

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and City Councilmembers

SUBJECT **Districing Plan Proposed Modifications Submitted – Complete List Attached**

Attached is a complete list of proposed modifications to [Plan ID 131227](#), which will be considered during the June 22nd City Council meeting (Item #69).

The proposed modifications will be posted today at [www.dallasredistricting.com](http://www.dallasredistricting.com), satisfying the charter-prescribed 72-hour deadline for public access. The list will also be posted with the City's agenda materials today at [www.dallas.gov](http://www.dallas.gov). We have requested Spanish translation of the list, which will be available next week.

Should you have any questions, please contact me at 214.670.5797 or [carrie.rogers@dallas.gov](mailto:carrie.rogers@dallas.gov).

A handwritten signature in black ink that reads "Carrie Rogers".

Carrie Rogers  
Director  
Office of Government Affairs

c: T.C. Broadnax, City Manager  
Christopher J. Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Jon Fortune, Deputy City Manager  
Kimberly Bizzor Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis Gavino, Chief of Staff/Office of Resilience  
Directors and Assistant Directors



# 2021 DALLAS CITY REDISTRICTING

## Recommended Districting Plan CITY COUNCIL PROPOSED MODIFICATIONS & MOTIONS REPORT JUNE 22, 2022

The following proposed modifications will be considered during the June 22, 2022, City Council meeting. Only those modifications that met the Charter-prescribed 72-hour deadline will be considered. The mayor (presiding officer) will take the duplicate and larger modifications first and then will take the remaining ones in the order received, as listed below.

Plan ID	Submitter	Other Modifications Included Within This Modification	Motion needed	Date & Time Submitted
<a href="#">132556</a>	CM Arnold (D4)	Includes 132518 and 132520	Yes.	6/16/2022 4:59 p.m.
<a href="#">132520</a>	CM Arnold (D4)	Includes 132518	132556 includes this modification; If 132556 passes, no motion is necessary.	6/8/2022 5:33 p.m.
<a href="#">132518</a>	CM Arnold (D4)		132556 and 132520 each include this modification; If either passes, no motion is necessary.	6/16/2022 4:59 p.m.

<a href="#">132516</a>	CM Jesse Moreno (D2) & CM Adam Bazaldua (D7) proposed changes to D2, D5, D7, D9 & D14		If 132516 passes, then 132390 will fail because of contiguity issues and no motion can be made.	6/16/2022 4:50 p.m.
<a href="#">132390</a>	DMPT Resendez (D5)		If 132516 passes, no motion is in order. If 132516 fails, a motion is in order.	6/14/2022 11:26 p.m.
<a href="#">132432</a>	CM Gay Willis (D13) & CM Omar Narvaez (D6)		Yes.	6/16/2022 3:05 p.m.

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Unsheltered Residents at Dallas Public Library**

This memorandum is to provide a quick update on the status of unsheltered residents outside the Dallas Public Library (DPL) on Young Street. Office of Homelessness Solutions (OHS), DPL, the Office of Integrated Public Safety Solutions, the Marshall's Office and the Dallas Police Department are working in collaboration to engage residents for potential transition to housing where possible.

Recently, rising temperatures have led to some cases of more spirited behavior, which is being taken into consideration in terms of how the cross-departmental teams address their eligibility for housing through resources like the Dallas R.E.A.L. Time Rapid Rehousing Initiative (DRTRR). DPL has a dedicated Homeless Engagement Coordinator to actively connect individuals experiencing homelessness with social service providers.

Furthermore, the City Manager has approved the addition of four outreach teams composed of trained outreach workers from OHS and The Bridge, our flagship shelter partner. This expansion of outreach teams will allow us to address hot spots more efficiently, expanding our capacity to meet the needs of our residents beginning July 1st.

As of the February 2022, the Point in Time Count conducted by Metro Dallas Homeless Alliance has led to a 23% reduction in unsheltered families and 26% reduction in unsheltered veterans. We have seen a slight reduction in homelessness representing the lowest count of unsheltered in the area since 2018. City departments continue to collaborate and provide resources for unsheltered residents, including OHS informational cards and OurCalling resource booklets available through the Council Director's Office. As of June 2022, over 1,385 unsheltered individuals have enrolled in the DRTRR and over 700 unsheltered individuals have been housed.

Should you have any questions, please contact Christine Crossley, Director of Homeless Solutions at [christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov).

Putting Service First,

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

Kimberly Bizer Tolbert  
Deputy City Manager

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

# Memorandum



CITY OF DALLAS

DATE June 17, 2022  
TO Honorable Mayor and Members of the City Council  
SUBJECT **Fire Station 41 Replacement Facility Project - Construction Contract**

This memo is to provide an update to City Council on the next steps for the above referenced project.

On November 10, 2021, City Council authorized a construction contract for the construction of the Fire Station No. 41 Replacement Facility, located at 5920 Royal Lane to Post L Group, LLC (Contractor). The Contractor submitted a request for construction costs escalation as well as additional construction costs for revisions to the original set of plans for this project. On Thursday, June 16, 2022, the City met with the Contractor to discuss their request for cost escalation. Unfortunately, the City cannot meet the request, and in response the Contractor has decided not to proceed with the construction of the project as originally awarded, per Resolution No. 21-1850.

Therefore, the City will be requesting at the June 22, 2022 City Council meeting to rescind the awarded construction contract and to re-advertise this project.

### **Estimated Project Schedule (Re-advertisement)**

Re-advertise	July 2022
Award Construction	August/September 2022
Begin Construction	October/November 2022
Complete Construction	October/November 2023

While the construction timeline of the Fire Station No. 41 Replacement facility will be affected, the construction of the temporary Fire Station No. 41 is anticipated to be completed later this month which will enable Dallas -Fire Rescue to provide service during construction of the permanent replacement facility.

If you have additional questions, please contact Adriana Castaneda, Director of the Office of Bond and Construction Management at [adriana.castaneda@dallascityhall.com](mailto:adriana.castaneda@dallascityhall.com) or 214-671-8450.

Robert Perez  
Assistant City Manager

c: T.C Broadnax, City Manager  
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# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT June 22, 2022 Agenda Item 33: Local Solid Waste Management Plan Update

On June 22, 2022, the City Council will consider Agenda Item 33, a resolution authorizing adoption of the Local Solid Waste Management Plan Update (LSWMP). The Department of Sanitation Services has been working on this update with periodic input from the Environment and Sustainability Committee (ENVS) since May 2021. On June 6, 2022, ENVS advised staff of its support to advance the LSWMP to the full City Council for consideration. The following summarizes the purpose of the LSWMP and the work done to update this important plan. The full plan document, beginning with an executive summary, can be found online at [dsan.us/lswmp](https://dsan.us/lswmp).

The purpose of the LSWMP is to identify current and future material management needs, evaluate programs, policies, and infrastructure options for meeting these needs, and to define a course of action for managing future waste generated in Dallas. Sanitation and its consultant, Burns & McDonnell Engineering Company, Inc., developed the LSWMP by evaluating existing programs, policies and infrastructure and analyzing progress the City has made over the last decade toward the previously adopted goals and recommendations. The intent is to establish goals, objectives and recommendations that offer strategic direction for the City to establish a resilient material management system that provides the ability to continue advancing progress towards Zero Waste in alignment with the City's Comprehensive Environmental and Climate Action Plan (CECAP).

The LSWMP development process engaged stakeholders from the community and multiple City departments. Community stakeholders included representatives from multiple generator sectors (sectors include single-family, multi-family and commercial) for the purpose of gathering insight and opinions regarding the current material management systems and needs for the future of the system. Multiple stakeholder groups were engaged during the LSWMP development process, including the Apartment Association of Greater Dallas, Dallas Regional Chamber, North Dallas Neighborhood Alliance, Pleasant Grove Unidos, Revitalize South Dallas Coalition, Texas Campaign for the Environment, and Texas Restaurant Association. Sanitation also engaged with relevant City departments, including the Office of Environmental Quality and Sustainability, Dallas Water Utilities, Code Compliance, Court and Detention Services (City Marshal's Office), Economic Development, and Development Services. The key takeaways from the comprehensive stakeholder engagement effort are incorporated throughout the LSWMP to inform the options and recommendations that have been developed.

DATE June 17, 2022

SUBJECT June 22, 2022 Agenda Item 33: Local Solid Waste Management Plan Update

A key consideration of the updated goals and objectives is to balance the demand for resources to meet near-term goals that strategically position the City to make significant progress toward its long-term Zero Waste goal by 2060 as originally established as part of the 2011 LSWMP. The LSWMP Update has been developed to build on the 2011 LSWMP objectives. The following updated objectives are meant to guide policies, programs and infrastructure to support progress toward the City's near- and long-term goals.

1. Empower residents and businesses to reduce the amount of discarded material generated through proactive education, outreach and compliance efforts.
2. Establish and implement innovative operational best practices to provide efficient, cost effective, and environmentally responsible service.
3. Provide excellent customer service and support residents and businesses to maximize diversion from landfill.
4. Operate a clean, green and efficient waste system that seeks to generate energy from organics

Specific goals have been set for the single-family home sector, in line with CECAP, including:

#### Near-Term Goals

- 35% recycling of organic waste by 2030
- 60% paper waste by 2030
- 35% reduction in waste landfilled by 2030

#### Long-Term Goals

- 80% recycling of organic waste by 2050
- 90% paper waste by 2050
- 45% reduction in waste landfilled by 2040

Quantitative goals for the multi-family and commercial sectors are more challenging to establish due to a current lack of waste diversion data from these sectors. Near-term goals are focused on establishing metrics, adjusting franchise and permitted recycling hauler requirements to understand recycling participation by sector, and ensuring that the available recycling processing capacity supports increased tonnage for potential recycling requirements in the future.

