

Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **May 10, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On April 28, 2023, a DRAFT City Council Agenda for May 10, 2023, 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:

38. 23-1288 Authorize the **(1)** City Manager to accept conveyance of the Premises in an amount not to exceed \$6,000,000.00 in the name of the City utilizing financing to be secured by Cypress Creek Forest Lane, LP (Tax Credit Partnership) including Low Income Housing Tax credits provided by Texas Department of Housing and Community Affairs (TDHCA) commercial debt, and soft debt approved by the City and secured by the Tax Credit Partnership; and **(2)** Negotiate and execute a lease for a term of at least five years and not longer than 39 years and development agreement with Cypress Creek Forest Lane, LP (Tenant/Tax Credit Partnership) allowing construction and operation of the project called Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243 - Estimated Revenue: \$2,153,042.00 (15 years of estimated fees and lease payments)

Deletions:

29. 23-1053 Authorize a decrease to the construction services contract with the Fain Group, Inc. for a reduced scope of work to delete accent lighting and underground electrical service rerouting and adjust for construction material cost increased due to delays postponing the project start date by nine months on the Hi-Line Connector Trail along Victory Avenue and Hi Line Drive between the Katy Trail and the Trinity Strand Trail - Not to exceed (\$96,486.41), from \$11,531,424.84 to \$11,434,938.43 - Financing: Circuit Trail Conservancy Fund
This item is being deleted to allow for more time to further discuss details for the Hi-Line Connector Trail Change Order No. 1. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.

Memorandums:

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.

2. 23-1174 Authorize **(1)** preliminary adoption of the FY 2023-24 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,788,405 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,809,603; **(b)** HOME Investment Partnerships Program in the amount of \$6,433,179; **(c)** Emergency Solutions Grant in the amount of \$1,241,010; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$9,604,613; and **(e)** estimated Program Income and One-Time Revenue in the amount of \$1,700,000; and **(2)** a public hearing to be held on May 24, 2023 to receive comments on the proposed use of funds - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The City Council was briefed by memorandum on the “FY 2023-24 HUD Consolidated Plan Budget” on April 21, 2023, due to the cancelled City Council meeting on April 19, 2023.](#)

3. 23-1184 Authorize **(1)** acceptance of funds from the Statewide Opioid Settlement Agreement; and **(2)** establishment of appropriations in an amount not to exceed \$941,732.69 in the Opioid Settlement Fund - Not to exceed \$941,732.69 - Financing: Opioid Settlement Fund
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on April 24, 2023.](#)

5. 23-1002 Authorize a professional consulting contract with TDA Consulting, Inc. for community engagement and implementation of the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog for a term through December 30, 2024 for the attached scope of work in Exhibit A - Not to exceed \$612,118.00 - Financing: General Funds
[The Housing & Homelessness Solutions Committee was briefed by memorandum regarding this matter on April 24, 2023.](#)

32. 23-1001 Authorize **(1)** the application for and acceptance of the "Click It Or Ticket" Mobilization Grant (Grant No. 2023-Dallas-CIOT-00007, CFDA No. 20.616) in the amount of \$49,962.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for a safety belt enforcement initiative for the period May 19, 2023 through June 7, 2023; **(2)** the establishment of appropriations in the amount of \$49,962.00 in the FY23 STEP - Click It Or Ticket Mobilization Fund; **(3)** the receipt and deposit of grant funds in the amount of \$49,962.00 in the FY23 STEP - Click It Or Ticket Mobilization Fund; **(4)** a local cash match in the amount of \$12,946.51; and **(5)** execution of the sub-grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount of

\$62,908.51 - Financing: General Fund (\$12,946.51) and Texas Department of Transportation Grant Funds (\$49,962.00)

[The Public Safety Committee will be briefed by memorandum regarding this matter on May 8, 2023.](#)

38. 23-1288 Authorize the **(1)** City Manager to accept conveyance of the Premises in an amount not to exceed \$6,000,000.00 in the name of the City utilizing financing to be secured by Cypress Creek Forest Lane, LP (Tax Credit Partnership) including Low Income Housing Tax credits provided by Texas Department of Housing and Community Affairs (TDHCA) commercial debt, and soft debt approved by the City and secured by the Tax Credit Partnership; and **(2)** Negotiate and execute a lease for a term of at least five years and not longer than 39 years and development agreement with Cypress Creek Forest Lane, LP (Tenant/Tax Credit Partnership) allowing construction and operation of the project called Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243 - Estimated Revenue: \$2,153,042.00 (15 years of estimated fees and lease payments)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on February 27, 2023.](#)

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: Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Biliera 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
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors