmoreland-IH 20 Sub-District to help facilitate the revitalization and redevelopment of the Red Bird Mall area.

Requested Amendments Red Bird Mall Redevelopment Project

**Mall Area Redevelopment TIF District
Board of Directors
Special Called Meeting
June 11, 2021**

**Kevin Spath, AICP, HDFP, EDFP
Assistant Director
Office of Economic Development**



Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – June 18, 2021**

New Updates

[Encampment Outreach Partnership & Resolution Schedule June 3rd, 2021](#)

OHS Street Outreach team continues to engage with the unsheltered residents at designated encampment sites as part of an ongoing outreach effort in partnership with area providers. This partnership addresses a range of issues including: getting IDs, getting on the Housing Priority List (HPL) if qualified, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and breaking down the stigma around shelter through open conversations. This week 2600 Dawson Avenue in District 7 will be addressed as a continuation of last week's focus on 2600 Hickory Street, 2600 Louise Avenue, and 2600 Dawson Avenue in District 7.

The City's Office of Homeless Solutions (OHS), Dallas Police and a cleaning vendor assessed an encampment located at 11549 Ferguson Road on June 15th. This week, cleanup efforts will begin due to safety concerns cited back in May of this year. The staff escorted four residents from the premises and offered resources and emergency shelter. Debris removal will take two to three days because of the size of the area. Once the cleaning vendor is done removing debris and accessing the site, fencing and roadblocks will be installed to prohibit further personal or vehicular access. Due to the unusual volume of rain, the site was not dry enough for this process to begin until now. DPD and OHS will continue to monitor the site for any unsheltered residents attempting to re-enter the space.

Please see the attached schedule for homeless encampment cleaning the weeks of June 14th – June 18th and June 21st – June 25th (weather permitting). Please note that these will be for debris removal and outreach only with the exception of one site on Parks Department land, which is grounds for removal as a health and safety hazard.

The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the dashboard using the link below and feel free sharing this tool with residents:

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

Should you have questions or concerns, please contact Christine Crossley, Director of the Office of Homeless Solutions.

DATE June 18, 2021

SUBJECT **Taking Care of Business – June 17, 2021**

City Council Office New Faces

The 2021 Dallas City Council Inauguration year has brought four new council members and four new council staff to the City of Dallas. Districts 2, 11, 13 and 14 will be served by Jesse Moreno, Jaynie Schultz, Gay Donnell Willis and Paul E. Ridley, respectively. Districts 10 and 13 welcome council liaisons Madeline Madrazo and Claire Noble, District 11 council assistant Channler Williams and department intern Emma Slusher. Training and onboarding have been a critical focus to ensure a smooth start for both new officeholders and staff. An updated, interim Mayor and City Council Office listing is attached. Should you have any questions, please contact Carrie Rogers, Director of the Mayor and City Council Office.

City Manager's Corner



Martha Arrez, Senior Office Assistant for Park Maintenance has been with the City of Dallas for 15 years. She is being nominated for many things but mostly because of her flexibility and willingness to take on new tasks. Martha was brought on board to help answer phones and assist with Accounts Payable but has also learned how to help in other areas. Along with her day-to-day duties, she has learned the Park Maintenance Micro Main system and is creating Work Orders and now she is the primary facilitator of the 3-1-1 Service Request system for the Park & Recreation Department (PKR). Being able to juggle answering phones from citizens, "Contact Us" request that are generated from PKR's website, Account payable requests and much more. Martha has been able to

send out and close Service Requests (SR's) daily and makes every effort to keep SR's from expiring by keeping the system updated and monitoring for new SR's. She has also made great progress with getting the total number of PKR's Overdue service requests down to minimal numbers and ensuring citizens are responded to in timely matters. Her flexibility and willingness to take on new tasks and perform them at a high level is why she is the Employee of the Week!

Virtual Juneteenth Events at Dallas Public Library

Dallas Public Library celebrates Juneteenth on Saturday, June 19, with programs for families and adults that recognize the joys, struggles, and enduring legacy of this important holiday. At 11 a.m., picture book author Carole Boston Weatherford will read her book "[Juneteenth Jamboree](#)" and talk about her latest title, "Unspeakable," released earlier this year to commemorate the Tulsa Race Massacre. At 2 p.m., author Shomari Wills talks about his book, "[Black Fortunes: The Story of the First Six African Americans Who Escaped Slavery and Became Millionaires](#)" It is a detailed biography of six African Americans who overcame the obstacles of enslavement, racism and poverty to build wealth, create philanthropic organizations, and mobilize political activism, including O.W. Gurley, one of the founders of the "Black Wall Street" neighborhood in Tulsa, Oklahoma.

DATE June 18, 2021
SUBJECT **Taking Care of Business – June 17, 2021**

Both events are online. Registration is required. For more information contact Jo Giudice, director of libraries.

[2021 Martin Luther King Jr. Juneteenth Celebration](#)

The Martin Luther King Jr. Community Center, in collaboration with the Dallas Police Department Office of Community Affairs, will host a Drive-Thru Juneteenth Celebration on Saturday, June 19, 2021, from 10:00 a.m. to 12:00 p.m.

Attendees can drive through the MLK parking lot and open their trunks to receive free food, nonperishable items, household products, informational resources, and more as we commemorate the Juneteenth holiday.

For guests without a car, there will be a designated area for walkups.

If you have any additional questions, or need any further information (e.g., list of our community partners), please do not hesitate to contact Jamel Slaughter, PhD, MSW, Program Administrator – Human Services & Strategic Partnerships in the Office of Community Care or visit the [website](#).

[DAS Adjusts Onsite Adoption Hours in Response to Resident Needs](#)

[Starting June 14th](#), DAS adjusted its onsite adoption hours to [1pm – 6pm](#) Sunday-Thursday and [11am – 6pm Friday](#) and Saturday to optimize customer service while balancing the in-person and online adoption processes. During its first two weeks of in-person adoptions, DAS received feedback from residents who felt more comfortable adopting online that they were struggling to find available online appointments. To ensure all residents have easy access to adoption, DAS decided to push back its onsite hours on its slower days to free up additional staff to assist residents with online adoption appointments on those mornings. DAS management will continue to monitor the needs and preferences of the community and will continue to adjust the balance of online and in-person services as needed. Should you have questions or concerns, please contact MeLissa Webber, Intermit Director for Dallas Animal Services.

[American Planning Association's Sustainable Communities Division presents Awards for Excellence in Sustainability](#)

On June 17, 2021, The American Planning Association's Sustainable Communities Division (SCD) announced the winners of the eighth annual Awards for Excellence in Sustainability. The awards honor projects, plans, policies, individuals, and organizations whose work is dedicated to supporting sustainable communities. The City of Dallas along with AECOM, our consultant, received the Award for Excellence in Sustainability under the Energy Plan or Project category for the Comprehensive Environmental & Climate Action Plan (CECAP). Should you have questions or concerns, please contact Michael Gange, Director for Environmental Quality and Sustainability.

DATE June 18, 2021
SUBJECT Taking Care of Business – June 17, 2021

Equity Virtual LUNCH N' LEARN

Join the Office of Equity and Inclusion – Equity Division on Tuesday June 22, 2021, from 12:00 – 1:00 pm for a virtual Lunch N' Learn. This internal staff event will amplify key considerations, measures, and processes to advancing equity from three City departments. Should you have any questions, please contact Equity Officer, Dr. Lindsey Wilson.

Fire Station 54 Improvements

The Building Services Department (BSD) recently completed kitchen renovation and electrical and plumbing upgrades at the 55-year-old station at 6238 Bonnieview Road in southeast Dallas. The station now has new stainless-steel cabinets and shelving, a movable center island, commercial grade appliances, and energy-efficient LED lighting. Old ceramic floor tiles were replaced with stained concrete flooring and the updated kitchen is now ADA-compliant. The project also included upgrading plumbing to address recurring issues at the station. This is one of several improvement projects BSD is implementing at Dallas Fire-Rescue facilities to be highlighted over the next few months that were funded by \$1.5m dedicated in the current year's budget. For more information, please contact Errick Thompson, Director, Building Services Department.



DATE June 18, 2021
SUBJECT **Taking Care of Business – June 17, 2021**

Listening Session

On June 24th, Budget & Management Services (BMS), along with the Office of Community Care (OCC), and the Community Development Commission (CDC) will host a virtual listening session with Dallas area childcare providers. The listening session will allow childcare providers to share their priorities and discuss how COVID-19 funds allocated for Early Childhood and Out-of-School Time Services Programs should be spent. For more information, please contact Chan Williams, Assistant Director in Budget & Management Services.

Human Trafficking Event

The Office of Equity and Inclusion – Human Rights division presents an event on Human Trafficking Learn, See, and Do Something on Thursday, June 17, from 11 am to 12 pm. The one-hour, virtual session will share information on the truth about human trafficking, those most at-risk, and the scope of human trafficking. Participants will leave knowing the signs of trafficking with actions they can take. The speaker, DeAndre Marshall, is the Director of Training and Programs for the International Human Trafficking Institute, who will be featured during the event. The institute is a convener and conduit for research, advocacy, and resources to end sexual and labor exploitation. The event can be accessed at <https://bit.ly/3tQwajw>. Please see the attached flyer for more details. If you have any questions, please contact Liz Cedillo-Pereira, Chief of Equity and Inclusion.

New Procurement Opportunities

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](#):

Project Number	Project Name
CIZ1991	Street Reconstruction Group 17-10003, by Public Works
CIZ1996	Alley Reconstruction Group 17-1303, by Public Works
CIZ1998	Street Reconstruction Group No. 17-8001, by Public Works
CIZ21-1997	Engineering Services Park Lane - Greenville Ave to Hemlock and bicycle lanes on Fair Oaks – Walnut to Ridgecrest, by Transportation
CIZ21-1999	Street Reconstruction Group No. 17-1020, by Public Works
CIZ21-2000	TRN Signal Construction – Group 9, by Transportation
CIZ21-2001	TRN Signal Construction – Group 10, by Transportation
CIZ21-2002	TRN Signal Construction – Group 11, by Transportation
CIZ21-2003	Street Reconstruction - East Overton Road from South Marsalis Avenue to South Ewing Avenue – PB17V305, by Public Works
BPZ21-00015365	City Hall Front Water Fountain Cleaning, Maintenance & Repair

We are also pleased to share the latest [Procurement Quarterly](#), listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#).

DATE June 18, 2021
SUBJECT **Taking Care of Business – June 17, 2021**

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.

Look Ahead

City Council Briefings

August 4, 2021

- Dallas Real-time Housing Initiative
- Census Final County Briefing Prior to Redistricting
- Digital Equity Plan
- Lew Sterrett Jail Contract

Media Inquiries

As of June 15, 2021, the City has received media requests from various news outlets regarding the following topics:

- Motorcyclist Survives After Collision with SUV
- DFR Transports 4 After Shooting in Southeast Dallas
- Firefighters Extinguish Warehouse Fire in Southwest Dallas
- Man Suffers Burn Injuries While Escaping Fire in Trailer Home
- DFR Responses to Heat-Related Calls Increase with Temperatures
- WFAA/OHS & CCS near Santa Fe Trail
- Univision - energy conservation
- Univision - Apartments w/o AC
- Scooters inquiry
- Spectrum News Cooling Centers
- KERA ERCOT energy conservation
- Univision DFW Cooling Stations
- NBC Cooling Stations

Please see the attached document compiling information provided to media outlets, during the period from June 8 – June 15, 2021, for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T. C. Broadnax
City Manager

DATE June 18, 2021
SUBJECT **Taking Care of Business – June 17, 2021**

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff
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

Encampment Resolution (Cleaning) Schedule June 17th, 2021

LOCATION	
June 14 th – June 18 th	June 21 st – June 25 th
1500 South Harwood Street	1600 Baylor Street
I35 @ Continental Ave	1800 South Blvd
I30 @ Munger Ave	1700 Chestnut Street
I30 @ Peak Street	700 2nd Avenue
Henry St. @ Taylor St.	Jim Miller @ I-30
I30 @ Haskell Ave	Buckner @ I-30
Haskell @ Central	35/Stemmons at Mockingbird Lane
35/Stemmons at Mockingbird Lane	35/Stemmons at Medical District Drive
35/Stemmons at Medical District Drive	3John W. Carpenter & Stemmons
35/Stemmons at Inwood	35/Stemmons at Continental
Forest Lane @ N Central Expy	35/Stemmons at Inwood
11549 Ferguson Road	Forest Lane @ N Central Expy

Encampment Resolution (Removal) Schedule June 17th, 2021

LOCATION
June 14 th – June 18 th
951 Winfrey Point Way



Level 1e
ELEVATORS

*Spanish Language
**Multi-language
#Notary
#+Virtual Notary

CITY OF DALLAS
MAYOR AND CITY COUNCIL OFFICE
1500 Marilla St., #5FN, Dallas, Texas 75201
(214) 670-4050

Carrie Prysock
Director
(214) 670-5682 (O)
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Emma Slusher
Council Intern
(214) 670-3964

T.C. Broadnax – City Manager
Kimberly Tolbert – Chief of Staff

Tatjana Williams
Budget Manager
(214) 671-8529
Ammie Taylor
Admin. Spec. II (Payroll/Personnel)
(214) 670-4050

ROOM 5EN

FAX 214/670-0646

MAYOR ERIC JOHNSON

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Mary Elbanna, Chief of Staff 214/670-7977
Tristan Hallman, Chief, Policy/Comms. 214/670-7894
Kristen McNeal, Community Engagmt. 214/671-5419
***Julie Quinones, Senior Exec. Asst.** 214/671-9900
***Alheli Garza, Public Info. Coordinator** 214/671-8257
Beth Huddleston, Internatl. Relations 214/670-3301

ROOM 5DN

FAX 214/670-5117

MAYOR PRO TEM CHAD WEST, Dist 1

***Mina Ramon, Liaison** 214/670-0776
Ashley Long, Assistant 214/671-8917

DEPUTY MAYOR PRO TEM JAIME RESENDEZ, Dist 5

Penny Anderly, Liaison 214/670-4052
***Ever Amaya, Assistant** 214/670-4055

ROOM 5FN/5FS

FAX 214/670-5117

JESSE MORENO, Dist 2

Vacant, Liaison 214/670-4048
Vernesha Cathey, Assistant 214/670-4171
Community District Office 214/671-8223

CASEY THOMAS, Dist 3

#Chris Soto, Liaison 214/670-0777
Yolanda Miller, Assistant 214/670-0772
Community District Office 214/671-1552

CAROLYN KING ARNOLD, Dist 4

Renita Griggs, Liaison 214/670-0781
Phil Foster, Assistant 214/671-9347
Community District Office 214/243-1527

OMAR NARVAEZ, Dist 6

#+Laura Cadena, Liaison 214/670-4199
***Marco Saucedo, Assistant** 214/670-6931
Community District Office 214/671-8223

ADAM BAZALDUA, Dist 7

***Yesenia Valdez, Liaison** 214/670-4689
Christina Sanchez, Assistant 214/671-8919
Community District Office 214/670-6197

TENNELL ATKINS, Dist 8

***Maria Salazar, Liaison** 214/670-4066
Alexandra Maldonado, Assistant 214/670-0779
Community District Office 214/671-9808

PAULA BLACKMON, Dist 9

Zoe Halfmann, Liaison 214/670-4069
***Connie Avila, Assistant** 214/671-8916

ADAM McGOUGH, Dist 10

***Madeline Madrazo, Liaison** 214/670-5958
#Priscilla Chambliss, Assistant 214/670-4068
Community District Office 214/671-0435

JAYNIE SCHULTZ, Dist 11

***Sophia Figueroa, Liaison** 214/670-7817
Channler Williams, Assistant 214/671-8920

CARA MENDELSON, Dist 12

Madison Johnson, Liaison 214/670-4067
***Luis Delgado, Assistant** 214/671-8921

GAY DONNELL WILLIS, Dist 13

Claire Noble, Liaison 214/670-3816
****Alexa Heller-Relayze, Assistant** 214/670-7057

PAUL E. RIDLEY, Dist 14

CELEBRATE JUNETEENTH 2021



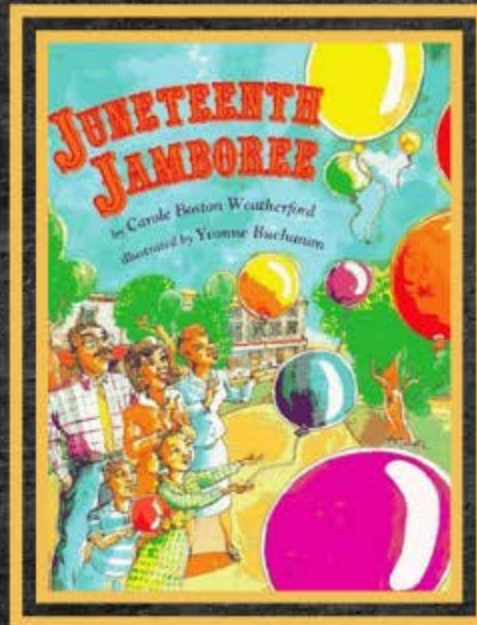
CELEBRA DÍA DE LA EMANCIPACIÓN 2021

Saturday, June 19

Sábado 19 de junio

Juneteenth Jamboree

11 a.m.

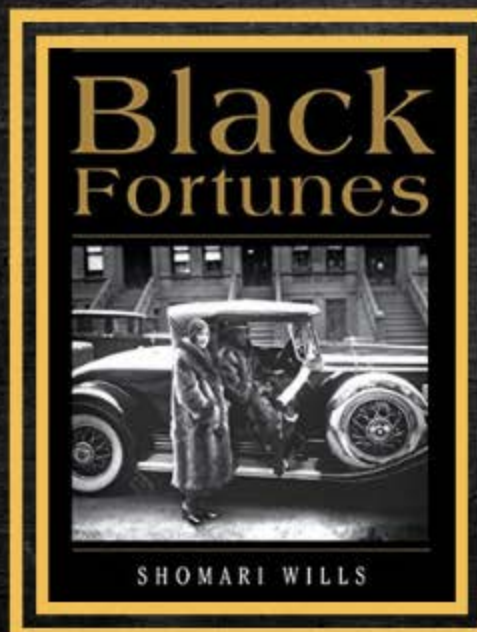


Commemoración de el Día de la Emancipación

11 a.m.

Juneteenth Jubilee 2021

2 p.m.



Día de la Emancipación Jubilar 2021

2 p.m.



Advancing Equity

Join us as we learn from various departments key considerations, processes, outcomes and other specific efforts to advancing equity.

Tuesday, June 22 | Noon - 1 p.m.

bit.ly/advancingequitycod

•MODERATOR•



Dr. Lindsey Wilson
Equity Officer
Office of Equity & Inclusion



Whitney Hanson
Business Manager
Dallas Animal Services



James Walker
Supervisor
311 Call Center



Genesis Gavino
Resilience Officer
Office of Equity & Inclusion



Promoviendo la Equidad

Acompáñanos en estas clases donde varios departamentos compartirán consideraciones, procesos, resultados y otros esfuerzos específicos para promover la equidad.

Martes, 22 de junio | Mediodía – 1 p.m.
bit.ly/advancingequitycod

·MODERADORA·



Dra. Lindsey Wilson
Jefa de Equidad
Oficina de Equidad e Inclusión



Whitney Hanson
Gerente de Negocios
Servicios de Animales de Dallas



James Walker
Supervisor del
Centro de Llamadas 311



Genesis Gavino
Jefa de Resiliencia
Oficina de Equidad e Inclusión



**JUNE 17
2021**

11 AM -12 PM

Human Trafficking

LEARN, SEE, and DO SOMETHING

with DeAndre Marshall, Director of Training and Programming,
International Human Trafficking Institute

Join this one hour session to learn
the truth about human trafficking.

Panel moderated by
City of Dallas Human Rights Officer, LaToya Jackson
Office of Equity and Inclusion

How To Watch:

<https://bit.ly/3tQwajw>



DeAndre Marshall

Communications, Outreach & Marketing

Media Requests

June 8 – June 15

June 9, 2021 – WFAA (Rebecca Lopez): Rebecca Lopez, reporter with WFAA asking about trash citations being issued to a resident for trash but states that city owned property with trash is not being cited/cleaned.

City's response: For fastest response or to interview Code Compliance Services or Office of Homeless Solutions staff please continue to email media@dallascityhall.com so we may facilitate your request with the most appropriate and knowledgeable source.

After you texted my cell, I understand you met Code Compliance Services staff onsite while they were investigating at 4508 East Side Ave. and 505 S. Peak. Santa Fe Avenue is a public street; however, other properties adjacent to these are not City owned according to dallascad.org.

In response to your Office of Homeless Solutions budget question, available at financialtransparency.dallascityhall.com, the OHS budget during the current 2021 Fiscal Year is \$12,364,516.

Code Compliance Services Director Carl Simpson welcomes the opportunity to discuss with you Dallas' illegal dumping hotline launching soon, vacant property registration and other proactive outreach working together in partnership to help improve private and public property maintenance.

June 9, 2021 - FOX 4 (David Sentendry) Asked to know the current status of scooters in Dallas. Plano initiated a program this week that prompted the question.

City Response: Over the last several months Dallas' Transportation Department has had discussions with the dockless vehicle operators, Dallas Police Department, Public Improvement Districts, and other stakeholders to develop a set of recommendations for the potential resumption of the dockless vehicle program. Transportation plans to brief the City Council in the coming months on our proposed timeline and strategy.

June 14, 2021 - Univision 23 (Nathalie Palacios): The state has asked everyone to reserve energy today through this Friday, June 18th. We wanted to see if the city would be asking/requiring the skyscrapers to turn off unnecessary lights as part of trying to conserve energy.

City's response: While we do not have any control over the lighting on private property, the Mayor's Office will be making the request.

June 14, 2021 - Univision 23 (Marysol Gonzalez): We received a call from a viewer that tenants don't have AC at Wheatland Terrace located at 443 W Wheatland Rd. I told them to call 311. I wanted to

know if you have received reports of these apartments with no AC? If tenants don't have a working AC what is the best way for them to report it?

They called management and were told to buy a window AC.

City's response: Since your inquiry, Code has visited the complex and confirmed several units are impacted. A contractor is onsite and actively working to make repair to the AC unit. A notice of violation has been created and the property has been given 24 hours to make repair or provide refrigerated air to all affected tenants.

June 15, 2021 – Spectrum News 1 (Michael Pool)

Is the City of Dallas Planning to open or have opened cooling centers? If so, what can you share?

City Response: If people need to escape from the heat, rec centers are open to the public during the following hours:

- Monday, Tuesday, Wednesday, Thursday 9 a.m. to 8 p.m.
- Friday 2 p.m. to 7 p.m.

June 15, 2021 – KERA (Alejandra Martinez) The Electric Reliability Council of Texas, which manages the state's power grid, is asking people to conserve power as much as possible this week as demand for electricity might exceed supply amid record electricity usage and forced outages.

They advised Texans should reduce their electricity use through Friday.

ERCOT said several power generators in the state are on forced outages for repairs, putting about 11,000 megawatts — about the amount of energy it takes to power 2.2 million homes on a summer day — out of commission.

I had some questions:

- How is the city of Dallas planning to combat heat exhaustion?
- Are there cooling centers available for vulnerable citizens?
- Is there anyone in the city available to talk to me about such plans?

City Response: Hi, We've received your inquiry. What's your deadline?

Media: Thank you for responding so quickly. My deadline is EOD tomorrow.

City: If people need to escape from the heat, rec centers are open to the public during the following hours:

- Monday, Tuesday, Wednesday, Thursday 9 a.m. to 8 p.m.
- Friday 2 p.m. to 7 p.m.

We're gathering more information for you and will let you know once we have more to share.

Media: Thanks for getting back to me. Is it all rec centers in the city of Dallas? I also look forward to any more information you might get.

City: There are three recreation centers not open. They are Marcus, Arcadia and Umphress.

Let us know if you have any other questions.

June 15, 2021 – Univision (Marysol Gonzalez) We wanted to know if the City of Dallas has any plans of opening cooling stations during this week?

City Response: We've received your inquiry. What's your deadline?

Media: 6 p.m. today, thank you.

City Response: If people need to escape from the heat, rec centers are open to the public during the following hours:

- Monday, Tuesday, Wednesday, Thursday 9 a.m. to 8 p.m.
- Friday 2 p.m. to 7 p.m.

We're gathering more information for you and will let you know once we have more to share.

June 15, 2021 – NBC Universal, KXAS (Ken Kalthoff) ERCOT is warning about black outs. Does Dallas have plans for cooling stations??

City Response: If people need to escape from the heat, rec centers are open to the public during the following hours:

- Monday, Tuesday, Wednesday, Thursday 9 a.m. to 8 p.m.
- Friday 2 p.m. to 7 p.m.

We're gathering more information for you and will let you know once we have more to share.



CITY OF DALLAS

Dallas Fire-Rescue Department
Media Requests: June 8th – 14th, 2021.

Tuesday, June 8th: Advocate Magazine (Jaime Dunaway) - This is Jaime Dunaway-Seale at the Lakewood Advocate? Do you have any information on an accident that occurred today at Vickery and Matilda. My boss drove by and said it looked like a vehicle hit a motorcycle, and it appeared that someone was injured.

City Response - Our records indicate that DFR units were dispatched to a 911 call for a motorcycle accident, at the intersection of Vickery Street and Matilda Boulevard, at 2:20 p.m.

You'll have to confirm accident details with law enforcement, but reports indicate that it involved a motorcycle and an SUV. I am not able to disclose any details related to injuries, but I can tell you that after speaking with the medics, who transported the motorcycle operator to the hospital, that they were non-life threatening.

Again, you'll have to check with law enforcement for the remaining details; but I hope this helps!

Friday, June 11th: Univision 23 (Joanna Molinero) - I am reaching out to DFR & DPD on a possible shooting of a child, possibly on their foot, maybe other victims near 378 N Jim Miller Rd.

City Response - All I'm able to confirm about this "Gun Shot Wound" incident, is that our units were dispatched to it at 16:36. We had a total of 4 rescue units respond to the scene, all of which transported someone to the hospital.

I am unable to confirm the total number of transports due to the fact that we can transport more than one person in one rescue unit should the circumstances justify it; so I can only confirm that we transported "at least 4 people" to the hospital.

I also cannot confirm the severity or type of injuries.

I'd encourage you to standby for DPD's response on this one.....

Saturday, June 12th: Fox 4 (Gillian Hughes) - Looking for any info on a fire overnight at 2500 N Beckley Ave?

City Response - Dallas Fire-Rescue units were assigned to this fire on Saturday, June 12th, at 2:38 a.m., after a passerby saw fire coming from the back of an industrial building, at 2634 N. Beckley Avenue.

The nature of the business is unclear, but the building contained some flammable liquids and combustibles that led to the rapid growth of the fire. A partial roof collapse during the early stages of the response relegated suppression efforts to a mostly defensive posture. While the flames were knocked down in under an hour, the fire left behind significant damage.

There were no occupants in the structure when the fire occurred, so there were no injuries to report of. There were also no injuries to any of the firefighters who responded.

The cause of the fire will be listed as undetermined.

Saturday, June 12th: NBC 5 (Claire Cardona) - Checking to see if you have any info on a fire in the 2200 block of Denmark Street with possible burn victim?

City Response - Based on the proximity if the streets, I'll assume we're talking about the same fires, but the one we have came in on the 2200 block of Echo Lake Drive.

On Saturday, June 12th, at 5:48 a.m., Dallas Fire-Rescue units were assigned to a 911 call for a structure fire at a home on the 2200 block of Echo Lake Drive.

When firefighters arrived at the residence, they found heavy fire coming from trees in the back yard. When they actually made it to the back yard, they found a fully involved trailer home as the source of the fire. Firefighters were able to extinguish it in about an hour, and but trailer was a total loss

There was one adult male occupant in the trailer, who the homeowner was allowing to stay there, when the fire began. Though he was able to make it out, it was not before he suffered undisclosed burn injuries and was transported to a nearby hospital for evaluation.

Even though investigators were able to speak with the homeowner and the occupant about possible causes, the severity of damage prevented them from settling on one and/or definitively ruling out others. Therefore, the cause of the fire will be listed as undetermined.

Sunday, June 13th: Univision 23 (Nathalie Palacios) - We would like to request information in regards to a fire from early Saturday morning at 2690 N Beckley ave. From scene video it looked as though a vehicle was on fire in the alley way alongside a structure, can you confirm this? Do you mind sending over the information on the warehouse fire at Beckley as well?

City Response – After explaining to her that the fire on Beckley involved a warehouse, and that the vehicle she referenced was actually a trailer home from a fire on Echo Lake Drive, I sent her the same information I sent to in the two previous requests from Saturday, June 12th.

Monday, June 14th: WFAA 8 (Lourdes Vazquez) - Can you provide information on how many calls DFR has responded to due to the heat between noon to 7 p.m.?

City Response – Dallas Fire-Rescue responded to 7 heat-related calls during that time period. 2 of those people were taken to local hospitals for further evaluation.

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Community Care City Council Agenda Item #35 – Emergency Rental Assistance Program**

On June 23, 2021, City Council will consider an item to accept \$50,225,677.40 in ERA 2 program funds, amend the current program statement for the funds and an item to accept changes to the program statement for Emergency Rental Assistance (ERA) 1 and adopt the program statement for ERA 2.

The item is as follows:

Item 35: Authorize **(1)** an amendment to the Program Statement for the Emergency Rental Assistance and Utility Program, funded by Coronavirus Response and Relief Funds, to amend the program requirements, previously approved by Resolution No. 21-0240 on January 27, 2021, as shown in **Exhibit A**; and **(2)** the City Manager to **(a)** apply for and receive and deposit funds in an amount not to exceed \$50,225,677.40 in the American Recovery Plan Act Funds ~~for the Emergency Rental Assistance Round 2~~ from the U.S. Department of the Treasury (“Treasury”) for the Emergency Rental Assistance Round 2 (CDFR No. 21.2023), with 40% distributed within 60 days of enactment and subsequent payments once 75% has been obligated; **(b)** establish appropriations in an amount not to exceed ~~\$50,225,677.40~~ \$20,090,270.96 in the ARPA Emergency Rental Assistance Round 2 Fund; **(c)** execute any documents necessary with the Treasury to accept and/or spend the funds; and **(d)** implement an Emergency Rental Assistance and Utility Assistance Program in accordance with **Exhibit B** and utilize up to 15 percent of the funds for administration - Not to exceed \$50,225,677.40 - Financing: U.S. Department of the Treasury Emergency Rental Assistance Program Grant Funds. This item is being revised to add additional language. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113, for more information.

The purpose of this memorandum is to provide the City Council with an update on recommended changes to Emergency Rent Assistance 1 (ERA 1) and the acceptance of Emergency Rent Assistance 2 (ERA 2). Accepting these recommended program changes will allow the City to stay in compliance with the American Recovery Plan Act and the additional guidance from the US Department of the Treasury for Emergency Rental Assistance Program.

DATE June 18, 2021

SUBJECT **Upcoming Agenda Items for the Office of Community Cares #35 –
Emergency Rental Assistance Program**

BACKGROUND

The Novel Coronavirus Disease (“COVID-19”) pandemic and its resulting economic impacts have put thousands at risk of evictions and homelessness. Since Spring of 2020, the City has seen tremendous demand for rental assistance services, a demand which has continued, if not grown, as the pandemic continues. Though a combination of local and national moratoriums and other protections have helped some clients avoid eviction, these moratoriums have largely expired or are expiring and have had limited enforcement power with the Texas Supreme Court decision not to extend emergency order 34 to enforce the Centers for Disease Control moratorium. The federal moratorium is scheduled to end at the end of June 2021.

Emergency Rental Assistance (ERA 1) made available from the American Recovery Plan Act can now be used through 2022, and an item on the Council Agenda on June 23rd will authorize acceptance of Emergency Rental Assistance 2 (ERA 2) in the amount of \$50,225,677.40 available through 2025.

FEDERAL CHANGES & MARKET TRENDS

The Office of Community Cares plans to help as many residents as possible who are at risk of homelessness and eviction working through community partners, such as the Dallas Housing Authority and area community-based nonprofits. In early 2021, we have seen a dramatic increase in rents at apartments across the City. The Dallas Morning News reported that rents are increasing at their fastest rate in five years, raising 5% year-over-year in May of 2021. In addition, the Dallas Morning News has also reported that while wages for professional and skilled workers are rising, as of March 20, the number of jobs paying less than \$27,000 a year in Dallas County was still 21% lower than before COVID. Simply put, families that were struggling before the pandemic are struggling even more now.

The Census Bureau began collecting weekly housing data in April of 2020 and has continued to conduct these Household Pulse Surveys. Data from the most recent survey period of May 26 - June 7, 2021, found that of the estimated 308,069 renter-occupied housing units in Dallas, approximately 33,000 have no confidence in their ability to make next month's rent. The Child Poverty Action Lab (CPAL) has been tracking the eviction data for the state of Texas. If we calculate the average eviction filing amount for residents in the City of Dallas per CPAL's Eviction Filing Dashboard, \$2,596, our 33,000 residents who do not have confidence they can pay next months rent could collectively owe \$86 million in current rental arrears with no plan for how to pay for future rents.

DATE June 18, 2021

SUBJECT **Upcoming Agenda Items for the Office of Community Cares #35 –
Emergency Rental Assistance Program**

STAFF RECOMMENDATIONS

A study released this spring from the Housing Crisis Research Collaborative analyzed the results of 220 rental assistance programs implemented in 2020 and found that jurisdictions stressed the need for fewer funding constraints. Recent federal guidance has reiterated the same barrier. Given the current market trends, the volume of rent assistance funding available, and this new federal guidance, **we recommend removing the \$1500 cap on monthly ERA assistance funds to better serve all residents at risk of homelessness and eviction. This change is reflected in the proposed amendments to the ERA 1 program statement, and no assistance cap is included in the ERA 2 program statement.** In addition to better serving our clients in a time of increasing rents, this change also will ensure we are able to provide adequate utility assistance in anticipation of costly electric bills for the summer and based on higher than typical requests from the Winter/Spring, likely attributable to the recent Winter Storms.

Additionally, the ERA 1 program statement has been updated to ensure consistency with the most recent Treasury guidance for the program. On May 7, 2021, the Treasury released updated guidance for ERA 1 and ERA 2, which emphasized the need to maintain consistency across programs to the extent possible and aligned ERA 1 and ERA 2 program requirements as much as possible.

If you have any questions or need additional information regarding any of the above programs, please contact me or the Office of Community Care Director, Jessica Galleshaw.



Kimberly Bizer Tolbert
Chief of Staff

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

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on 2022 Dr. Martin Luther King, Jr. Day Parade**

This memo is to provide an update on planning for the 2022 Dr. Martin Luther King, Jr. Day Parade. In order to improve efficiency and align with the approaches taken by similarly sized cities, the City is moving forward with a planned solicitation to outsource planning and production of the annual Dr. Martin Luther King, Jr. Parade.

A 2019 audit of the City's community centers recommended that the City review the planning process for the annual Dr. Martin Luther King, Jr. Celebration Week events and that staff conduct a cost-benefit analysis of outsourcing event planning for presentation to the City Manager. This analysis found that multiple staff spend an average of 30% of their time over a multi-month period annually on planning and event production for the week-long event. Based on this analysis and with consideration of the historical involvement of external partners in parade planning, the City Manager supports outsourcing planning and production of the parade.

OVERVIEW

The City of Dallas Office of Community Care (OCC), through the Martin Luther King, Jr. Community Center, is in the preparation phase for the 40th Annual Dr. Martin Luther King, Jr. Celebration. The event has a tradition of bringing together the community and promoting engagement and goodwill to over 150,000 annual attendees. The parade is a reflection of Dr. King's legacy and should be implemented with careful consideration of local tradition and community insight.

The City will seek a contractor to plan, produce, coordinate, and manage all aspects of the City of Dallas' Annual Dr. Martin Luther King Jr., Parade on Monday, January 18, 2021. The parade should be held along MLK Blvd and traditionally has a route of approximately one mile, starting at Holmes Street and ending at Fair Park. Parade line up has been on MLK Blvd between Botham Jean Blvd and Holmes St. Parade entry fees should be kept at or below the rates of comparable events to avoid creation of barriers to participation. There should be no costs to spectators to view the parade along the route.

The solicitation will be advertised beginning no later than June 17, 2021 and proposals will be accepted for a minimum of three weeks. The City has outlined a specific scope and set of activities that will be required for the selected contractor to ensure successful event execution. Additionally, the City has established certain special considerations that will be considered in the evaluation of the applications.

DATE June 18, 2021

SUBJECT **Update on 2022 Dr. Martin Luther King, Jr. Day Parade**

Scope – The contractor will be responsible for planning, permit requirements, participant registration, staffing plan, set up and breakdown, procurement of all required items and equipment, safety planning, parking plans, parade production plan and parade production.

Capacity, Experience and Special Requirements – The City will seek organizations that have at least 12 months of relevant experience implementing events of a similar scope, size and scale. The proposers will be required to demonstrate experience and prior success that demonstrates their organizational capacity to manage an event within the required timeframes, including information on prior permits issued by the City of Dallas. Additionally, the City requests that the proposers provide information on special requirements related to experience with fundraising/revenue goals, experience with comparable events, subcontractor management, and historical utilization of MWBE subcontractors.

Community Connections and Cultural Competency – Proposers should demonstrate cultural competency relevant to the significance of Dr. Martin Luther King, Jr. Day and knowledge of historical local implementation of MLK Day Parade events or other activities.

Metrics – The selected contractor will be required to provide monthly reports inclusive of, at minimum, the below metrics.

1. Participant entries/ticket sales
2. Event Check-In (number of attendees)
3. Total Registrations
4. Participant satisfaction
5. Number of participating community members/groups
6. Type, quantity and quality of advertisement and community outreach to the community
7. Social media mentions (hashtag within their comment/tweet) and engagement (like, share, or retweet).
8. Sponsorship page engagement
9. Sponsorship satisfaction
10. Summary data for community engagement activities in alignment with outline engagement plan
11. Participation in meetings with stakeholders as requested by City, such as MLK Week Planning Committee and/or Dr. Martin Luther King, Jr. Community Center Advisory Board

DATE June 18, 2021

SUBJECT **Update on 2022 Dr. Martin Luther King, Jr. Day Parade**

Staff will communicate results of the solicitation with City Council upon completion of the selection process and will keep City Council abreast of planning and event milestones. If you have any questions or need additional information at this time, please contact me or Office of Community Care Director, Jessica Galleshaw.



Kimberly Bizer Tolbert
Chief of Staff

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office Of Homeless Solutions City Council AGENDA ITEM #42 –
Property Management**

City Council Agenda item 42 is scheduled for approval on the June 23, 2021 City Council agenda. This item awards management of the two hotels acquired by the City on December 9, 2020 to support homeless transitional housing. Staff is proposing to award contracts to the following providers:

CitySquare in an amount not to exceed \$3,291,666 and
Family Gateway, Inc. in an amount not to exceed \$2,911,856.

Through these management contracts, the recommended vendors will provide livable units at the properties for individuals who have entered the homelessness system and have agreed to accept help from care providers in finding employment, addressing mental, and physical health issues in order to gain self-sufficiency and eventually move into independent housing.

As a reminder, the acquired hotel sites were approved for purchase by the City Council on December 9th, 2020, using \$10,147,299 from the Coronavirus Relief Fund (CRF). The funding for the property management of the hotel properties recommended in Agenda Item #40 will cost \$6,203,522 from A. Homeless Assistance (J) Bond Fund: \$2,845,273, B. 2020 CARES Act Relief ESG #2 Fund: \$2,378,666, and C. American Rescue Plan Act Homelessness Assistance and Supportive Services Program Fund: \$979,583 (subject to appropriation).