This information is just a brief overview of the LSWMP development process and high-level objectives. Refer to the executive summary or full LSWMP document for more full details. Also, visit [DallasZeroWaste.com](https://dallaszerowaste.com) to learn more about the LSWMP update process, including FAQs, timeline, community survey results, and to view video of public meetings on this topic. Point of contact for questions or additional information is Jay Council, Director of Sanitation Services, at [jerome.council@dallas.gov](mailto:jerome.council@dallas.gov) or 214-670-4485.

DATE June 17, 2022  
SUBJECT June 22, 2022 Agenda Item 33: Local Solid Waste Management Plan Update



Carl Simpson  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
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# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Dockless Vehicle Program Proposed Changes - June 15, 2022 City Council Briefing Follow Up**

The following are responses to questions posed by City Council members during the June 15, 2022, City Council Briefing on the “Dockless Vehicle Program Proposed Changes.”

**1. Council Members Schultz and Ridley: Are electric bicycles and motor assisted scooters allowed on trails? How would it be determined that riding on particular trails should be prohibited and who makes this decision?**

Under the existing City Code, SEC. 9.1 and SEC. 28-41.1.1, electric bicycles and motor assisted scooters are currently allowed on public trails. Under the proposed amendments to SEC. 28.41.1.1 of the City Code that will be brought before City Council on June 22, 2022:

- The traffic engineer would have authority to designate zones where the operation of motor assisted scooters is prohibited, including public trails. This authority would only apply to motor assisted scooters. Electric bicycles must be allowed on trails because, under SEC. 551.106 of the Texas Transportation Code, a local authority may not prohibit the operation of electric bicycles in an area where non-electric bicycles are permitted.
- A person would commit an offense if they, “[operate] a motor assisted scooter on a trail where riding is prohibited or during the hours that riding is prohibited on the trail.”
- A person may not park a motor assisted scooter or electric bicycle, “in a public park or public plaza, unless in a space designated by the city for the parking of motor assisted scooters, electric bicycles, or bicycles.”

With the proposed authority of the traffic engineer that would be established in the amendments to SEC. 28-41.1.1, it was intended that the traffic engineer would designate all trails in the city as “no ride zones” for motor assisted scooters with the exception of the Ronald Kirk Pedestrian Bridge. The Ronald Kirk Pedestrian Bridge was to be excluded because it serves as a key multimodal connection between central and west Dallas. The trails and other no ride zones would be designated with signage that would be consistent with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and placed at trail entrances. Operators that were issued a Shared Dockless Vehicle Operating Authority Permit

DATE June 17, 2022

SUBJECT **Dockless Vehicle Program Proposed Changes - June 15, 2022 City Council Briefing Follow Up**

would be required to geofence the no ride zones to ensure their users complied with the established traffic regulation.

The reason for the decision to not codify the prohibition of scooters on trails was to allow for flexibility if a trail provides a key multimodal connection to destinations and the presence of scooters would not negatively impact the safety and comfort of pedestrians using the trail. Any trail that would be considered for the allowance of scooter riding would be reviewed with and co-approved by the Parks and Recreation Department.

If Council chooses to do so, a motion can be made at the June 22, 2022 Council meeting to add the regulation in SEC. 28.41.1.1 of the City Code that motor assisted scooters may not be ridden on any public trails with the exception of the Ronald Kirk Pedestrian Bridge.

**2. Councilmember Ridley: This seems like a lot of power being given to the director. How would the director's powers be checked? Would City Council have opportunity to review the proposed director rules before they are adopted?**

The process for the director to establish or amend a rule for the Dockless Vehicle Permit are outlined in SEC. 43-159 of the Dallas City Code:

- (a) "Before adopting, amending, or abolishing a rule, the director shall hold a public hearing on the proposal.
- (b) The director shall fix the time and place of the hearing and, in addition to notice required under the Open Meetings Act (Chapter 551, Texas Government Code), as amended, shall notify each operator and such other persons as the director determines are interested in the subject matter of the hearing.
- (c) After the public hearing, the director shall notify all operators and other interested persons of the director's action and shall post an order adopting, amending, or abolishing a rule on the official bulletin board in city hall for a period of not fewer than 10 days. The order becomes effective immediately upon expiration of the posting period.

If City Council adopts the proposed amendments to Chapter 43, Article X on June 22, 2022, it is anticipated that the process outlined above to adopt the rules would begin in mid-July, to stay on track for a tentative program relaunch date of October 2022. Councilmembers and the general public will have the opportunity to provide feedback on the proposed rules at that time. In the future, when considering changes to the rules after the relaunch of the program, staff would plan to brief the

DATE June 17, 2022  
SUBJECT **Dockless Vehicle Program Proposed Changes - June 15, 2022 City Council Briefing Follow Up**

Transportation and Infrastructure Committee on the proposed changes prior to holding a public hearing.

The model of adopting most of the requirements for operating a dockless vehicle service in director or program rules, rather than in the City Code, was based on a review of case study cities, many of whom have a version of director or program rules, including [Austin, TX](#), [San Francisco, CA](#), [Seattle, WA](#), [Chicago, IL](#), [Portland, OR](#), and [Washington D.C.](#)

Calling the rules “Director Rules” was based on Austin, TX’s program; however, SEC. 43-158 of the Dallas City Code simply states that the director may establish rules or regulations as deemed necessary to affect the policy of the article. Staff proposes changing the name of the rules to “Shared Dockless Vehicle Operating Permit Rules” to clarify that they are not the director’s rules but rather the program rules that operators have to abide by as a condition of the permit.

The day-to-day running of the program would be handled by designated program staff; however, the director would be the person ultimately responsible for signing off on any changes to the program rules (following the required public hearing process), on permit issuance and on permit suspensions and revocations.

**3. Councilmember Ridley: Will the Dallas Police Department have access to the personal information of users of the shared dockless vehicle services, when needed to investigate crimes?**

Staff will be utilizing Mobility Data Specification (MDS) standards for tracking and analysis of vehicles and trip characteristics. MDS data is generated by vehicles, not riders. It includes information about the status of vehicles, their location, and where they are going. It does not contain any personal information about users—which is the type of information that privacy laws and practices have traditionally focused on protecting.

**4. Councilmember(s) Thomas, Shultz, and Willis: How were the Shared Dockless Vehicle Program’s Equity Opportunity Zones determined?**

For the purposes of the Shared Dockless Vehicle Program, “Equity Opportunity Zones” are 2020 Census block groups that met all of the following criteria: (data source: 2016-2020 American Community Survey 5-Year Estimates)

- a. Race: Above the city average for the percent of people who identify as non-white (city average = 71.20%);

DATE June 17, 2022

SUBJECT **Dockless Vehicle Program Proposed Changes - June 15, 2022 City Council Briefing Follow Up**

- b. Socio-Economic Status: Above the city average for the percent of families below the poverty level (city average = 14.50%);
- c. Transportation Access: Above the city average for the percent of people that use public transit (city average = 3.50%);
- d. Population Density: Above the city average for population density (city average = 3,943 people per square mile);
- e. Transit Proximity: located within a 0.25 mile buffer of any transit stop.

The criteria used in the draft Capital Improvement Equity Tool created by the Office of Equity and the Office of Bond and Construction Management was the starting point for identifying the equity areas. However, after receiving concerns from various dockless vehicle companies that requiring them to deploy in lower-density areas could threaten their business model, the population density and transit proximity factors were added to the list of criteria.

**5. Councilmember Willis: Please re-evaluate the minimum number of complaints in a day that would warrant an operator's suspension.**

The current proposal states that 40 incidents in a day would warrant an automatic suspension. The reason for such a high threshold was to ensure that coordinated attempts to flood 311 with complaints could not be used to unjustly drive out an operator. As the average number of complaints per operator per day in the summer of 2020 was 11, staff is now proposing that if an operator averages 20 incidents per day in a calendar year week, the operator will have their license automatically suspended. However, an operator is more likely to have their license suspended due to other requirements listed in the rules before they would meet this threshold. This will be part of the proposed rules that will go through the public input process in July.

**6. Councilmember Willis: Please re-evaluate the decision to not permit a new operator if another operator has their permit revoked.**

Staff's reasoning behind not permitting a new operator if another has their permit revoked was to ensure that all operators stay on the same operating permit term schedule. Additionally, the potential that a new operator could be issued a permit or that the number of units allowed to be deployed by each operator could be significantly increased, could encourage foul play by operators. To comprise, in the event that an operator has their permit revoked, staff would consider amending the director rules to allow the remaining permitted operators to increase the number of units that each may deploy to 250 units over the current maximum of

DATE June 17, 2022  
SUBJECT **Dockless Vehicle Program Proposed Changes - June 15, 2022 City Council Briefing Follow Up**

1,250 per operator, if the utilization and incident (complaint) metrics for increasing their fleet size and have reached the 1,250 unit maximum.

**Points of Clarification:**

1. During a question from Councilmember Schultz about the data exchange process, Director Khankarli stated that staff would take the data vendor contract to Council for approval. The contract is under \$100,000.00 and can therefore be processed through administrative action.
2. During a question from Councilmember Willis, Director Khankarli stated that operators will be required to prove that they can successfully geofence sidewalks to prevent riding on sidewalks as a condition of permitting. Because the technological capabilities of each operator are not all at the same level, operators that can demonstrate that their technology can successfully geofence on sidewalks will be scored higher in the competitive permitting process than operators that cannot.

If you have any questions or concerns, please contact Ghassan 'Gus' Khankarli, P.E., Ph.D., PMP, CLID, Director of the Department of Transportation, at [Ghassan.khankarli@dallas.gov](mailto:Ghassan.khankarli@dallas.gov).



Robert Perez, Ph.D.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
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# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **June 22, 2022, Council Agenda Item #13 22-1326 (Code Compliance)**  
**Amendments to: Chapter 17-10.2. Mobile Food Establishments Fee Adjustment**

The following agenda item is scheduled for City Council consideration on June 22, 2022, and authorizes Code Compliance Services, Consumer Health Division to temporarily rollback permitting fees to the 2020 fee schedule.

