

Memorandum



CITY OF DALLAS

DATE March 3, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **REVISED: TIF Funding Overview**

In my February 24, 2017 email I distributed follow-up information regarding TIF Funding Overview. Please find attached a revised document reflecting the change on page one regarding the Mercantile Block's Project Cost, which initially listed \$58,000,000 but has been revised to reflect the correct amount of \$135,000,000. A revised document is attached.


T. S. Broadnax
City Manager

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Mark McDaniel, Acting First Assistant City Manager
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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
Directors and Assistant Directors

1. How much money in the Downtown TIF is set aside for affordable housing?

- Two TIF Districts cover the core area of downtown Dallas – City Center TIF District (created in 1996) and the Downtown Connection TIF District (created in 2005)
- The City Center TIF District has a \$6.5M line item budget for affordable housing and Downtown Connection TIF District has a \$3M designated budget item for affordable housing
- Affordable housing-designated money from both TIF Districts can be used for any downtown project within the boundaries of both TIF Districts
- There is a minimum 10% affordable set aside requirement for all downtown projects that receive City financial assistance. Affordable housing-related project subsidies are often paid from other TIF District budget line items as of gap funding grants which represent overall subsidy required to make a project financially feasible
- Downtown residential projects that received TIF financial assistance since 2005 are:

Project Name	Project Cost	TIF Funding	Res Units	Affordable Housing
LTV Tower - 1600 Pacific	\$112,500,000	\$26,730,391	186	19
Atmos Phases I and II	\$94,204,330	\$16,006,965	230	170
Continental Building	\$57,100,000	\$18,305,700	203	41
Fairfield at West End	\$44,264,468	\$5,500,000	278	28
Mayflower Building	\$56,109,085	\$10,000,000	215	43
Mercantile Block	\$135,000,000	\$58,000,000	366	0
Mid Elm Lofts	\$18,900,000	\$3,900,000	25	3
PetroCorrigan Project	\$105,000,000	\$20,000,000	150	15
Statler Hilton	\$220,000,000	\$46,500,000	229	23
The Drever	\$240,000,000	\$50,000,000	512	52
	\$1,083,077,883	\$254,943,056	2,394	394

2. What is the total amount (of affordable housing set asides) in all the (other) TIF districts? **See attached spreadsheet.**

- There is a 20% affordable housing set-aside requirement in all TIF Districts, with the exception of downtown, where the set aside requirement is 10%
- All residential projects that receive City financial assistance for costs of construction (from TIF or other sources) must meet this requirement
- As stated in response to #1, in most TIF Districts, there is no specifically designated affordable housing line item in the budget. Affordable housing related costs are funded as part of an overall grant required to make a project financially feasible

3. Can money be transferred or borrowed from one TIF District to another TIF District? What are the Guidelines? Who has approval authority to move the money?

TIF funding may be used to support affordable housing city-wide but TIF District plans must be modified to allow expenditures out TIF District boundaries. Ideally, this would be structured as part of a TIF Plan at the time of formation

Example: TOD TIF District was formed with a tax increment sharing plan for each of its Sub Districts (Mockingbird, Cedars West, Lancaster Corridor) to create a fund for affordable housing. A portion of increment collected in the Mockingbird Sub District (40%) and a portions of increment collected in the Cedars West Sub District (10%) is allocated to support projects in the Lancaster Corridor. Additionally, 20% of all increment collected is set aside to support affordable housing district wide.

Any changes in TIF Plans require approval from individual TIF Boards of Directors and the City Council.