Services covered by the 2020 CARES Act Relief ESG #2 Fund and American Rescue Plan Act Homelessness Assistance and Supportive Services Program Fund include:

- Essential Services, including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
- Shelter Operations, including maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

The OHS will work with the proposed provider organizations to ensure that residents of these properties receive the supportive services required for the goal of transitioning into permanent housing. In addition, the provider organizations are required to work with the surrounding community to address their concerns in compliance with the Good Neighbor Agreement as set forth in the contracts.

Should you have any questions or need additional information, please contact me or Christine Crossley at 972-358-1850 or via email at Christine.crossley@dallascityhall.com.



Kimberly Bizer Tolbert
Chief of Staff

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Homeless Solutions AGENDA ITEM #40 - Youth Homelessness**

City Council Agenda item #40 is scheduled for approval on the June 23, 2021 City Council agenda. This item will allocate funding to the proposed provider organization: CitySquare, not to exceed \$270,554 through the FY21 Texas Department of Housing and Community Affairs TDHCA Funds.

This item will provide for homeless services targeting young adults, twenty-four years of age and younger; providing street outreach and case management, coupled with supportive services. Through a comprehensive youth-centered service model, these at-risk youth will find a safe place to build their strengths and social and emotional well-being in a safe and structured shelter environment. In addition to street outreach, the services provided will assist youth to leave the streets through drop-in services and meet their immediate needs. Through this item, the City seeks to enhance street outreach and engagement with homeless youth and help get them on the right path.

Should you have any questions or need additional information at this time, please contact me or Christine Crossley, Director of Homeless Solutions at 972-358-1850 or via email at Christine.crossley@dallascityhall.com.

A handwritten signature in black ink, appearing to read 'Kimberly Bizer Tolbert'.

Kimberly Bizer Tolbert
Chief of Staff to the City Manager

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

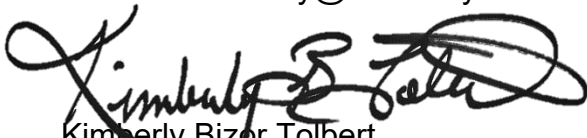
SUBJECT **Upcoming Office Of Homeless Solutions City Council Agenda Item #41 -
Homeless Diversion**

City Council Agenda item #41 is scheduled for approval on the June 23, 2021 City Council agenda. Staff is proposing to award contracts to the following providers for homeless diversion services: After8toEducate in the amount of \$811,662

First Presbyterian Church of Dallas dba The Stewpot in the amount of \$372,696, Bridge Steps dba The Bridge in the amount of \$355,500, and D.F.W. Economic Solutions in the amount of \$225,000.

This agenda item will provide for short-term assistance to households that may experience homelessness. The proposed provider organizations will qualify households who are facing obstacles to obtain or maintain housing. Short-term assistance provided through the awarded contracts can be used in a variety of ways provided they directly result in a housing solution. Additionally, funds are available for the awarded organizations to promote additional supportive services they have available such as mental health, substance use, and immediate housing placement.

Should you have any questions or need additional information, please contact me or Christine Crossley, Director of Homeless Solutions at 972.358.1850 or via email at Christine.crossley@dallascityhall.com.



Kimberly Bizer Tolbert
Chief of Staff

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
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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 June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of June 7, 2021 – June 11, 2021 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at 214. 670.4413 and/or by email at john.page@dallascityhall.com should you need further information.

A handwritten signature in black ink that reads "Jon Fortune".

Jon Fortune
Assistant City Manager
[Attachment]

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

Majed A. Al-Ghafry, Assistant City Manager
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M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity, and Inclusion
Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D6	DALLAS CABARET SOUTH	2432-2462 WALNUT RIDGE ST	SOB	6/8/2021	RENEWAL	DOUGLAS ERNEST
D6	BLISS ARCADE THEATER CLUB	9109 JOHN CARPENTER FRWY	SOB	6/8/2021	RENEWAL	JAMES RICHARD BRIGHT
D14	BOTTLED BLONDE	505 N. GOOD LATIMER	DH /A	6/9/2021	RENEWAL	LES CORIERI

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License Definitions

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

Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer**

On Wednesday, June 23, 2021, City Council will consider the sale of Land Transfer lots to a qualified participating developer.

Summary

The City of Dallas Land Transfer Program, which was established by City Council in 2019 and is administered by the Department of Housing and Neighborhood Revitalization, currently has an inventory of 174 lots that are offered for sale.

Lots in the Land Transfer Program are sold to eligible developers via an application process for the purpose of constructing affordable housing units and sale to income eligible homebuyers. Recently, staff received and reviewed an application from an eligible developer, Women That Soar, LLC, for the purchase of five (5) Land Transfer lots. This memorandum provides an overview of the application submitted by Women That Soar LLC for City Council consideration.

Background

On May 22, 2019, City Council adopted the Land Transfer Program by Resolution No. 19-0824, as amended, for the purpose of incentivizing: (1) the development of quality, sustainable housing that is affordable to the residents of the City and (2) the development of other uses that complement the City's Comprehensive Housing Policy, economic development policy, or redevelopment policy. Specifically, the Land Transfer Program authorizes the City to sell qualifying city-owned real property and resell tax-foreclosed real property to for-profit, non-profit and/or religious organizations, as applicable, in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or city ordinance. The tax foreclosed lots are being sold pursuant to 34.051 of the Texas Property Tax Code.

In June 2021, a qualified participating developer, Women That Soar, L.L.C., submitted an application (proposal) to purchase a total of 5 Land Transfer lots. The Department of Housing and Neighborhood Revitalization (Housing) evaluated the application pursuant to the standards set forth in the Land Transfer Program guidelines, which included determining whether the developer met the eligibility standards to be deemed a "Qualified Participating Developer" and underwriting the proposal. The application was determined to be "complete" and met minimum scoring to be eligible. Housing collaborated with Women That Soar, L.L.C. regarding the terms of sale of the vacant lots as well as the terms related to the construction and subsequent sale of single-family housing units to income eligible homebuyers.

DATE June 18, 2021

SUBJECT **Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer**

Women That Soar, LLC (WTS) is a domestic limited liability company formed in Texas in 2007 by managing member Gina Grant. The organization is a Dallas-based organization focusing on community development strategies specifically targeting minority, low-moderate income individuals. The organization, Women That Soar produces fiscal literacy and homebuyer education courses to assist their target audience in becoming successful homeowners. At this time, Women That Soar intends to partner with Simply Custom to advance their objectives by developing affordable housing. Simply Custom (Developer) is a Dallas-based builder with experience in residential and commercial construction. Developer has previously participated in the City's Land Bank Program and successfully completed the lot acquisition, development, and sale of 6 homes to income-qualified homebuyers on Land Bank lots over the past 4 years. Past performance suggests that the Developer will continue to construct quality affordable housing units on the lots while meeting the requirements of the Land Transfer Program.

The project consists of the construction of 4 single family units, 4 models, ranging from 1665 square footage (SF) to 2244 SF with a minimum of 3 bedrooms and 2 baths. Developer proposes to re-plat 2517 and 2519 Samoa into one lot due to the size of 2517 Samoa, 2513 SF. The price range of the proposed units will be \$234,500 - \$249,900 targeting homebuyers in an income range of 61% - 120% area median income (AMI). The developer has committed to subsidizing each unit with subsidies ranging from \$25,000 - \$150,000. These subsidies will reduce the price range to \$99,900 - \$212,500. Specifically, the price point for the Model: A is expected to be \$234,500 and is expected to be subsidized by WTS in the amount of \$25,000 for a final sales prices of \$209,500 to an eligible homebuyer within 81-120% AMI. The price point for the Model: B is expected to be \$249,900 and is expected to be subsidized by Texas Capital Bank in the amount of \$150,000 for a final sales prices of \$99,900 to an eligible homebuyer within 61-80% AMI. The price point for the Model: C is expected to be \$245,500 and is expected to be subsidized by WTS in the amount of \$85,000 for a final sales prices of \$160,500 to an eligible homebuyer within 61-80% AMI. The price point for the Model: D is expected to be \$237,500 and is expected to be subsidized by WTS in the amount of \$25,000 for a final sales prices of \$212,500 to an eligible homebuyer within 81-120% AMI. In addition, the developer intends to market the City of Dallas Homebuyer Assistance Program to those homebuyers categorized in the 60-80% AMI range.

The development terms applicable to each lot are as follows:

- **Vacant Lot Sales Price:** Attached as **Exhibit A**.
- **Single-Family Home Sales Price:** The sales price of the home cannot exceed the 2021 HUD HOME homeownership sales price for the Dallas, TX HUD Metro FMR Area and must be affordable based on the income of the targeted homebuyer.
- **Targeted Income of Homebuyer:** 61%-120% AMI.

DATE June 18, 2021

SUBJECT **Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer**

- **Construction Timeframe:** Developer must apply for a construction permit and close on any construction financing within 60 days of purchase from the City. In addition, Developer should complete construction and sale of each affordable housing unit to an income eligible homebuyer within 2 years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **Re-Platting:** Developer must submit an application to re-plat 2517 Samoa and 2519 Samoa into 1 lot for the construction of 1 affordable housing unit within 90 days of the acquisition of both lots from the City to be approved by the City Plan Commission.
- **Restrictive Covenants:** Developer must: (1) sell each lot to an income eligible household and (2) prior to the sale, must provide to Department of Housing and Neighborhood Revitalization staff written documentation of the income of the proposed purchaser and the sales price. After sale of the home, the property must be occupied as an income eligible household's principal residence during the entire term of the affordability period.
- **Affordability Period:** Once the property is sold to an income eligible household, it must be occupied as the household's principal place of residence for at least five years. If the original purchaser re-sells the property during the affordability period, the property may only be sold to another income eligible household.
- **Right of Reverter:** Title to the property may revert to the City if Developer has 1. failed to take possession of the land within 90 calendar days after receiving the deed to the parcels of real property; 2. failed to complete construction of all required housing units or other required development on the real property, or failed to ensure occupancy by eligible households within the development timeframe set forth in the development agreement; 3. incurred a lien on the property because of violations of city ordinances and failed to fully pay off the lien within 180 days of the City's recording of the lien; or 4. sold, conveyed, or transferred the land without the consent of the City.
- **Unit Sales Price:** Units must be sold to an income eligible homebuyer between 61-120 percent of the area median income, after developer subsidies, at a final sales price between \$99,900 and \$212,500.