### **Agenda Items #13 22-1326**

An ordinance amending Chapter 17, "Food Establishments," of the Dallas City Code, by amending Section 17-10.2; **(1)** revising the permit application fees for mobile food units; **(2)** revising annual inspection fees for Class II, Class III, and Class IV mobile food units; **(3)** providing a penalty not to exceed \$500; **(4)** providing a saving clause; **(5)** providing a severability clause; **(6)** and providing an effective date - Financing: Estimated revenue foregone \$86,277

### **BACKGROUND**

To better support small business operators following the COVID19 pandemic, City of Dallas Code Compliance is seeking approval to reduce certain fees associated with the mobile food industry. Informed by the City of Dallas 2021 Fee Study on Mobile Food Units (MFU), Code Compliance is revising fees to mirror the 2020 fee schedule rates through the end of FY 2022. This action requires no fee refunds.

The temporary fee roll back represents a reduction in revenue of \$86,277 based on the service volumes reported in the City of Dallas 2021 Fee Study. The fee roll back would impact the application fee and inspection fee related to Class II, III and IV mobile food units and the plan review fee for Class III and IV mobile food units.

Below is the breakdown of this action showing the name of the fees, the current fees, the proposed fees, the current budget revenue, the revenue to be collected until September 2022 and the revenue foregone.

DATE June 17, 2022

SUBJECT **June 22, 2022, Council Agenda Item #13 22-1326 (Code Compliance)  
Amendments to: Chapter 17-10.2. Mobile Food Establishments Fee  
Adjustment**

Fee Description	Old Fee	Current Fee (full Cost)	Projected Revenue Budget (June - Sept)	Revenue to be Collected	Revenue Forgone
7468-Food Permit Application Fee (food prep/hot truck)	121	197	135,390	82,588	52,802
7492- Mobile Food Unit Permit Fee (General Service)	240	408	25,107	14,813	10,294
7492-Mobile Food Unit Permit Fee (Vehicle Inspection)	185	330	52,683	29,503	23,181
<b>Total</b>			<b>213,181</b>	<b>126,904</b>	<b>86,277</b>

Please let me know if you have any questions.



Carl Simpson  
Assistant City Manager

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# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **WIC Agenda Items – Item 35, 39 and 40, June 22, 2022**

Three items relating to the WIC program will be considered by City Council on the June 22, 2022. The following Office of Community Care (OCC) items will be considered by City Council on the June 22, 2022 Agenda:

**Item Number 39:** Authorize **(1)** the acceptance of additional grant funding from the Texas Health and Human Services Commission (HHSC); **(2)** the receipt and deposit of additional grant funding from the Texas Health and Human Services Commission (Contract No. HHS000802300001, CFDA No. 15.557) for the Special Supplemental Nutrition Program for Women, Infants and Children; **(a)** in the amount of \$458,925.00, increasing the FY 2022 Administrative allocation from \$14,869,740.00 to \$15,328,665.00, for the period October 1, 2021 through September 30, 2022; **(b)** an increase in appropriations in an amount not to exceed \$458,925.00 in the FY 2022 WIC Program – Women, Infants and Children Grant Fund; **(c)** to redistribute an additional \$179,015.00 to the FY22 Administrative allocation for the period of October 1, 2021 through September 30, 2022 and **(2)** execution and agreement to all terms and conditions of an amendment or other document required to receive such additional funding - Not to exceed \$458,925.00, from \$14,869,740.00 to \$15,328,665.00 - Financing: Health and Human Services Commission Grant Funds.

## **Background**

Since 1974, the HHSC, previously referred to as the Department of State Health Services, has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age five, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Health and Human Services Commission. In Dallas County, the WIC Program is administered by the City of Dallas, Office of Community Care.

The WIC Program was established as a response to a national survey that discovered anemia and inadequate growth were common amongst American children of low-income families. The survey also found that many women from low-income families have poor pregnancy outcomes due to inadequate nutrition. WIC's primary mission is to give the most vulnerable children the best possible start by providing nutrition education, nutritious foods, and access to other health programs during the critical state of fetal and early childhood development; and to achieve optimal nutritional status for children before they



DATE June 17, 2022

SUBJECT **WIC Agenda Items – Item 35, 39 and 40, June 22, 2022**

start school. Program eligibility is based on families with household incomes at or below 185 percent of the federal poverty level.

Currently, the WIC Program safely provides services at 17 locations throughout Dallas County. The WIC Program has extended weekday and Saturday hours of service available to accommodate and serve working families and students.

The City of Dallas is reimbursed for all expenses required to operate the WIC Program. Reimbursements are specified in the contract and are, in part, based on the number of WIC participants who are served each month. Approval of this contract will authorize reimbursement to the City of Dallas WIC Program for the FY 2021 – FY 2022 contract amount, not to exceed \$13,902,240.00. The City will receive a Notice of Award by July 1 annually through the term of this contract outlining the funding amount for the upcoming fiscal year.

Since 1974, the City of Dallas has served as the local agency for WIC service delivery in Dallas County via contractual agreement through Health and Human Services Commission (formerly Texas Department of State Health Services); and there is a need for the Nutritional Program for Women, Infants and Children funded through the Health and Human Services Commission. The execution of this new five-year contract will extend the Women, Infants and Children program through FY 2025

This agenda item authorizes additional funding for FY 2021 – FY 2022 not to exceed \$458,925.00 to operate the WIC program. Approval of this funding will authorize reimbursement to the City of Dallas WIC Program for the FY 2021 – FY 2022 contract amount, not to exceed \$15,328,665.00. The City will receive a Notice of Award by July 1 annually through the term of this contract outlining the funding amount for the upcoming fiscal year.

**Item Number 40:** Authorize **(1)** the third amendment to Contract No. HHS000455600001, with the Texas Health and Human Services Commission, Department of State Health Services for the Lactation Support Center Services Program (LSCS) to increase by \$407,500.00, from \$1,599,020.00 to \$2,006,520.00; **(a)** to amend the term of the contract period from September 1, 2019 through August 31, 2022 to September 1, 2019 through August 31, 2023; **(b)** to accept additional grant funds for FY 2023 budget for Amendment No. 3, in the amount of \$407,500.00 for the continuation of the LSCS Program; and **(2)** execution of the third amendment to the contract and all terms, conditions, and documents required by contract - Not to exceed \$407,500.00, from \$1,599,020.00 to \$2,006,520.00 – Financing: Department of State Health Services Grant Funds

### **Background**

Since 2010, the Health and Human Services Commission (HHSC) funded the Dallas Lactation Care Center through a grant contract with the City of Dallas Women, Infants and Children (WIC) Program. The Dallas Lactation Care Center is a specialty walk-in

DATE June 17, 2022

SUBJECT **WIC Agenda Items – Item 35, 39 and 40, June 22, 2022**

clinic located in the heart of the Dallas Medical District. The staff includes a Registered Nurse, Internationally Board Certified Lactation Consultants (IBCLC) and Breastfeeding Peer Counselors who provide comprehensive breastfeeding support and assistance to mothers currently enrolled in the WIC Program. The Dallas Lactation Care Center also serves as a training center for students and resident physicians who want to expand their knowledge in the field of lactation. In 2014, the Dallas Lactation Care Center received the IBCLC Care Award which is recognition by the International Board of Lactation Consultant Examiners and International Lactation Consultant Association for excellence in lactation care.

The City of Dallas will work with the HHSC, Community Health Improvement Division, Maternal and Child Health Unit to develop and implement the Lactation Support Center Services - Strategic Expansion Program. This program, through the Dallas Lactation Care Center shall provide population-based public health services and implement strategies that will increase accessibility, quality and coordination of breastfeeding support services in the contractor's service delivery area. The services provided under this contract complement and expand upon the services by the City of Dallas under the HHSC WIC Dallas Lactation Center contract, by which the HHSC WIC Program funds the City of Dallas to act as: (1) a lactation resource center for the Special Supplemental Nutrition Program for mothers with breastfeeding problems; (2) a training center for WIC local agency staff and other health providers to receive clinical experience working with breastfeeding; mothers and (3) a statewide Breastfeeding Resource Center for health providers to utilize for information and assistance when working with pregnant and breastfeeding women.

This agenda item authorizes funding for FY 2022 – FY 2023 not to exceed \$407,500.00 to operate the WIC program. Approval of this funding will authorize reimbursement to the City of Dallas WIC Program for the FY 2022 – FY 2023 contract amount, not to exceed \$2,006,520.00. The City will receive a Notice of Award by April 1 annually through the term of this contract outlining the funding amount for the upcoming fiscal year.

Additionally, the following Department of Public Works Item will be considered:

**Item Number 35:** Authorize a ten-year lease agreement with R. G. Colling, LLC, for approximately 8,333 square feet of office and warehouse space located at 10903 Shady Trail, Building A, Suite 160, to be used for office and warehouse for storage of program material and supplies for the Women, Infants and Children Program for the period July 1, 2022 through June 30, 2032 - Not to exceed \$1,124,853.82 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)

This item authorizes a lease for warehouse space for the WIC program warehouse, adjacent to the new City Store warehouse space. The WIC warehouse serves as a centralized site for the delivery, storage and distribution of critical WIC items. Staff at the warehouse maintain and inventory list of certain WIC items, including require brochures, pamphlets and other outreach and nutrition education materials that must be maintained

DATE June 17, 2022

SUBJECT **WIC Agenda Items – Item 35, 39 and 40, June 22, 2022**

and available to all clinics to comply with state rules. Additionally, the warehouse receives and stores breast pumps for distribution at clinics and durable medical equipment necessary for WIC operations, such scales and other equipment required for anthropometric measures and assessments.

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



**M. Elizabeth (Liz) Cedillo-Pereira**  
Assistant City Manager

c: TC Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Texas Heavenly Homes**

On Wednesday, June 22, 2022, City Council will be briefed on the proposed sale of Land Transfer Program 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 & Neighborhood Revitalization (Housing Department), currently has an inventory of 57 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, Texas Heavenly Homes Ltd., for the purchase of six (6) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Texas Heavenly Homes Ltd.

