

# Memorandum



CITY OF DALLAS

DATE September 22, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **September 27, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On September 15, 2023, a DRAFT City Council Agenda for September 27, 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:

4. 23-2431 An ordinance approving and authorizing **(1)** the issuance and sale of City of Dallas, Texas, Special Tax Revenue Obligations (Fair Park Venue Project), Series 2023 in an amount not to exceed \$51,000,000; **(2)** a Master Indenture of Trust and a First Supplemental Indenture of Trust; **(3)** making findings with respect to the issuance of such obligations; and **(4)** providing an effective date - Financing: 2023 (Fair Park Venue Project Bonds Fund (\$629,525) and Convention and Event Services Fund (\$14,500))
  
65. 23-2052 Authorize the **(1)** acceptance of a grant from the U.S. Department of Health and Human Services for Substance Abuse and Mental Health Services Administration (SAMHSA) Grant (Grant No. H79TI086241-01, Assistance Listing No. 93.243) in the amount of \$371,771.00, to expand Substance Use Disorder (SUD) treatment and recovery support services in the existing South Dallas Drug Court for the period September 30, 2023 through September 29, 2024, for year one of the five-year project; **(2)** establishment of appropriations in an amount not to exceed \$371,771.00 in the SAMHSA-Adult Treatment Drug Court Expansion Project 23-24 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$371,771.00 in the SAMHSA-Adult Treatment Drug Court Expansion Project 23-24 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$371,771.00 - Financing: U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration Grant Funds
  
66. 23-2077 Authorize **(1)** an increase in appropriations in an amount not to exceed \$29,115,539.00 in the Aviation Passenger Facility Charge - Near Term Projects Fund; **(2)** a reduction in appropriations in an amount not to exceed

\$16,405,836.00 in the Aviation Commercial Paper Fund; and **(3)** a construction services contract to provide construction services for the Runway 13L-31R Runway Safety Area Improvements and Rehabilitate Taxiway A Project at Dallas Love Field - Flatiron Constructors, Inc., only bidder - Not to exceed \$60,973,000.00 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund (\$28,894,625.00) and FAA FY23 Grant Fund (\$32,078,375.00)

67. 23-2506 Authorize **(1)** execution of a development agreement and all other necessary documents with Cabana Sycamore Development, Inc. and/or its affiliates ("Developer") in an amount not to exceed \$41,000,000.00 payable from current and future Design District TIF District funds in consideration of the Cabana Design District mixed-income multi-family redevelopment project ("Project") currently addressed at 899 North Stemmons Freeway ("Property") in Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District); and **(2)** rescission of the TIF district funding and associated development agreement with Cabana Development, LLC, an affiliate of Centurion American Development Group, previously authorized by City Council Resolution No. 19-1804 on November 13, 2019 for the Cabana Hotel Redevelopment Project, effective upon Developer's closing on the acquisition of the Property from Centurion American Development Group - Not to exceed \$41,000,000.00 - Financing: Design District TIF District Fund (subject to annual appropriations from tax increments)

### **Revisions:**

33. 23-2002 Authorize Supplemental Agreement No. 2 to the contract with Family Gateway, Inc. for property management, supportive services, ~~and renovations~~ ~~and for~~ temporary and permanent housing, to: **(1)** extend the contract term by one year, from September 30, 2023 to September 30, 2024; and **(2)** provide alternate funding for a total amount not to exceed \$700,000.00 per year sourced with FY 2022-23 Emergency Solutions Grant (ESG) Funds in the amount of \$131,565.00 and, beginning October 1, 2023, FY2023-24 ESG Funds in the amount of \$568,435.00, in lieu of unspent ARPA Homelessness Assistance and Supportive Services Program ~~Funds and expiring General Funds~~ and ~~expiring~~ FY2021-22 ESG Funds, to be used for the continued provision of property management for eligible operating costs and essential services - Total not to exceed \$700,000.00 - Financing: FY 2022-23 Emergency Solutions Grant Funds (\$131,565.00) and FY 2023-24 Emergency Solutions Grant Funds (\$568,435.00) (subject to appropriations)

**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Christine Crossley, Director, Office of Homeless Solutions, at 214-670-1291, for more information.**

37. 23-2399 Authorize (1) a one-year service contract with Harmony Community Development Corporation in ~~the an~~ amount not to exceed of \$300,000; (2) a one-year service contract with Under 1 Roof in ~~the an~~ amount not to exceed of \$295,300; and (3) a one-year service contract with Crossroads Community Services, Inc. in ~~the an~~ amount not to exceed of \$204,700, for programs to mitigate Drivers of Poverty ~~for~~ on behalf of the Office of Community Care - most advantageous proposers of fifteen - Total not to exceed \$800,000 - Financing: General Fund (subject to annual appropriations)  
**This item is being revised per the City Attorney's Office. Please contact Jessica Galleshaw, Director, Office of Community Care, at 214-670-5113 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**
38. 23-2309 Authorize a one-year service contract, with two one-year renewal options, with CitySquare for a Landlord Subsidized Leasing Program to be operated on behalf of the Office of Homeless Solutions for the period October 1, 2023 through September 30, 2024, ~~in an amount not to exceed \$650,000 per year and an overall amount not to exceed \$1,950,000~~ - Not to exceed \$650,000 - Financing: General Fund (subject to appropriations)  
**This item is being revised to update the Agenda Information Sheet and Resolution. Please contact Christine Crossley, Director, Office of Homeless Solutions, at 214-670-1291 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.**

In addition, Agenda Item No. 4, File ID No. 23-2431 is an Addition item, placed under Consent that have caused a renumbering to several items from 4-66.