TIF Funding Overview

TIF	Council District(s)	Estimated Total TIF Budget ⁶	Total Funding Committed to Projects	Affordable Housing Requirement	Requirement Period	Residential Units Produced (Completed)	Affordable Units Produced (Completed) [A]	Affordable Units Committed (Approved/UC) [B]	Total Affordable (Committed and Complete) [A+B]	Total Units Committed after Affordable Housing Required ⁷	Total Affordable Units Committed after Affordable Housing Required ⁸	% Affordable since requirement	Affordable Units created with other programs in TIF Districts
Cedars Area TIF	2	\$24,288,523	\$7,238,845	20%	2011 forward	317	193	0	193	182	164	90%	
City Center TIF ^{1,2}	2, 14	\$151,968,546	\$97,151,601	10%	2012 forward ^{1,2}	2,044	142	3	145	25	3	12%	92
Cityplace Area TIF		\$46,126,414	\$46,126,414	none	n/a	2,208	0	0	0	-	-	N/A	162
Cypress Waters TIF	6	\$52,335,300	\$16,467,219	20%	since inception	814	163	0	163	814	163	20%	
Davis Garden TIF ⁵	1, 3	\$286,766,592	\$148,740,958	20%	since inception	290	274	0	274	0	0	N/A	
Deep Ellum TIF	2, 7, 14	\$71,673,978	\$12,637,697	20%	since inception	0	0	0	0	0	0	N/A	
Design District TIF	2, 6	\$123,197,339	\$13,229,668	20%	since inception	214	43	62	105	523	105	20%	
Downtown Connection TIF ³	2, 14	\$492,955,489	\$466,698,762	10%	since inception ³	985	230	133	363	2,091	363	17%	204
Farmers Market TIF	2	\$48,398,723	\$34,288,501	20%	2014 Forward	1,078	0	60	60	300	60	20%	
Fort Worth Ave TIF	1, 6	\$133,185,830	\$8,312,715	20%	since inception	200	40	0	40	200	40	20%	
Grand Park South TIF	7	\$84,346,606	\$300,058	20%	since inception	0	0	0	0	0	0	N/A	110
Mall Area TIF	8, 11	\$432,662,660	\$36,401,661	20%	since inception	0	0	300	300	300	60	20%	
Maple/Mockingbird TIF	2	\$63,826,401	\$11,189,083	20%	since inception	249	52	0	52	249	52	21%	
Oak Cliff Gateway TIF	1	\$72,807,006	\$35,428,466	20%	2009 Forward	984	179	121	300	422	85	20%	
Skillman Corridor TIF	9, 10, 13, 14	\$117,990,711	\$17,644,903	20%	since inception	217	40	0	40	217	40	18%	
Southwestern Medical TIF	2	\$44,573,461	\$8,199,239	20%	since inception	0	0	23	23	108	23	21%	
Sports Arena TIF ¹	2, 6, 14	\$291,406,631	\$157,173,417	20%	2012 forward ¹	0	0	60	60	300	60	20%	
State Thomas		\$29,712,037	\$29,712,037	none	n/a	2,530	0	0	0	-	-	N/A	
TOD TIF	2, 3, 4, 8, 14	\$417,326,904	\$10,604,269	20%	since inception	193	98	0	98	193	98	51%	175
Vickery Meadow TIF ⁴	13	\$52,564,853	\$32,947,986	20%	since inception	325	0	0	0	325	0	0%	
		\$3,038,114,004	\$1,190,493,499			12,648	1,454	762	2,216	6,249	1,316	21%	743

1. The Intown Housing Program provided affordable units in the downtown area until the program ended in 2002.

2. City Center has an affordable housing set aside account. Current collections are \$1.1M out of a potential \$6.5M. Several initial TIF funded projects included an affordable housing component but the term of this requirement expired. 28 of 142 affordable units created are currently available.

3. Downtown Connection used bond proceeds from the Mercantile project to provide affordable housing funding within district.

4. \$1 million set aside from Vickery Meadow TIF for affordable units.

5. Davis Garden has an affordable housing set aside fund directed toward projects in the Canyon Sub District.

6. TIF collections depend on new private investment in property in each TIF District. Districts where private development is occurring at a slower rate than projected (Grand Park South, Davis Garden) are unlikely to reach this estimated budget amount

7. This column shows total housing units (COMPLETED, APPROVED OR CURRENTLY UNDER CONSTRUCTION) in each TIF district that were approved after the affordability requirement was adopted for the TIF district in 2005.

8. This column shows total AFFORDABLE housing units (COMPLETED, APPROVED OR CURRENTLY UNDER CONSTRUCTION) in each TIF district that were approved after the affordability requirement was adopted for the TIF district in 2005.