## Background

On May 22, 2019, City Council adopted the Land Transfer Program via Resolution No. 19-0824, as amended. The purpose of the Land Transfer Program is to incentivize: 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 in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or city ordinance.

In March 2022, an eligible developer, Texas Heavenly Homes Ltd., submitted an application (proposal) to purchase a total of six (6) Land Transfer Program lots for the construction of ten (10) for sale affordable housing units. The Department of Housing & Neighborhood Revitalization staff 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 was assigned a score. Staff collaborated with the Developer 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 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Texas Heavenly Homes**

The Developer being considered for the sale of six (6) lots is Texas Heavenly Homes Ltd., based in Dallas, Texas. The Developer is a domestic limited partnership formed in 2004 and has 18 years of home building experience. The applicant has constructed and sold market rate homes and affordable housing in Dallas and the surrounding area. The company does have experience constructing and selling in the target area of southern Dallas, specifically in The Bottom neighborhood, to homebuyers in the same income range as Land Transfer Program lots. The applicant currently privately owns 84 properties in The Bottom neighborhood and has completed the construction and sale of two (2) units for the Housing Department with seven (7) units under construction from a previous development agreement with the City of Dallas. In addition, the Developer is working with the neighborhood association and Texas Capital Bank on beautification efforts in The Bottom through a grant sponsored by the bank and Developer. Developer has a current line of credit to support this project 1.10 times. The General Partner of the company is Hanover Development Company and Richard LeBlanc serves as CEO of both entities.

The proposal indicates the construction of ten (10) single family units ranging from 1,200 square feet to 1,772 square feet with a minimum of two bedrooms and one bath. Lots 611 N. Denley, 607 N. Denley, 603 N. Denley and 527 N. Denley will be re-platted to accommodate 8 cottage type housing units with a minimum of 1,200 square feet, two bedrooms, one bath and 1-car garages. Lots 505 N. Denley and 427 N. Denley will have traditional build housing units with a minimum of 1,482 square feet, three bedrooms, two baths and 2-car garages. The price range of the proposed units will be \$172,500.00 - \$235,000.00 targeting homebuyers in an income range of 60 - 120% area median income (AMI). Six (6) units will be used to target homebuyers in an income range of 80 – 120% and four (4) units will be used to target homebuyers in an income range of 60 - 80% AMI. Specifically, the 8 cottage type housing units will have a price range of \$172,500.00 - \$176,000.00 and the 2 traditional build units will have a price range of \$220,000.00 - \$235,000.00. 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 current 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:** Six (6) units will target homebuyers in an income range of 80%-120% AMI, and four (4) units will target homebuyers in an income range of 60%-80% AMI.

DATE June 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Texas Heavenly Homes**

- **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 two years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **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 & 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 of Dallas 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 at a final sales price between \$172,500.00 - \$235,000.00. The City Manager may modify the sales price, so long as such modification complies with the Comprehensive Housing Policy.

### **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.

### **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached **Exhibit A**, in the amount of \$6,513.11. 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. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded. Upon completion of the proposed 10 housing units the expected property tax revenue for the City of Dallas is expected to be \$7,509.93 annually.

DATE June 17, 2022  
SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Texas Heavenly Homes**

Estimated Revenue Foregone: General Fund \$27,446.46.

In addition, **Exhibit A** details the Estimated Foregone Revenues from the release of non-tax City liens: \$27,446.46.

**Staff Recommendation**

Staff recommends that the City Council approves the sale of six (6) 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](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619.



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

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
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DATE June 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Texas Heavenly Homes**

**Exhibit A  
Texas Heavenly Homes, Ltd.**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	611	N DENLEY DR	The Bottom	4	11358	\$ 1,513.11	tax foreclosed	60-120%	\$ -
2	607	N DENLEY DR	The Bottom	4	6453	\$ 1,000.00	tax foreclosed	60-120%	\$ -
3	603	N DENLEY DR	The Bottom	4	6853	\$ 1,000.00	tax foreclosed	60-120%	\$ -
4	527	N DENLEY DR	The Bottom	4	7229	\$ 1,000.00	tax foreclosed	60-120%	\$ 9,199.61
5	505	N DENLEY DR	The Bottom	4	5409	\$ 1,000.00	tax foreclosed	60-120%	\$ 4,064.56
6	427	N DENLEY DR	The Bottom	4	3259	\$ 1,000.00	tax foreclosed	60-120%	\$ 14,182.29
<b>TTL Purchase Price</b>						<b>\$ 6,513.11</b>	<b>TTL Non-Tax Lien Amount</b>	<b>\$ 27,446.46</b>	



# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Covenant Homes Construction & Renovation**

On Wednesday, June 22, 2022, City Council will be briefed on the proposed sale of Land Transfer Program 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 & Neighborhood Revitalization (Housing Department), currently has an inventory of 57 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, Covenant Homes Construction & Renovation LLC for the purchase of sixteen (16) Land Transfer Program lots. This memorandum provides an overview of the application submitted by Covenant Homes Construction & Renovation LLC.

## Background

On May 22, 2019, City Council adopted the Land Transfer Program via Resolution No. 19-0824, as amended. The purpose of the Land Transfer Program is to incentivize: 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 in a direct sale at less than fair market value of the land, consistent with the authorizing state statute or City ordinance.

In March 2022, an eligible developer, Covenant Homes Construction & Renovation LLC, submitted an application (proposal) to purchase a total of 16 Land Transfer Program lots. The Department of Housing & Neighborhood Revitalization staff 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 was assigned a score. Staff collaborated with the Developer 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 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Covenant Homes Construction & Renovation**

The Developer being considered for the sale of 16 lots is Covenant Homes Construction & Renovation LLC, based in Dallas, Texas. The Developer is a domestic limited liability corporation formed in 2017 and is licensed with the City of Dallas as a General Contractor and is MWBE certified. The company has five years of home building experience as well as home renovation experience. The Developer has constructed and sold market rate homes and affordable housing in Dallas and the surrounding area. The Developer does have experience constructing and selling in southern Dallas to homebuyers in the income range as the Land Transfer Program. The applicant has a current line of credit to support this project 1.15 times. The Managing Member of the company is Wendell Lockhart.

The proposal indicates the construction of 16 single family units ranging from 1,521 square feet to 1,790 square feet with a minimum of three bedrooms and two baths. The price range of the proposed units will be \$180,000.00 - \$215,000.00 targeting homebuyers in an income range of 60 - 120% of the area median income (AMI). Nine (9) units will be used to target homebuyers in an income range of 80 – 120% AMI and seven (7) units will be used to target homebuyers in an income range of 60 - 80% AMI. 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 current 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:** Nine (9) units will target homebuyers in an income range of 80 - 120% AMI, and seven (7) units will target homebuyers in an income range of 60 - 80% AMI.
- **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 two (2) years of the date of acquisition of the vacant lot utilized for construction of the unit.
- **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 & 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.

DATE June 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Covenant Homes Construction & Renovation**

- **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 of Dallas 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 at a final sales price between \$180,000.00 - \$215,000.00. The City Manager may modify the sales price, so long as such modification complies with the CHP.

### **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.

### **Fiscal Impact**

The City of Dallas will receive revenue from the sale of the lots, see attached **Exhibit A**, in the amount of \$16,000.00. 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. The City of Dallas will also collect recording fees at closing to ensure property legal documents are properly recorded. Upon completion of the proposed 16 housing units the expected property tax revenue for the City of Dallas is expected to be \$24,531.08 annually.

Estimated Revenue Foregone: General Fund \$34,541.77.

In addition, **Exhibit A** details the Estimated Foregone Revenues from the release of non-tax City liens: \$34,541.77.

### **Staff Recommendation**

Staff recommends that the City Council approves the sale of 16 vacant lots owned by the City to the Qualified Participating Developer pursuant to the terms of development set forth in this memorandum.

DATE June 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a Qualified Participating Developer: Covenant Homes Construction & Renovation**

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](mailto:David.Noguera@DallasCityHall.com) or 214-670-3619.



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

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

DATE June 17, 2022

SUBJECT **Consideration and Approval of the Sale of Land Transfer Program Lots to a  
Qualified Participating Developer: Covenant Homes Construction & Renovation**

**Exhibit A  
Covenant Homes Construction & Renovation, LLC**

Lot #	Street #	Street Name	Neighborhood	CD	Area (SF)	Purchase Price	Type	Proposed Homebuyer AMI	Non- Tax Lien Amount
1	402	BOBBIE ST	The Bottom	4	4052	\$ 1,000.00	tax foreclosed	60-120%	\$ 5,374.34
2	402	CLEAVES ST	The Bottom	4	4013	\$ 1,000.00	tax foreclosed	60-120%	\$ -
3	408	CLEAVES ST	The Bottom	4	3611	\$ 1,000.00	tax foreclosed	60-120%	\$ -
4	431	CLEAVES ST	The Bottom	4	4132	\$ 1,000.00	tax foreclosed	60-120%	\$ -
5	438	CLEAVES ST	The Bottom	4	3797	\$ 1,000.00	tax foreclosed	60-120%	\$ -
6	401	HART ST	The Bottom	4	2307	\$ 1,000.00	tax foreclosed	60-120%	\$ -
7	411	HART ST	The Bottom	4	3780	\$ 1,000.00	tax foreclosed	60-120%	\$ -
8	424	N MOORE ST	The Bottom	4	2949	\$ 1,000.00	tax foreclosed	60-120%	\$ -
9	501	N MOORE ST	The Bottom	4	2387	\$ 1,000.00	tax foreclosed	60-120%	\$ -
10	406	N MOORE ST	The Bottom	4	5876	\$ 1,000.00	tax foreclosed	60-120%	\$ -
11	421	N DENLEY DR	The Bottom	4	2792	\$ 1,000.00	tax foreclosed	60-120%	\$ 10,467.10
12	408	PECAN DR	The Bottom	4	3819	\$ 1,000.00	tax foreclosed	60-120%	\$ -
13	411	PECAN DR	The Bottom	4	3947	\$ 1,000.00	tax foreclosed	60-120%	\$ -
14	405	SPARKS ST	The Bottom	4	2274	\$ 1,000.00	tax foreclosed	60-120%	\$ -
15	441	SPARKS ST	The Bottom	4	2530	\$ 1,000.00	tax foreclosed	60-120%	\$ 9,052.85
16	442	SPARKS ST	The Bottom	4	3666	\$ 1,000.00	tax foreclosed	60-120%	\$ 9,647.48
<b>TTL Purchase Price</b>						<b>\$ 16,000.00</b>	<b>TTL Non-Tax Lien Amount</b>		<b>\$ 34,541.77</b>