Issues

The City incurs costs related to maintaining lots in its inventory. If the item is not approved, the City will be required to continue expending funds to maintain the unsold inventory.

DATE June 18, 2021

SUBJECT **Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer**

Fiscal Impact

The City of Dallas will receive revenue from the sale of the lots, see attached **Exhibit A**, in the amount of \$5,000.00. For tax foreclosed lots, the sales price for each lot is a minimum of \$1,000.00 for lots up to 7,500 square feet and an additional \$0.133 per square foot for lots which exceed 7,500 square feet. Surplus lot shall be offered at fair market values. A discount is available if project underwriting indicates that the discount is needed either to ensure the viable sale, lease or lease-purchase to an income-qualified buyer. The surplus lots identified on **Exhibit A** are being sold at a discounted price of \$1,000.00 each. Upon completion of the proposed 4 housing units the expected property tax revenue for the City of Dallas is expected to be \$7,509.93 annually.

Estimated Revenue Foregone: General Fund \$8,930.90

In addition, **Exhibit A** details the Estimated Foregone Revenues from the release of non-tax City liens: \$8,930.90

Staff Recommendation

Staff recommends that the City Council approves the sale of 5 vacant lots owned by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

Should you have any questions or require any additional information, please contact me or David Noguera, Director, Department of Housing & Neighborhood Revitalization at David.Noguera@DallasCityHall.com or 214-670-3619.



Dr. Eric Anthony Johnson
Chief of Economic Development & Neighborhood Services

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

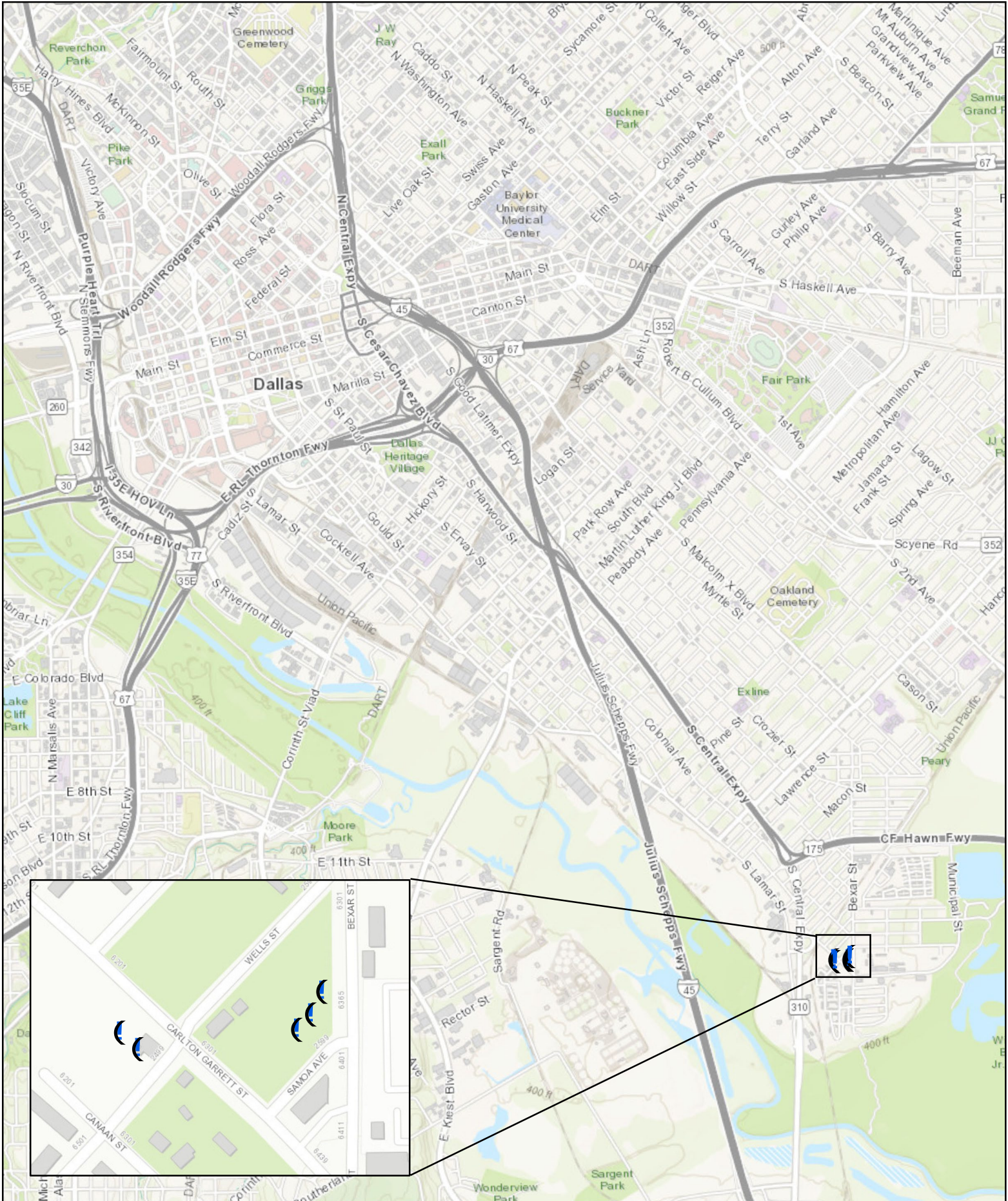
DATE June 18, 2021

SUBJECT **Consideration and Approval of the Sale of Land Transfer Lots to a Qualified Participating Developer**

**Exhibit A
Women That Soar, LLC**

Lot #	Street #	Street Name	Cluster	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non-Tax Lien Amount
1	2515	SAMOA AVE	Bonton	5915	\$ 1,000.00	Surplus	81-120%	\$ 4,007.10
2	2517	SAMOA AVE	Bonton	2513	\$ 1,000.00	Tax Foreclosure		\$ -
3	2519	SAMOA AVE	Bonton	5620	\$ 1,000.00	Surplus	61-80%	\$ 4,923.80
4	6209	CARLTON GARRET ST	Bonton	4499	\$ 1,000.00	Surplus	61-80%	\$ -
5	6211	CARLTON GARRET ST	Bonton	3650	\$ 1,000.00	Surplus	81-120%	\$ -
					Total Purchase Price	\$ 5,000.00	Total Non-Tax Lien Amount	\$ 8,930.90

Land Transfer Lots Requested by Developer Women That Soar, LLC



Memorandum



CITY OF DALLAS

DATE June 18, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **June 23, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On June 11, 2021, a DRAFT City Council Agenda for June 23, 2021 was provided for your review. This memo outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

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

Additions:

66. 21-1186 A resolution to authorize the City Manager to **(1)** spend funds in compliance with the American Rescue Plan Act of 2021 and in accordance with guidance from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund (CFDA No. 21.027); **(2)** take all necessary actions to apply for and receive funds for which the City is eligible from state and federal sources; **(3)** receive and deposit funds in an amount not to exceed \$355,426,891.00 in the Coronavirus Local Fiscal Recovery Fund which will be received in two tranches with 50% in 2021 and 50% in 2022; **(4)** establish appropriations in an amount not to exceed \$177,713,445.50 in the Coronavirus Local Fiscal Recovery Fund; **(5)** transfer appropriations, expenses, or cash between funds established for the coronavirus disease 2019 (COVID-19) response; and **(6)** execute any grant agreements necessary to receive COVID-19 funding from federal and state sources - Not to exceed \$355,426,891.00 - Financing: U.S. Department of the Treasury - Coronavirus Local Fiscal Recovery Funds
67. 21-1170 Authorize the **(1)** acceptance of the 2021-22 Veterans Treatment Court Grant in the amount of \$50,000.00 from the Texas Veterans Commission Fund for Veterans' Assistance (Grant No. GT-VTC21-019) for continuation of the South Oak Cliff Community Court to include the South Oak Cliff Veterans Treatment Court Project for the period July 1, 2021 through June 30, 2022; **(2)** establishment of appropriations in an amount not to exceed \$50,000.00 in the 2021-22 Veterans Treatment Court Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the 2021-22 Veterans Treatment Court Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions and documents required by the agreement - Not to exceed \$50,000.00 - Financing: Texas Veterans Commission Grant Funds

DATE June 18, 2021

SUBJECT **June 23, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

68. 21-1184 An ordinance granting a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District at the south side of West Mockingbird Lane, east of Elmbrook Drive - Z190-348(LG) - Financing: No cost consideration to the City
69. 21-1185 An ordinance granting a Planned Development District for MU-1 Mixed Use District uses and ~~an ordinance granting~~ resolution accepting the termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District at the Southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue - Z201-139(NN) - Financing: No cost consideration to the City
70. 21-1168 Authorize approval of 15 nominees to serve on the Economic Development Advisory Task Force which will advise on implementation of the economic development policy and creation of an economic development entity - Financing: No cost consideration to City
71. 21-1169 Authorize a consulting contract with **(1)** HR&A Advisors, Inc. in an amount not to exceed \$1,296,000.00 to implement the City of Dallas Economic Development Policy; and **(2)** Tip Strategies, Inc. dba TIP Strategies in an amount not to exceed \$800,000.00 to lead formation of a new economic development entity - Total not to exceed \$2,096,000.00 - Financing: Public/Private Partnership Fund
72. 21-1171 Authorize a development agreement and all other necessary documents with Circuit Trail Conservancy and/or its affiliates for the design and construction of the North Victory segment of the Hi Line Connector Trail Project located in the Victory Sub-district of the Sports Arena TIF District in an amount not to exceed \$11,562,124.00 - Not to exceed \$11,562,124.00 - Financing: Sports Arena TIF District Fund (subject to current and future appropriations from tax increments)
73. 21-1188 Authorize a fourth amendment to the 2016 Chapter 380 Grant Agreement ("2016 Chapter 380 Agreement") with WCWRD Inc and its affiliate or subsidiaries ("Developer"), a third amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement ("2018 TIF/Chapter 380 Agreement") with Developer, and any amendments to any other documents, including but not limited to deeds of trust and promissory notes, necessary to accommodate the Red Bird Mall Redevelopment Project ("Project") in accordance with the City Council-approved terms, approved as to form by the City Attorney, related to the Project generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District to: **(a)** modify Programmatic Requirements in the 2018 TIF/Chapter 380 Agreement to (i) reduce by 60,000 gross square feet (from a minimum of 100,000 gross square feet to a minimum of 40,000 gross square feet) the Developer's requirement to construct new retail, restaurant, and entertainment buildings and (ii) authorize the Developer to use reasonable efforts to prepare and convey property within the Project site to a hotel developer; **(b)** clarify authorization for the Developer to obtain mezzanine and

DATE June 18, 2021
SUBJECT June 23, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions

preferred equity financing and authorization for the City to enter into intercreditor agreements and/or recognition agreements, as applicable; **(c)** extend the maturity date on the loan ("Loan") authorized by the 2018 TIF/Chapter 380 Agreement by five years until June 2038; **(d)** authorize the release of a portion of the property within the Project site ("Sears Property") to a third-party purchaser upon completion of the initial phase of tenant improvements and prior to the Loan's maturity date; and **(e)** modify the Developer's ability to sell the Project prior to maturity of the Loan, subject to the Loan and assignment of the 2018 TIF/Chapter 380 Agreement; and as consideration for the amendments: **(i)** increase the Developer's Minimum Investment Requirement by \$5,000,000.00 for the Project from \$130,000,000.00 to \$135,000,000.00, **(ii)** add a requirement to the Programmatic Requirements that the Developer make reasonable efforts to prepare and convey property within the Project site for a grocery store or renovate and lease space within an existing building within the Project site for a grocery store, **(iii)** require that the Developer pay interest current on the Loan to the extent that the TIF Subsidy does not fully repay the Loan during the extended term, and **(iv)** prohibit the Developer from distributing any net proceeds of the sale of the Sears Property to equity shareholders and require the Developer to use the net proceeds to either repay debt that is senior to the City's lien in payment priority, pay for remaining Infrastructure Work, invest in additional building improvements on property secured by the City's lien, or acquire additional properties in the Project area to be added to the City's collateral - Financing: No cost consideration to the City

74. 21-1190 Authorize Supplemental Agreement No. 2 to increase the cooperative purchasing agreement for the purchase of additional software licenses, maintenance and support, and training to upgrade and convert the existing Electronic Plan Review System to a software as a solution model provided by Avolve Software Corporation and sold through SHI Government Solutions, Inc. through The Local Government Purchasing Cooperative (BuyBoard) agreement managed by the Department of Information and Technology Services for the Department of Sustainable Development and Construction - Not to exceed \$469,236.04, from \$2,864,232.00 to \$3,333,468.04 - Financing: Building Inspection Fund (subject to annual appropriations)
75. 21-1172 Authorize a ten-year lease agreement with one five-year renewal option between Fair Park First and zoOceanarium Group, LLC to operate the Children's Aquarium located at 1462 First Avenue in Fair Park - Financing: No cost consideration to the City

Revisions:

5. 21-1187 A resolution authorizing **(1)** the issuance of Refunding Bonds by the Love Field Airport Modernization Corporation in an aggregate principal amount not to exceed \$350,000,000; and **(2)** the financing documents relating to the sale of such bonds - Not to exceed \$1,296,000.00 - Financing: 2021 Aviation Bond Funds ~~(\$997,000.00)~~ and Aviation Fund (\$299,000.00)

DATE June 18, 2021

SUBJECT **June 23, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

This item is being revised to reflect cost of issuance and to include authorizing resolutions. Please contact Sheri Kowalski, Director, City Controller's Office, at 214-670-3856, for more information.

9. 21-1158 Authorize the **(1)** sale of up to five Land Transfer lots to Women That Soar, L.L.C., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program; Estimated Revenue: General Fund \$12,509.93; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to five Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to four single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$8,930.90
This item is being revised to add additional language to the Resolution. Please contact Albert Gonzalez, Land Bank Manager, Department of Housing & Neighborhood Revitalization, at 214-670-7306, for more information.
11. 21-813 Authorize a professional services contract with Burgess & Niple, Inc. for the engineering design services of Frankford Road from ~~Texas~~ [State Highway](#) 289 (Preston Road) to Coit Road - Not to exceed \$495,585.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)
This item is being revised to update language to match language to the Interlocal Agreement contract with the County of Collin, Texas ("Collin County"). Please contact Robert Perez, Director, Department of Public Works, at 214-948-4380, for more information.
35. 21-1119 Authorize **(1)** an amendment to the Program Statement for the Emergency Rental Assistance and Utility Program, funded by Coronavirus Response and Relief Funds, to amend the program requirements, previously approved by Resolution No. 21-0240 on January 27, 2021, as shown in **Exhibit A**; and **(2)** the City Manager to **(a)** apply for and receive and deposit funds in an amount not to exceed \$50,225,677.40 in the American Recovery Plan Act Funds ~~for the Emergency Rental Assistance Round 2~~ from the U.S. Department of the Treasury ("Treasury") [for the Emergency Rental Assistance Round 2 \(CFDA No. 21.023\), with 40% distributed within 60 days of enactment and subsequent payments once 75% has been obligated](#); **(b)** establish appropriations in an amount not to exceed ~~\$50,225,677.40~~ [\\$20,090,270.96](#) in the ARPA Emergency Rental Assistance Round 2 Fund; **(c)** execute any documents necessary with the Treasury to accept and/or spend the funds; and **(d)** implement an Emergency Rental Assistance and Utility Assistance Program in accordance with **Exhibit B** and utilize up to 15 percent of the funds for administration - Not to exceed \$50,225,677.40 - Financing: U.S. Department of the Treasury Emergency Rental Assistance Program Grant Funds
This item is being revised to add additional language. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113, for more information.

DATE June 18, 2021

SUBJECT **June 23, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

52. 21-981 Authorize **(1)** two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street; and (iii) to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to for the entire project; and **(2)** execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

This item is being revised to clarify that the \$7,900,000.00 does not apply to the O&M Agreement. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.

69. 21-1185 An ordinance granting a Planned Development District for MU-1 Mixed Use District uses and ~~an ordinance granting~~ resolution accepting the termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District at the Southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue - Z201-139(NN) - Financing: No cost consideration to the City

This item is being revised to reflect the termination by resolution not ordinance. Please contact Kris Sweckard, Director, Department of Sustainable Development and Construction, at 214-671-9293, for more information.

Z6. 21-1079 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of Botham Jean Boulevard ~~South Lamar Street~~, between Martin Luther King Jr. Boulevard and Lenway Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions

Z201-198(AO)

This item is being revised to reflect the correct street name. Please contact Kris Sweckard, Director, Department of Sustainable Development and Construction, at 214-671-9293, for more information.

In addition, Agenda Item Nos. 36, 39, 40, 41, 42, 45, 46, 51, 52, and PH2 have all been revised to include a Council statement in the Prior Action.

Deletions:

37. 21-1159 Authorize execution of a development agreement and all other necessary documents with Circuit Trail Conservancy and/or its affiliates for the design and construction of the North Victory segment of the Hi Line Connector Trail Project located in the Victory Sub-district of the Sports Arena TIF District in an amount not to exceed \$11,562,124.00 - Not to exceed \$11,562,124.00 - Financing:

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Sports Arena TIF District Fund (subject to annual appropriations from tax increments)

This item is being deleted due to a duplication of Addition Item No. 21-1171. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.

56. 21-1061 Authorize Supplemental Agreement No. 3 to the contract with METCO Engineering, Inc. through a Cooperative Purchasing Agreement with Dallas County, to provide job order contracting services for facility projects through November 7, 2021 - Not to exceed \$1,000,000.00, from \$8,000,000.00 to \$9,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$500,000.00) and General Fund (\$500,000.00) (subject to annual appropriations)
This item is being deleted and rewritten as a new contract and will return on a future agenda date. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.

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

4. 21-1062 Authorize settlement of the lawsuit styled Norris Smith, et al. v. City of Dallas, Cause No. DC-19-08618 - Not to exceed \$155,000.00 - Financing: Liability Reserve Fund
City Council will be briefed by confidential memorandum regarding this matter on June 18, 2021.
8. 21-759 Authorize a second amendment to the conditional grant agreement, previously approved by Resolution No. 15-0861 on May 13, 2015, as amended, with Dallas Area Habitat for Humanity (Habitat) and Builders of Hope CDC, who assumed the obligations of Greenleaf Ventures, LLC for infrastructure construction related to the development of 50 to 53 single-family homes in East Dallas located on Chariot Drive, to **(1)** extend the completion date from December 31, 2019 to December 31, 2021; **(2)** extend the term of the conditional grant agreement to December 31, 2021, to allow for final payment and closeout of the project; and **(3)** require that Habitat donate \$1,500.00 to the Chariot Village Homeowner's Association for neighborhood beautification projects - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum on May 24, 2021.](#)
35. 21-1119 Authorize **(1)** an amendment to the Program Statement for the Emergency Rental Assistance and Utility Program, funded by Coronavirus Response and Relief Funds, to amend the program requirements, previously approved by Resolution No. 21-0240 on January 27, 2021, as shown in **Exhibit A**; and **(2)** the City Manager to **(a)** apply for and receive and deposit funds in an amount not to exceed \$50,225,677.40 in the American Recovery Plan Act Funds ~~for the Emergency Rental Assistance Round 2~~ from the U.S. Department of the Treasury ("Treasury") [for the Emergency Rental Assistance Round 2 \(CFDA](#)