### **Deletions:**

25. 23-2486 Authorize an increase in the construction services contract with Johnson Bros. Corporation, a Southland Company, to add funding for the 2023 Annual Street Resurfacing Contract - Not to exceed \$12,490,707.00, from \$49,982,822.75 to \$62,473,529.75 - Financing 2024 Certificate of Obligation Bond Fund (subject to annual appropriations)  
**This item is being deleted due to the non-issuance of certificates and will be brought back at a later date. Please contact Ali Hatefi, Director, Department of Public Works, at 214-948-4688, for more information.**
32. 23-2273 Authorize (1) the City Manager to execute an interlocal agreement to accept funds in an overall amount not to exceed \$10,000,000.00 from Dallas County, Texas for supportive housing and/or supportive services projects for eligible American Rescue Plan Act (ARPA) beneficiaries with no more than one project to be located within the current geographical boundary of each Dallas County Commissioner's District; (2) the City Manager to execute subrecipient agreements for each approved project upon identification and approval of each project by the Dallas City Council and Dallas County Commissioner's Court,

respectively; and **(3)** an amendment to Resolution No. 22-1011 to modify the approved interlocal agreement terms, conditions, and obligations - Not to exceed \$10,000,000.00 - Financing: FY22 Dallas County ARPA Fund  
**This item is being deleted due to further revisions needed by Dallas County. Please contact Christine Crossley, Director, Office of Homeless Solutions, 214-670-1291, for more information.**

35. 23-2212 Authorize a three-year interlocal purchasing agreement for prepaid payroll card services for the City Controller’s Office with U.S. Bank National Association through the Housing Authority of the City of Dallas interlocal agreement - Financing: No cost consideration to the City  
**This item is being deleted due to pending contract negotiations. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, 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.

3. 23-2052 An ordinance approving and authorizing **(1)** the issuance and sale of City of Dallas, Texas, Special Tax Revenue Obligations (Kay Bailey Hutchison Convention Center Venue Project), Series 2023 in a principal amount not to exceed \$172,000,000; **(2)** a Master Indenture of Trust and a First Supplemental Indenture of Trust; **(3)** making findings with respect to the issuance of such obligations; and **(4)** providing an effective date - Financing: 2023 Convention Center Venue Project Bond Funds (\$1,583,400) and Convention and Event Services Fund (\$14,500)  
[The City Council was briefed by memorandum regarding this matter on June 9, 2023.](#)

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on June 13, 2023.](#)

[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on September 19, 2023.](#)

31. 23-2192 Authorize the City Manager to **(1)** accept the Advancing Economic Mobility Rapid Grant from the National League of Cities, in the amount of \$15,000.00 to support increased benefits access through innovative and strategic marketing and outreach strategies project for the period of August 2, 2023 through December 15, 2023; **(2)** receive and deposit funds in an amount not to exceed \$15,000.00 In the NLC Advancing Economic Mobility Grant Fund; and **(3)** establish appropriations in an amount not to exceed \$15,000.00 in the NLC Advancing Economic Mobility Grant Fund; and the **(4)** execution of the grant agreement and all terms, conditions and documents required by the agreement, approved as to form by the City Attorney - Not to exceed \$15,000.00 - Financing: NLC Advancing Economic Mobility Grant Fund

[This Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 11, 2023.](#)

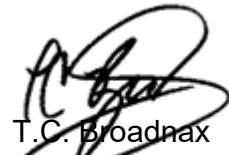
37. 23-2399 Authorize **(1)** a one-year service contract with Harmony Community Development Corporation in the amount of \$300,000; **(2)** a one-year service contract with Under 1 Roof in the amount of \$295,300; and **(3)** a one-year service contract with Crossroads Community Services in the amount of \$204,700, for programs to mitigate Drivers of Poverty for the Office of Community Care - most advantageous proposers of fifteen - Total not to exceed \$800,000 - Financing: General Fund (subject to annual appropriations)

[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on September 11, 2023.](#)

63. 23-2462 A resolution authorizing a two-year extension of the Letter of Credit Reimbursement Agreement and a Fee Agreement with JPMorgan Chase Bank, National Association from December 18, 2023 to December 18, 2025, with respect to the Love Field Airport Modernization Corporation Airport System Commercial Paper Notes, AMT Series - Not to exceed \$3,700,000 - Financing: Aviation Fund (This item was deferred on September 13, 2023)

[The City Council was briefed by memorandum regarding this matter on September 4, 2020.](#)

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