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable members of the Ad Hoc Committee on Administrative Affairs

SUBJECT **Follow-Up Responses from June 2, 2022 Committee Meeting**

On June 2, 2022, the Ad Hoc Committee on Administrative Affairs (Committee) was briefed on Item B. Mayor Pro Tem and Deputy Mayor Pro Tem Term of Office and Election Process. During the discussion, Staff was asked to provide the cost of office relocations in the event of a change. Below is a cost breakdown:

### Cost breakdown:

Change in Officers and Suite	
Activity	Cost
Printing (business cards, envelopes, letterhead) <i>(if applicable)</i>	\$2,500
Door etching/signage	\$500
Name plates, frames for corridor	\$250
Building Services overtime, furniture reconfiguration	\$500
IT/electrical reconfiguration	\$500
TOTAL COST (per move)	\$4,250

### Estimate cost based on possible scenarios:

Scenario	Description	Cost
A	One (1) Officer removed, One (1) Council Member (CM) promoted to Officer position; direct exchange - Two (2) CMs require printing charges	\$8,500
B	MPT is removed, DMPT is promoted, CM promoted to DPMT, CM and MPT direct exchange - Three (3) CMs require printing charges	\$12,750
C	Both MPT and DMPT removed, Two (2) CMs promoted; direct exchange - Four (4) CMs require printing charges	\$17,000
D	Scenario A, but removed Officer chooses new 5FN office from less senior CM creating a waterfall effect of up to 5 additional exchanges	\$16,000
E	Scenario B, but removed Officer selects lower seniority CM office creating a waterfall effect of up to 5 additional exchanges	\$20,250
F	Scenario C, but one or both removed officers select offices from less senior CMs creating a waterfall effect of up to 5 exchanges	\$24,500

DATE June 17, 2022  
SUBJECT Question from the June 2, 2022 Committee Meeting

Should you have any questions, please contact Yldefonso Rodriguez Sola, Director of the Mayor and City Council Office, at (214) 422-9222 or [yldefonso.sola@dallas.gov](mailto:yldefonso.sola@dallas.gov).



Genesis D. Gavino  
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  
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Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for June 22, 2022 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 Business Inclusion and Development (BID) division of the Small Business Center, which is providing this summary of M/WBE participation for the June 22, 2022 City Council Agenda.

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

<b>Architecture &amp; Engineering</b>	<b>Construction</b>	<b>Professional Services</b>	<b>Other Services</b>	<b>Goods</b>
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, BID reviewed 28 agenda items; 16 items on this agenda include an M/WBE goal. Of those 16 items, seven exceed the goal, and four did not meet the goal, but were found to comply with the BID Policy. This agenda includes fourteen items that did not have an applicable M/WBE goal. The table below provides a summary of M/WBE participation for this agenda.

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
10	\$48,618,432.00	Construction	25.66%*	15.00%	\$7,946,130.00	Exceeds DBE goal
11	\$770,777.00	Construction	32.00%	32.39%	\$249,652.75	Exceeds Goal
12	\$421,184.00	Professional Services	38.00%	50.34%	\$212,034.00	Exceeds Goal
13	\$1,214,073.00	Professional Services	24.36%**	73.76%	\$895,441.00	Exceeds DBE goal
15	\$1,412,250.00	Construction	32.00%	32.00%	\$451,920.00	Meets Goal
16	\$7,400,000.00	Construction	32.00%	46.28%	\$3,425,000.00	Exceeds Goal
18	\$2,830,617.00	Construction	32.00%	32.00%	\$905,797.00	Meets Goal
19	\$1,619,641.00	Construction	32.00%	32.00%	\$518,285.00	Meets Goal



DATE June 17, 2022

SUBJECT **M/WBE Participation for June 22, 2022 Council Agenda**

Agenda Item No	Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$	Status
27	\$2,503,547.50	Construction	32.00%	34.49%	\$863,500.00	Exceeds Goal
28	\$4,015,910.00	Construction	32.00%	35.00%	\$1,405,568.50	Exceeds Goal
36	\$1,255,550.10	Construction	2.00%**	2.36%	\$29,618.10	Exceeds DBE Goal
44	\$1,712,917.10	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
45	\$264,987.10	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
46	\$2,620,188.00	Goods	32.00%	0.00%	\$0.00	Does not meet goal but complies with BID Policy
47	\$2,566,688.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
48	\$639,785.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
49	\$2,664,545.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
51	\$1,950,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
52	\$400,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
53	\$9,659,302.50	Other Services	N/A	6.47%	\$625,000.00	M/WBE N/A Exceeds Goal
54***	\$500,000.00	Other Services	N/A	N/A	N/A	M/WBE N/A Other Services
54	\$29,417,209.07	Other Services	N/A	TBD	TBD	M/WBE N/A Other Services
55	\$500,000.00	Other Services	N/A	100.00%	\$500,000.00	M/WBE N/A Exceeds Goal
56	\$815,414.00	Goods	N/A	N/A	N/A	M/WBE N/A COOP
62	\$695,156.07	Construction	25.00%*	8.68%	\$60,336.00	Does not meet goal but complies with BID Policy
63	\$35,936,000.00	Construction	32.00%	12.04%	\$4,325,932.00	Does not meet goal but complies with BID Policy
64	\$791,300.00	Architecture and Engineering	34.00%	34.01%	\$269,132.00	Exceeds goal

DATE June 17, 2022

SUBJECT **M/WBE Participation for June 22, 2022 Council Agenda**

65	\$543,030.65	Construction	25.00*	12.99%	\$70,541.80	Does not meet goal but complies with BID Policy
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\*This item reflects the previous BID Policy goal.

\*\*This item includes a DBE goal.

\*\*\*This item number was re-entered by Procurement Services.

**The following items do not meet the M/WBE goal, but comply with the BID Policy:**

**Agenda Item No. 46** Authorize a three-year master agreement for the purchase of aluminum sign blanks for the Department of Transportation - Vulcan, Inc. This contract results in 0.00% participation on a 32.00% goal because the Vulcan, Inc. is the manufacturer of the sign blanks being purchased, resulting in no subcontracting opportunities.

**Agenda Item No. 62** Authorize (1) an increase in the construction services contract with Ark Contracting Services, LLC for additional work associated with the relocation of a 48-inch diameter water transmission pipeline along Ranchview Drive and Ranch Trail in the City of Irving - Not to exceed \$695,156.07, from \$3,010,639.00 to \$3,705,795.07; and (2) the receipt and deposit of funds from the City of Irving in an amount not to exceed \$257,207.75. This vendor performed their Good Faith Effort under the previous M/WBE goal set and shows an overall M/WBE participation of 34.54%

**Agenda Item No. 63** Authorize a construction services contract for improvements to the Jim Miller Pump Station and Reservoir - Eagle Contracting, LLC, lowest bidder of four - Not to exceed \$35,936,000.00. This vendor has performed their Good Faith Effort and subcontracted 5 M/WBE firms.

**Agenda Item No. 65** Authorize a construction services contract for improvements to the Jim Miller Pump Station and Reservoir - Eagle Contracting, LLC, lowest bidder of four - Not to exceed \$35,936,000.00. After coordination with DWU and the design engineer several unforeseen issues were uncovered, resulting in the downsizing of planned M/WBE work.

**Local Businesses**

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 56 prime contractors considered in this agenda. Six 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
<b>Prime</b>	23	41.07%	33	58.93%	<b>56</b>
<b>M/WBE Sub</b>	20	46.51%	23	53.49%	<b>43</b>

DATE June 17, 2022  
SUBJECT **M/WBE Participation for June 22, 2022 Council Agenda**

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



Kimberly Bizer Tolbert  
Deputy City Manager

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

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

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 6, 2022 – June 10, 2022 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at (214) 316-3848 and/or by email at [john.page@dallascityhall.com](mailto:john.page@dallascityhall.com) should you need further information.