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[No. 21.023](#)), with 40% distributed within 60 days of enactment and subsequent payments once 75% has been obligated; (b) establish appropriations in an amount not to exceed ~~\$50,225,677.40~~ [\\$20,090,270.96](#) in the ARPA Emergency Rental Assistance Round 2 Fund; (c) execute any documents necessary with the Treasury to accept and/or spend the funds; and (d) implement an Emergency Rental Assistance and Utility Assistance Program in accordance with **Exhibit B** and utilize up to 15 percent of the funds for administration - Not to exceed \$50,225,677.40 - Financing: U.S. Department of the Treasury Emergency Rental Assistance Program Grant Funds
[City Council will be briefed by memorandum regarding this matter on June 18, 2021.](#)

36. 21-1118 Authorize a six-month extension of the option-period deadline with respect to the Option Agreement previously authorized by Resolution No. 20-1037, on June 24, 2020, and executed January 27, 2021, with Refuge City of Dallas "Refuge" for the development of city-owned property located at 12000 Greenville Avenue, Dallas, Dallas County, Texas from August 13, 2021 to February 14, 2022 - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on June 7, 2021.](#)
39. 21-1133 Authorize a one-year contract, with two one-year renewal options, for emergency shelter services for the homeless for the Office of Homeless Solutions - Family Gateway, Inc. in the amount of \$135,000, The Salvation Army A Georgia Corp. in the amount of \$175,000, and Shelter Ministries of Dallas dba Austin Street Center in the amount of \$155,000, most advantageous proposers of eight - Total not to exceed \$465,000 - Financing: Emergency Solutions Grant Fund
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)
40. 21-1131 Authorize a one-year service contract, with two one-year renewal options, for homeless services targeting young adults twenty-four years of age and younger for the Office of Homeless Solutions - CitySquare, most advantageous proposer of three - Not to exceed \$270,554 - Financing: FY21 Texas Department of Housing and Community Affairs TDHCA Funds
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)
41. 21-1132 Authorize a three-year contract for short-term homelessness diversion services for the Office of Homeless Solutions - After8toEducate in the amount of \$811,662, First Presbyterian Church of Dallas dba The Stewpot in the amount of \$372,696, Bridge Steps dba The Bridge in the amount of \$355,500, and D.F.W. Economic Solutions in the amount of \$225,000, most advantageous proposers of seven - Total not to exceed \$1,764,858 - Financing: General Fund (subject to annual appropriations)
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)

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42. 21-1004 Authorize two-year contracts, with two five-year renewal options, for property management, supportive services and renovations for temporary and permanent housing for the Office of Homeless Solutions - CitySquare in the amount of \$3,291,666 and Family Gateway, Inc. in the amount of \$2,911,856, most advantageous proposers of three - Total not to exceed \$6,203,522 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,845,273), 2020 CARES Act Relief ESG #2 Fund (\$2,378,666) and American Rescue Plan Act Homelessness Assistance and Supportive Services Program Fund (\$979,583) (subject to appropriations)
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)
45. 21-712 Authorize a two-year service contract for the development of a new districting plan to reflect the 2020 census data for the Office of Government Affairs - ARCBridge Consulting, Inc., most advantageous proposer of six - Not to exceed \$158,625 - Financing: General Fund
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)
46. 21-1060 Authorize a two-year contract for financial empowerment centers and financial stability services for the Office of Community Care - CitySquare in the amount of \$463,000.00 and International Rescue Committee, Inc. dba IRC in the amount of \$723,596.90, most advantageous proposers of six - Total not to exceed \$1,186,596.90 - Financing: General Fund (subject to annual appropriations)
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)
51. 21-965 Authorize **(1)** an Interlocal Agreement between the Regional Transportation Council (RTC), the North Central Texas Council of Governments (NCTCOG), and the City of Dallas (City), and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,000.00 in federal Surface Transportation Block Grant (STBG) Funds for the expansion of Klyde Warren Park, known as “Klyde Warren Park Phase 2” (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and the Texas Department of Transportation (TxDOT); **(2)** an increase in appropriations in the amount of \$10,000,000.00 in the Woodall Rodgers Development Fund; **(3)** the receipt and deposit in the amount of \$10,000,000.00 from WRPF in the Woodall Rodgers Development Fund; **(4)** the repayment of \$10,000,000.00 of STBG Funds by the City to NCTCOG after completion of the project; and **(5)** execution of the Interlocal Agreement including all terms, conditions, and documents required by the agreement - Not to exceed \$10,000,000.00 - Financing: Woodall Rodgers Development Fund
City Council was briefed by memorandum regarding this matter on June 18, 2021.

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52. 21-981 Authorize **(1)** two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street; and (iii) to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to for the entire project; and **(2)** execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
City Council was briefed by memorandum regarding this matter on June 18, 2021.
64. 21-1005 Authorize an ordinance amending the Project Plan and Reinvestment Zone Financing Plan (“Plans”) for the City Center Tax Increment Financing (“TIF”) District (the “Zone”) to approve: **(1)** the TIF Board’s finding that Klyde Warren Park is an area of public assembly and that TIF funds from the District-Wide Improvement budget category may be used for the Phase 2 expansion of Klyde Warren Park (“KWP2”) because it is a project benefitting the Zone and because such expansion is necessary or convenient to the creation of the Zone or to the implementation of the Plans; and **(2)** corresponding modifications to the Plans to reflect these amendments and findings - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on March 1, 2021.](#)
65. 21-984 Authorize **(1)** a development agreement with Woodall Rodgers Park Foundation (“Foundation”) in an amount not to exceed \$3,000,000.00 for the design and construction of the Phase 2 expansion of the Klyde Warren Park project (“KWP2”), payable from City Center Tax Increment Financing (“TIF”) District funds, such improvements being necessary and convenient to the implementation of the project plans for the City Center TIF District; **(2)** all other necessary documents between the City, the Foundation and the North Central Texas Council of Governments (“NCTCOG”) related to such funding for KWP2; and **(3)** an assignment of all City Center TIF District revenues payable to the Foundation under the development agreement to NCTCOG - Not to exceed \$3,000,000.00 - Financing: City Center TIF District Fund (subject to annual appropriations from tax increments)
[The Economic Development Committee was briefed by memorandum regarding this matter on March 1, 2021.](#)
66. 21-1186 A resolution to authorize the City Manager to **(1)** spend funds in compliance with the American Rescue Plan Act of 2021 and in accordance with guidance from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund (CFDA No. 21.027); **(2)** take all necessary actions to apply for and receive funds for which the City is eligible from state and federal sources; **(3)** receive and deposit funds in an amount not to exceed \$355,426,891.00 in

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the Coronavirus Local Fiscal Recovery Fund which will be received in two tranches with 50% in 2021 and 50% in 2022; **(4)** establish appropriations in an amount not to exceed \$177,713,445.50 in the Coronavirus Local Fiscal Recovery Fund; **(5)** transfer appropriations, expenses, or cash between funds established for the coronavirus disease 2019 (COVID-19) response; and **(6)** execute any grant agreements necessary to receive COVID-19 funding from federal and state sources - Not to exceed \$355,426,891.00 - Financing: U.S. Department of the Treasury - Coronavirus Local Fiscal Recovery Funds
[City Council was briefed by memorandum on the American Rescue Plan Act of 2021 on March 15, 2021.](#)

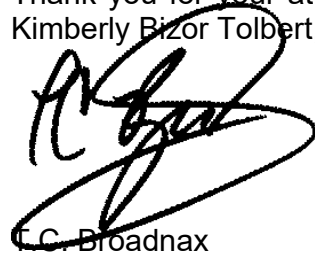
73. 21-1188 Authorize a fourth amendment to the 2016 Chapter 380 Grant Agreement (“2016 Chapter 380 Agreement”) with WCWRD Inc and its affiliate or subsidiaries (“Developer”), a third amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“2018 TIF/Chapter 380 Agreement”) with Developer, and any amendments to any other documents, including but not limited to deeds of trust and promissory notes, necessary to accommodate the Red Bird Mall Redevelopment Project (“Project”) in accordance with the City Council-approved terms, approved as to form by the City Attorney, related to the Project generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District to: **(a)** modify Programmatic Requirements in the 2018 TIF/Chapter 380 Agreement to (i) reduce by 60,000 gross square feet (from a minimum of 100,000 gross square feet to a minimum of 40,000 gross square feet) the Developer’s requirement to construct new retail, restaurant, and entertainment buildings and (ii) authorize the Developer to use reasonable efforts to prepare and convey property within the Project site to a hotel developer; **(b)** clarify authorization for the Developer to obtain mezzanine and preferred equity financing and authorization for the City to enter into intercreditor agreements and/or recognition agreements, as applicable; **(c)** extend the maturity date on the loan (“Loan”) authorized by the 2018 TIF/Chapter 380 Agreement by five years until June 2038; **(d)** authorize the release of a portion of the property within the Project site (“Sears Property”) to a third-party purchaser upon completion of the initial phase of tenant improvements and prior to the Loan’s maturity date; and **(e)** modify the Developer’s ability to sell the Project prior to maturity of the Loan, subject to the Loan and assignment of the 2018 TIF/Chapter 380 Agreement; and as consideration for the amendments: **(i)** increase the Developer’s Minimum Investment Requirement by \$5,000,000.00 for the Project from \$130,000,000.00 to \$135,000,000.00, **(ii)** add a requirement to the Programmatic Requirements that the Developer make reasonable efforts to prepare and convey property within the Project site for a grocery store or renovate and lease space within an existing building within the Project site for a grocery store, **(iii)** require that the Developer pay interest current on the Loan to the extent that the TIF Subsidy does not fully repay the Loan during the extended term, and **(iv)** prohibit the Developer from distributing any net proceeds of the sale of the Sears Property to equity shareholders and require the Developer to use the net proceeds to either repay debt that is senior to the

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City's lien in payment priority, pay for remaining Infrastructure Work, invest in additional building improvements on property secured by the City's lien, or acquire additional properties in the Project area to be added to the City's collateral – Financing: No cost consideration to the City
[City Council was briefed by memorandum regarding this matter on June 18, 2021.](#)

PH2. 21-971 A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.19 acres of the current 1.38 acres of floodplain located at 4950 Wedgewood Lane, within the floodplain of Browning Branch, Fill Permit 20-09 - Financing: No cost consideration to the City
[City Council will be briefed by memorandum regarding this matter on June 18, 2021.](#)

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



C. Broadnax
City Manager

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

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