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

Jon Fortune  
Deputy City Manager  
{Attachment}

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis Gavino, Chief of Staff/Office of Resilience  
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
D14	BOTTLED BLONDE	505 N GOOD LATIMER EXPY	DH/A	6/7/2022	RENEWAL	LES CORIERI

*License Definitions*

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

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions**

On June 10, 2022 a DRAFT City Council Agenda for June 22, 2022, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

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:

70. 22-910 Authorize **(1)** settlement of the lawsuit styled City of Dallas v. Delta Air Lines, Inc., et al., Cause No. 3:15-CV-02069-K - Estimated Revenue Foregone: Aviation Fund \$200,000.00 annually over a six-year period until the expiration of the current Use and Lease Agreements at Love Field; **(2)** a facilities lease agreement at Dallas Love Field with Delta Air Lines, Inc. for scheduled airline passenger service support space; and **(3)** a facilities use agreement at Dallas Love Field with Southwest Airlines for terminal storage and support space - Estimated Net Annual Revenue: \$470,761.40
71. 22-1430 An ordinance **(1)** appointing 10 full-time municipal judges and 18 associate (part-time) municipal judges for the City of Dallas municipal court of record for a two-year term ending May 31, 2024; **(2)** designating an administrative municipal judge; **(3)** establishing the annual salaries for the administrative municipal judge, the municipal judges, and the associate municipal judges; **(4)** providing a severability clause; and **(5)** providing an effective date - Not to exceed \$152,000.00 annually - Financing: General Fund
72. 22-1431 An ordinance amending the Dallas City Code by adding a new Chapter 38A, "Commercial Promoter Program" by **(1)** providing a commercial promoter registration program, registration fee, and safety plan requirements for commercial promoters; **(2)** amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Section 27-46 to include violations of Chapter 38A in the definition of code violations in the habitual nuisance properties program; **(3)** providing a penalty not to exceed \$2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and \$500.00 for all other violations; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Estimated Revenue: Convention and Event Services Fund \$26,250.00 annually (see Fiscal Information)

DATE June 17, 2022

SUBJECT June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions

73. 22-1457 Authorize an amendment to Resolution No. 21-2047, previously approved on December 8, 2021, to allow the City to subordinate its liens to a financial institution's liens in relation to the development of Highpoint at Wynnewood, a mixed-income, multifamily development located 1911 Pratt Street Dallas, TX 75224 (Project), subject to the requirements of the Comprehensive Housing Policy (CHP) - Financing: No cost consideration to the City
74. 22-1054 An ordinance abandoning portions of three water easements and a drainage easement to Urban Smart Growth LP and Central Carroll Interests LLC, the abutting owners, containing a total of approximately 39,259 square feet of land, located near the intersection of North Central Expressway and Carroll Avenue - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee
75. 22-1405 Authorize a development agreement ("Agreement") and all other necessary documents with I-20 Lancaster Development, LLC and/or its affiliates for a City Subsidy in an amount not to exceed \$34,210,966.00 comprised of **(1)** an amount not to exceed \$2,800,000.00 in the form of an economic development grant payable from the City's Public/Private Partnership Fund ("PPP Grant"); and **(2)** an amount not to exceed \$31,410,966.00 plus an additional grant in lieu of interest payable from future University TIF District funds ("TIF Subsidy") in consideration of the University Hills Phase I Project on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line in Tax Increment Financing Reinvestment Zone Number Twenty One (University TIF District) - Financing: Public/Private Partnership Fund (\$2,800,000.00) and University TIF District Fund (\$31,410,966.00) (subject to annual appropriations from tax increments)
76. 22-1406 Authorize the following: **(1)** the designation of approximately 11.0 acres of property located at the current address of 2323 North Field Street as depicted in Exhibit A and further described in Exhibit B attached to the resolution, in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 20 ("NEZ No. 20"), pursuant to Chapter 378 of the Texas Local Government Code, which has been determined will promote an increase in economic development in the zone, establish boundaries for the zone, and provide for an effective date for the zone; **(2)** a real property tax abatement with Hunt Realty or an affiliate thereof, including North End L.P. ("Owner") exempting 50% of the taxes on the added value to the net new tangible real property for a period not to exceed ten years; and **(3)** a business personal property tax abatement with Goldman Sachs & Co. LLC or an affiliate thereof ("Goldman Sachs" or "Tenant") exempting 50% of the taxes on the added value to the net new tangible business personal property for a period not to exceed five years; and **(4)** a Chapter 380 Economic Development Grant Agreement with Tenant in an amount not to exceed \$4,000,000.00 for job retention and creation; and **(5)** a Chapter 380 Economic Development Grant Agreement with Owner and/or Tenant or affiliates thereof in an amount not to exceed \$375,000.00 associated with expedited permitting and soft construction costs grant; all of which will promote state or local economic development and to stimulate business and commercial activity in the municipality in connection with jobs created and retained in association with a new office development in accordance with the City's Public/Private Partnership Program - Financing: Public/Private Partnership Funds (\$4,375,000.00) and Estimated Revenue Foregone - City ad valorem real personal property taxes estimated up to

DATE June 17, 2022  
SUBJECT June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions

\$12,257,000.00 over a ten-year period and City ad valorem business personal property taxes estimated up to \$1,381,703.00 over a five-year period

77. 22-1481 Authorize **(1)** rescinding the construction contract awarded to Post L Group, LLC, previously approved on November 10, 2021 by Resolution No. 21-1850, for the construction of Fire Station No. 41 Replacement facility; and **(2)** to re-advertise this project located at 5920 Royal Lane - Financing: No cost consideration to the City
- 78.22-1259 Authorize an Interlocal Agreement with Dallas County to accept \$10,000,000.00, to be granted to the City of Dallas for the redevelopment of 4150 Independence Drive, Dallas, Texas 75237, and to provide for housing opportunities for unsheltered youth (ages 18-24) with a targeted focus on LGBTQIA+ via a co-run RFP and ensuing program development to serve the most vulnerable segment of the population, defined as at or below 30 percent Area Median Income - Financing: FY22 Dallas County ARPA Fund \$10,000,000.00
79. 22-1424 Authorize **(1)** an increase in appropriations in an amount not to exceed \$470,000.00 in the Operating Carryover Fund from General Fund Contingency Reserve; and **(2)** a transfer in an amount not to exceed \$470,000.00 from General Fund Contingency Reserve to the Operating Carryover Fund for the management of a diverse forestry canopy including preventative and reactive maintenance - Not to exceed \$470,000.00 - Financing: Operating Carryover Fund and General Fund Contingency Reserve (See Fiscal Information)

### Revisions:

20. 22-1404 Authorize an amendment to the professional consulting contract with Michele S. Williams, ~~LLC-dba-Community-Equity-Strategies~~ [a sole proprietorship](#), for phase II consulting services and community input for drafting a new Comprehensive Housing Policy, action plan, and accomplishment measures that incorporates the recommendations from the equity review conducted by TDA Consulting, Inc. for a term of one year, in an amount not to exceed \$306,704.00 – Financing: General Fund \$306,704.00  
**This item is being revised to make updates to the AIS and Resolution. Please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization, at 214-670-3619, for more information.**
43. 22-1274 Authorize the **(1)** acceptance of a grant from the Environmental Protection Agency (EPA) State Environmental Justice Cooperative Agreement (SEJCA) (Grant No. AJ-02F05001, CFDA No. 66.312) grant in the amount of \$200,000.00 to purchase and deploy non-regulatory air monitoring equipment in up to five (5) neighborhoods in the 75211 and 75212 zip codes, for the period October 1, 2021 through September 30, 2023; **(2)** receipt and deposit of funds in an amount not to exceed \$200,000.00 in the EPA State Environmental Justice Cooperative Agreement Fund; **(3)** establishment of appropriations in an amount not to exceed \$200,000.00 in the EPA State Environmental Justice Cooperative Agreement Fund **(4)** execution of the grant agreement with the EPA and all terms, conditions, and documents required by the agreement; and **(5)** coordination of initiatives, activities and partnerships necessary to fully implement the goals set forth in the SEJCA Grant Work Plan; **(6)** and execution of ~~a Memorandum of Understanding (MOU)~~



DATE June 17, 2022  
SUBJECT June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions

[Subrecipient Agreements](#) between the City and the sub-recipients of this grant (Texas A&M University – Transportation Institute, Center for Applied Research (TAMU-TTI-CARTEEH), Children’s Health (Children’s), and Positive Breathing – Asthma Chasers (PB-AC) – Not to exceed \$200,000.00 – Financing: EPA SEJCA Grant Funds

**This item is being revised to update the AIS and Resolution. Please contact Carlos Evans, Director, Office of Environmental Quality & Sustainability, at 214-670-1642, for more information.**

50. 22-8 Authorize a five-year service price agreement for non-engineering environmental consulting, investigative and remediation services with AECOM Technical Services, Inc., Alan Plummer and Associates Inc. dba. Plummer Associates, Inc., Apex TITAN, Inc., Aptim Environmental & Infrastructure, Inc., Arredondo, Zepeda & Brunz, LLC, ~~W&M Environmental, a Division of~~ Braun Intertec Corporation, Burns & McDonnell Engineering Company, Inc., EA Engineering, Science and Technology, Inc., Enercon Services Inc., EnSafe Inc., Ensolum, LLC, Freese and Nichols, Inc., Gresham Smith and Partners, Groundwater & Environmental Services, Inc., Halff Associates, Inc., Incontrol Technologies, Inc., Lynn Clark Associates, Inc., dba. LCA Environmental, Inc., Modern Geosciences, LLC, Raba Kistner, Inc., Terracon Consultants, Inc., Texas Green Star Environmental, LLC dba. Green Star Environmental, Weston Solutions, Inc., Wood Environment & Infrastructure Solutions, Inc. for citywide use, most advantageous proposers of forty-two - Total estimated amount of \$29,417,509.07 - Financing: General Fund (~~\$12,202,518.74~~[11,602,518.74](#)), Park and Recreation Facilities (B) Fund (\$4,660,556.25), Aviation General Fund (\$3,250,000.00), Sanitation Operation Fund (\$1,879,434.08), Facilities (H) Fund (\$1,132,500.00), Public Safety (G) Fund (\$1,132,500.00), Water Construction Fund (~~\$690,000.00~~), Sewer Construction Fund (\$345,000.00), Storm Water Drainage Construction Fund (\$3,625,000.00), Convention Center Fund (~~\$150,000.00~~[500,000](#)), Nas Redevelopment Fund (\$250,000.00), [Lead Hazard Control and Healthy Homes Grant \(\\$250,000.00\)](#), and Cultural Facilities (F) Fund (\$100,000.00)

**This item is being revised to make updates to the AIS and Resolution. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

54. 22-1478 Authorize an ~~two-year~~ [eighteen-month](#) subrecipient agreement to provide legal services to residential tenants at risk of eviction and homelessness due to financial hardships brought on by the COVID-19 pandemic for the Office of Equity and Inclusion - Legal Aid of NorthWest Texas, most advantageous proposer of two - Not to exceed ~~\$250,000~~ [\\$500,000](#) - Financing: Coronavirus State and Local Fiscal Recovery Funds

**This item is being revised to make updates to the AIS and Resolution. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

55. 22-1117 Authorize **(1)** [Supplemental Renewal](#) Agreement No. 1 to exercise the first of two one-year renewal options, with REKJ Builders, LLC, for residential rehabilitation repair services to homes with code violations that residents cannot afford to repair for the Department of Housing & Neighborhood Revitalization, and **(2)** an increase in appropriations in an amount not to exceed \$500,000 in the Dallas Tomorrow Fund

DATE June 17, 2022

SUBJECT June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions

to be used for associated costs - Not to exceed \$500,000 - Financing: Dallas Tomorrow Fund (subject to annual appropriations)

**This item is being revised to make updates to the AIS and Resolution. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

61. 22-1369 Authorize **(1)** a Conditional Chapter 380 Economic Development Loan Agreement with MLK Kingdom Complex, LLC (Developer) in an amount not to exceed \$350,000.00 sourced with the South Dallas/Fair Park Opportunity Fund; and **(2)** a [Chapter 380 Conditional Grant Agreement](#) with Developer in an amount not to exceed \$100,000.00 sourced with the Southern Dallas Investment Fund, for construction costs to develop 3101 Martin Luther King Jr. Blvd. and 2904 Meadow Street of Dallas, Texas into the MLK Wellness Complex and parking – [Total amount not to exceed \\$450,000.00](#) Financing: South Dallas/Fair Park Opportunity Fund ~~not to exceed~~ \$350,000.00 and 2017 Proposition (I) Bonds Fund ~~not to exceed~~ \$100,000.00 ~~in a combined total amount not to exceed \$450,000.00~~
- This item is being revised to make updates to the AIS and Resolution. Please contact Joyce Williams, Director, Small Business Center Department, at 214-970-5624, for more information.**

- PH2. 22-1333 A public hearing to receive comments on proposed amendments to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Eleven, the Downtown Connection Tax Increment Financing (“TIF”) District (“District”) to: **(1)** create two sub-districts within the [Zone District](#): **(a)** Downtown Connection Sub-district (original District boundary) and **(b)** Newpark Sub-district; **(2)** increase the geographic area of the District to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment; **(3)** increase the total budget of the District (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars); **(4)** modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18; **(5)** establish a termination date for the Newpark Sub-district of December 31, 2052; **(6)** establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%; **(7)** establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); **(8)** request Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027; and **(9)** make corresponding modifications to the District boundary, budget, Plan, and participation agreement with Dallas County; and at the close of the hearing, consider an ordinance amending Ordinance No. 26020, as amended, previously approved on June 8, 2005, and Ordinance No. 26096, as amended, previously approved on August 29, 2005, to reflect these amendments - Financing: No cost consideration to the City

**This item is being revised to update the AIS. Please contact Robin Bentley, Director, Office of Economic Development, at 214-671-9942, for more information.**

DATE June 17, 2022  
SUBJECT June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions

**Deletions:**

34. 22-1275 Authorize **(1)** a Development Participation Contract with Texas Trees Foundation for the donation of privately funded design plans for a City of Dallas 2017 General Obligation Bond Program Project identified as the Southwestern Medical District Streetscape Plan/Harry Hines Boulevard Improvements (Market Center DART Station to Mockingbird Lane); and **(2)** an Operating and Maintenance Agreement with Texas Trees Foundation for non-standard public improvements associated with the Harry Hines Boulevard Improvements Project (Market Center to Mockingbird Lane) - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)  
**This item was deleted to bring back at a later date. Please contact Dr. Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451, for more information.**

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

15. 22-954 Authorize **(1)** the sale of up to 10 Land Transfer Program lots to Masa Design Build LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$12,996.49; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program 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 10 single-family homes on the Land Transfer Program lots - Estimated Revenue Foregone: \$73,003.82  
[The Housing and Homelessness Solutions Committee was be briefed by memorandum regarding this matter on April 25, 2022.](#)
59. 22-1318 Authorize a public hearing to be held on August 10, 2022 to receive comments on amending Dallas City Code Chapter 15D; SEC 15D-15 Definitions; Sec 15D-16 Driving Wrecker To A Police Scene Prohibited; Exception; SEC 15D-17 Soliciting Wrecker Business At A Police Scene Prohibited; Presence At Scene As Evidence Of Violation; SEC 15D-21 License Application; Change of Zone; SEC 15D-22 License Qualifications; SEC 15D-50 Emergency Wrecker Service Zones; Wrecker Rotation List; SEC 15D-52 Requirements and Operating Procedures For Emergency Wrecker Service; SEC 15D-53 Rapid Response Program; SEC 15D-55 Notification of Police Department; SEC 15D-56 City-Owned Wreckers - Financing: No cost consideration to the City  
[The Public Safety Committee was briefed by memorandum regarding this matter on June 13, 2022.](#)
60. 22-1218 Authorize the **(1)** acceptance of a donated 2019 Protector Targa 310 boat with an estimated value of \$250,000.00 from Victor Vescovo to the Dallas Police Department - Financing: This action has no cost consideration to the City (see Fiscal Information)  
[The Public Safety Committee was briefed by memorandum regarding this matter on June 13, 2022.](#)

DATE June 17, 2022  
SUBJECT **June 22, 2022 City Council FINAL Agenda - Additions/Revisions/Deletions**

75. 22-1405 Authorize a development agreement (“Agreement”) and all other necessary documents with I-20 Lancaster Development, LLC and/or its affiliates for a City Subsidy in an amount not to exceed \$34,210,966.00 comprised of **(1)** an amount not to exceed \$2,800,000.00 in the form of an economic development grant payable from the City’s Public/Private Partnership Fund (“PPP Grant”); and **(2)** an amount not to exceed \$31,410,966.00 plus an additional grant in lieu of interest payable from future University TIF District funds (“TIF Subsidy”) in consideration of the University Hills Phase I Project on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line in Tax Increment Financing Reinvestment Zone Number Twenty One (University TIF District) - Financing: Public/Private Partnership Fund (\$2,800,000.00) and University TIF District Fund (\$31,410,966.00) (subject to annual appropriations from tax increments)  
[On June 6, 2022, the Economic Development Committee was briefed regarding this matter.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax  
City Manager

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Robert Perez, Interim Assistant City Manager  
Carl Simpson, Interim Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE June 17, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – June 16, 2022**

## **2022 Pride in Excellence Awards Reception**

The Mayor and City Council will be hosting a Pride in Excellence Awards Reception on Wednesday, June 22 at noon. The event will recognize five LGBTQ+ leaders in Dallas in the fields of business, civic engagement, public service, arts & culture, and philanthropy. The event will include special words from Mayor Pro Tem Chad West, Councilmember Omar Narvaez, the City's poet laureate, and information from our LGBTQ Employee Resource Group. Come join in on the celebration with musical selections from DJ Austinb7. Heavy appetizers, drinks, and a pride cake will be provided. Should you have any questions or concerns, please contact Victoria Moe, Sr. Projects Coordinator at [Victoria.moe@dallas.gov](mailto:Victoria.moe@dallas.gov).

## **Development Services Monthly Newsletter**

The Development Services department has launched a monthly newsletter to provide department news and updates to the interested public. Monthly permit activity, department initiatives, new hires and process updates are included. Residents and stakeholders can text 'DEVSERVICES' to 22828 to sign up for the newsletter and other department emails. Should you have any questions or concerns, please contact Robyn Gerard, Senior Public Information Officer, at [robyn.gerard@dallas.gov](mailto:robyn.gerard@dallas.gov).

## **WIC Sees Participation Growth**

In May 2022, the Dallas WIC Program served 66,803 families, representing the highest single month participation since October of 2018! The Dallas WIC team is thrilled to see our program participation grow. Dallas WIC welcomes all families and provides expert nutrition and breastfeeding education and support as well as referrals to other important programs. Families can receive WIC services by contacting the WIC Call Center at 214-670-7200 or by applying at [Apply for WIC | Texas WIC](#). The WIC Breastfeeding Hotline offers 24-hour support at 214-670-7222. All sixteen WIC locations are open and are currently offering in-person and no-contact services. Should you have any questions, please contact Office of Community Care Director, Jessica Galleshaw at [jessica.galleshaw@dallas.gov](mailto:jessica.galleshaw@dallas.gov).

## **Office of Risk Management**

The City of Dallas Office of Risk Management (ORM) is hosting a Virtual Safety Conference, a concentrated occupational health and safety officer led training of 60 safety courses to City employees, from June 13 -17, 2022. The goal is to protect City employees and assets by guarding against risks and safety hazards by way of promoting, providing, and increasing safety awareness and safe work practices through position specific safety training.

We anticipate about 1,500 participants. Courses are offered through Microsoft Teams in English (55 courses) and Spanish (5 courses). Our external partners Stephen Greeson - HSB and Joshua Quintero -CNA will also lead three courses.

DATE June 17, 2022  
SUBJECT **Taking Care of Business – June 16, 2022**

Should you have any questions or concerns, please contact Zeronda Smith, Director of Office of Risk Management, at [zeronda.smith@dallas.gov](mailto:zeronda.smith@dallas.gov).

### Racial Equity Vision Statement Town Hall Meetings Continue

The Office of Housing and Neighborhood Revitalization invites residents to town hall meetings to participate in the process of creating a vision statement for the City's Comprehensive Housing Policy. The public is invited to attend at 6:30 p.m. Thursday, June 16 at the Juanita Craft Recreation Center and at 6:30 p.m. Thursday, June 23 at the Thurgood Marshall Recreation Center. Graphics are attached for social sharing. Should you have any questions, please contact Richard Soto, City Council Liaison with the Office of City Council Member Casey Thomas, at [richard.soto@dallascityhall.com](mailto:richard.soto@dallascityhall.com).

### Convention and Event Services Weekly Event Report

Each week, Convention and Event Services will provide a report featuring two weeks of upcoming events that are either coordinated with the Office of Special Events or hosted at the Kay Bailey Hutchison Convention Center Dallas. The report highlights the dates, location, and City Council District for each event, and is attached for your convenience. Should you have any questions or concerns, please contact Rosa Fleming, Director of Convention and Event Services at [rosa.fleming@dallascityhall.com](mailto:rosa.fleming@dallascityhall.com)

### City 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](#):

Opportunity No.	Opportunity Name	Department
CIZ22-AVI-2050	Dallas Love Field Transportation Network Center	Aviation
CIZ22-PBW-2044	Coombs Creek Trail Extension	Public Works
CIZ22-PBW-2045	Lamar Street Streetscape Project	Public Works
CIZ22-PBW-2049	Alley Reconstruction Group 17-4002	Public Works
CIZ22-PBW-2051	Street Reconstruction Group 17-1405	Public Works
CIZ22-PKR-2048	Centennial Building Improvements	Parks and Recreation
BBZ22-00018584	Library Facilities and Strategic Master Plan	Dallas Public Library
BKZ22-00019322	Retiree Concierge Services	

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](#).

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 Danielle Thompson, Director of Procurement Services at [Danielle.thompson@dallascityhall.com](mailto:Danielle.thompson@dallascityhall.com).

DATE June 17, 2022  
SUBJECT **Taking Care of Business – June 16, 2022**

### OHS Street Outreach Update

The Dallas REAL Time Rapid Rehousing (DRTRR) team of homeless service providers, co-led by OHS and MDHA, is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons experiencing homelessness to assess their needs in preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS). The DRTRR Community Dashboard is live and may be found [here](#).

Please see the attached schedule for homeless encampment cleaning the week of June 13 through June 17, 2022. Please note that these will be for debris removal and outreach only. All encampment cleaning requests are being resolved as time allows. We appreciate everyone's patience.

### Encampment Resolution (Cleaning) Schedule June 13 – June 17, 2022

LOCATION
Hickory and Chestnut
Hickory and Baylor
I20 and Cockrell Hill
175 and Beltline Rd
635 and 75
635 and Coit
2400 Nagle

OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. Should you have any questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions.

### Office of Homeless Solutions Budget Listening Sessions

OHS will be cohosting public listening sessions the weeks of June 13, June 21, and June 30, 2022 with Council Districts 1, 2, 3, 7, 8, 10, 11, 12, 13, and 14. The virtual meeting links and details for these events may be found on the City events calendar [page](#). All meetings except one will be held virtually. Please see the attached schedule for exact dates and times. If you have any questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions.

Office of Homeless Solutions Budget Listening Sessions	
District(s)	Time and Date
Districts 2 and 14	June 16, 2022 at 5:30 pm- virtual
District 9	June 16, 2022 at 6:30 pm- virtual

DATE June 17, 2022  
SUBJECT **Taking Care of Business – June 16, 2022**

Districts 1 and 3	June 21, 2022 at 5:30 pm- virtual
District 10	June 21, 2022 at 7:00 pm- in person
District 7	June 30, 2022 at 5:30 pm- virtual

OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. Should you have any questions, please contact Christine Crossley, Director of the Office of Homeless Solutions at [Christine.crossley@dallascityhall.com](mailto:Christine.crossley@dallascityhall.com).

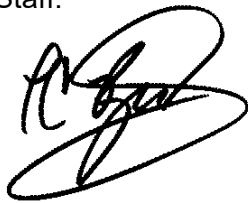
### Media Inquiries

As of June 13, 2022, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view [here](#).

The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from June 7<sup>th</sup> – 13<sup>th</sup>. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact Fire Chief, Dominique Artis.

- Ten Apartments Destroyed and One Firefighter Transported Following Gaston Avenue Apartment Fire
- DFR Rescues Man After Fleeing Police and Crashing Into Creek
- DFR Reviewing Response to Death in Custody
- Heat Related Responses on the Rise
- No One Injured After Party Bus Catches Fire

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff.



T.C. Broadnax  
City Manager

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors





**THE 2022 CITY OF DALLAS**

# **PRIDE IN EXCELLENCE AWARDS RECEPTION**

**Wednesday – June 22, 2022 – Noon**

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The City of Dallas cordially invites you to participate in our celebration of Pride Month. The celebration will include a Reception, Refreshments and Awards ceremony.

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**Dallas City Hall Lobby – 1500 Marilla St.**



**City of Dallas**

**Convention and Event Services  
Weekly Events Report  
June 17, 2022**

<b>Event Type</b>	<b>Name</b>	<b>Dates</b>	<b>Location</b>	<b>District</b>
Special Event	Juneteenth - Omni Dallas	6/17/2022	555 S. Lamar St.	2
Special Event	Dallas Arts District Pride Block Party	6/17/2022	1800 N. Harwood St.	14
Special Event	Sickle Cell Ride	6/18/2022	3080 S. Hampton Rd.	4
Special Event	MLK Juneteenth Health & Wellness Walk	6/18/2022	2922 MLK Jr. Blvd.	7
Special Event	Juneteenth in Hamilton Park	6/18/2022	12225 Willowdell Dr.	10
Special Event	Juneteenth Unity Weekend	6/18/2022	3201 Samuell Blvd.	2
Special Event	DPD: Juneteenth Block Party	6/18/2022	5100 Bexar St.	7
Special Event	Deep Ellum Outdoor Market #10	6/18/2022	100 N. Crowdus St.	2
Special Event	LifeWalk's Marketpalooza	6/19/2022	3021 Throckmorton St.	2
Special Event	Juneteenth Block Party – Oak Cliff	6/19/2022	400 N. Tyler St.	1
Special Event	Juneteenth Celebration - South Dallas	6/19/2022	9455 Lancaster Hutchins Rd.	8
Special Event	Juneteenth March	6/19/2022	1500 Marilla St.	1, 2, 4
Special Event	Dallas Juneteenth Festival	6/19/2022	816 Montgomery St.	2
Special Event	Never Forgotten Car Show	6/19/2022	3720 W. Camp Wisdom Rd.	8
Special Event	SWAPA Informational Picket	6/21/2022	Waddell Street	2
Special Event	Malcolm X Plaza Ext. 2	6/21/2022	4505 S Malcolm X Blvd.	7
Special Event	All you can Eatly	6/24/2022	8687 N. Central Expy.	13
Special Event	Pride Night in the District	6/24/2022	208 S. Akard St.	2
Special Event	Interfaith Prayer & Praise Event	6/24/2022	1500 Marilla St.	2
Special Event	Dogslife - Miles for Mutts	6/25/2022	109 Continental Ave.	6
Special Event	SFC Outdoor Event	6/25/2022	5227 Nomas St.	6
Special Event	Oak Cliff Pride	6/25/2022	508 W. Seventh St.	1
Special Event	Jerking the Ranch	6/25/2022	4526 Cedardale Dr.	8
Special Event	Pride Celebration	6/25/2022	5750 Cedar Springs Rd.	2
Special Event	AIDS Walk South Dallas 2022	6/25/2022	2922 MLK Jr. Blvd.	7
Special Event	Red White and Groove	6/25/2022	208 S. Akard St.	2
Special Event	Deep Ellum Outdoor Market #11	6/25/2022	100 N. Crowdus St.	2
Special Event	Sunbreeze	6/25/2022	4526 Cedardale Dr.	8
Special Event	Valley View Mall Carnival	6/30/2022	13331 Preston Rd.	11
Special Event	Patronal Festival	6/26/2022	4502 Afton St.	2



**City of Dallas**  
**KBHCCD Schedule of Events**

KBHCCD	FAN EXPO Dallas	6/17/2022	650 S. Griffin St.	2
KBHCCD	UBU Expo	6/17/2022	650 S. Griffin St.	2
KBHCCD	DART Exercise	6/23/2022	650 S. Griffin St.	2
KBHCCD	AKC Meet the Breeds	6/25/2022	650 S. Griffin St.	2
KBHCCD	Master Plan Task Force	6/28/2022	650 S. Griffin St.	2



RESERVE LA FECHA //

# EQUIDAD RACIAL

# DECLARACIÓN DE LA VISIÓN

## ASAMBLEAS PÚBLICAS EN LA CIUDAD

### ¡TU VOZ CUENTA!

Te invitamos a que te unas en el proceso para crear una declaración de la visión para la Política Integral de Vivienda de la Ciudad de Dallas.



**31 DE MAYO** | 6:30 p.m. to 8 p.m.  
Jewish Community Center  
7900 Northaven Rd, Dallas, TX 75230



**14 DE JUNIO** | 6:30 p.m. to 8 p.m.  
Centro Recreativo Nash-Davis  
3710 N. Hampton Rd, Dallas, TX 75212



**16 DE JUNIO** | 6:30 p.m. to 8 p.m.  
Centro Recreativo Juanita Craft  
4500 Spring Ave., Dallas, TX 75210



**23 DE JUNIO** | 6:30 p.m. to 8 p.m.  
Centro Recreativo Thurgood Marshall  
5150 Mark Trail Way, Dallas, TX 75232



SAVE THE DATE //

# RACIAL EQUITY VISION STATEMENT

## CITYWIDE TOWN HALL MEETINGS

### YOUR VOICE MATTERS!

We invite you to join us  
in the process of creating a  
vision statement for the City's  
Comprehensive Housing Policy.



**May 31** | 6:30 p.m. to 8 p.m.  
Jewish Community Center  
7900 Northaven Rd, Dallas, TX 75230



**June 14** | 6:30 p.m. to 8 p.m.  
Nash-Davis Recreation Center  
3710 N. Hampton Rd, Dallas, TX 75212



**June 16** | 6:30 p.m. to 8 p.m.  
Juanita Craft Recreation Center  
4500 Spring Ave., Dallas, TX 75210



**June 23** | 6:30 p.m. to 8 p.m.  
Thurgood Marshall Recreation Center  
5150 Mark Trail Way, Dallas, TX 75232