Memorandum



CITY OF DALLAS

DATE March 3, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Land Bank Program Information**

At the Council Briefing on February 15, 2017, Council requested a map of land bank properties. Due to the size and legibility of mapping the locations city-wide, Staff has mapped locations by district. Each district with land bank properties will have the following information:

Category	District								Total
	1	2	3	4	5	6	7	8	
Available for Sale	0	0	0	11	0	0	112	0	123
Pending Sale	0	0	0	17	1	5	6	2	31
Reverted	0	15	0	102	0	15	265	8	405
Sold to Adjacent Owner	0	1	0	6	0	5	6	0	18
Sold to Developer	10	24	2	215	9	176	164	140	740
TOTAL	10	40	2	351	10	201	551	150	1,317

Council Member Arnold also requested a map of church owned properties in The Bottom. Five churches own a total of 112 properties in The Bottom. The attached map plots the following information:

Churches	Number of Plots Owned
New Covenant Pentecostal Evangelist	1
True Purpose Church	2
First Thompson Missionary Church	3
Golden Gate Baptist Church	14
Texas Heavenly Homes	92
TOTAL	12

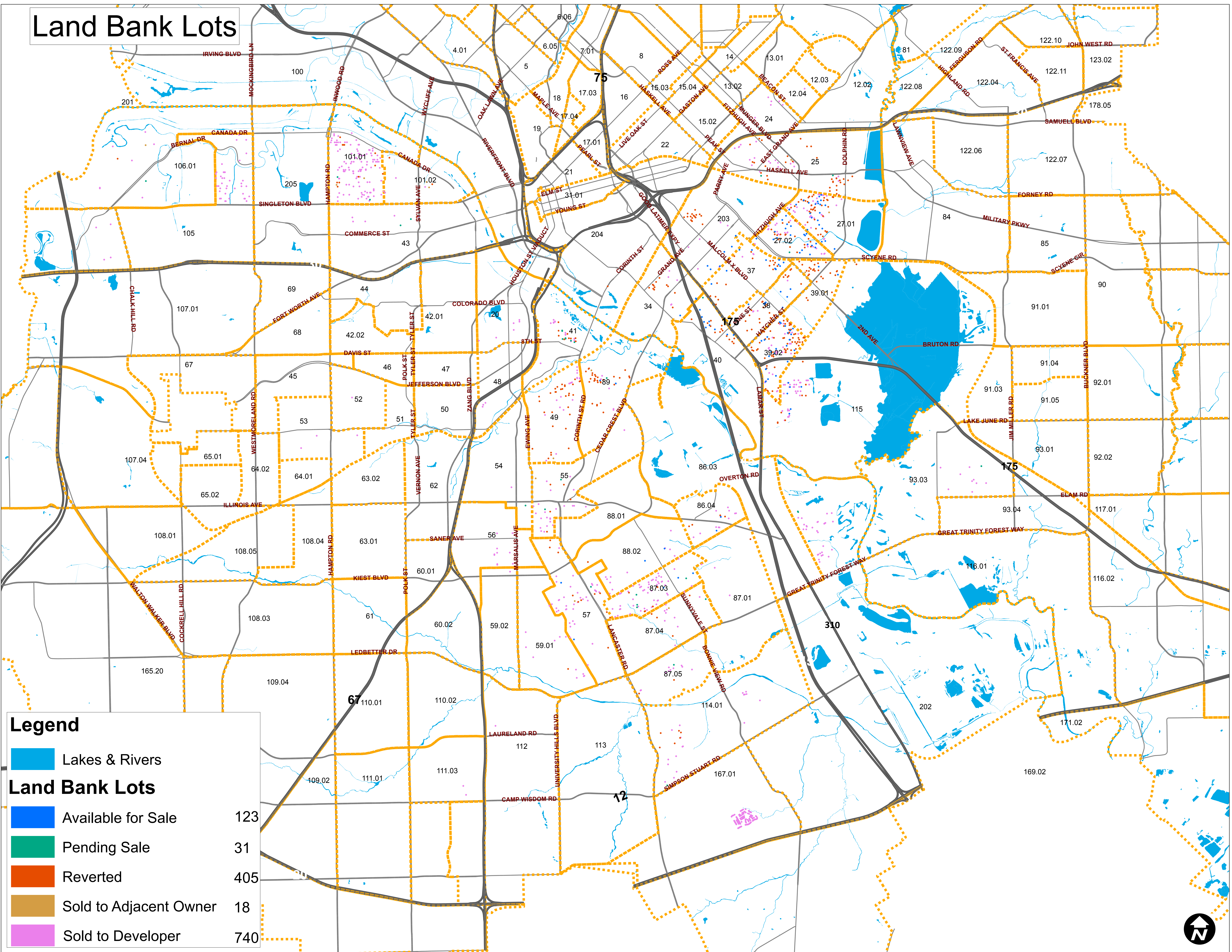








T.C. Broadnax
City Manager

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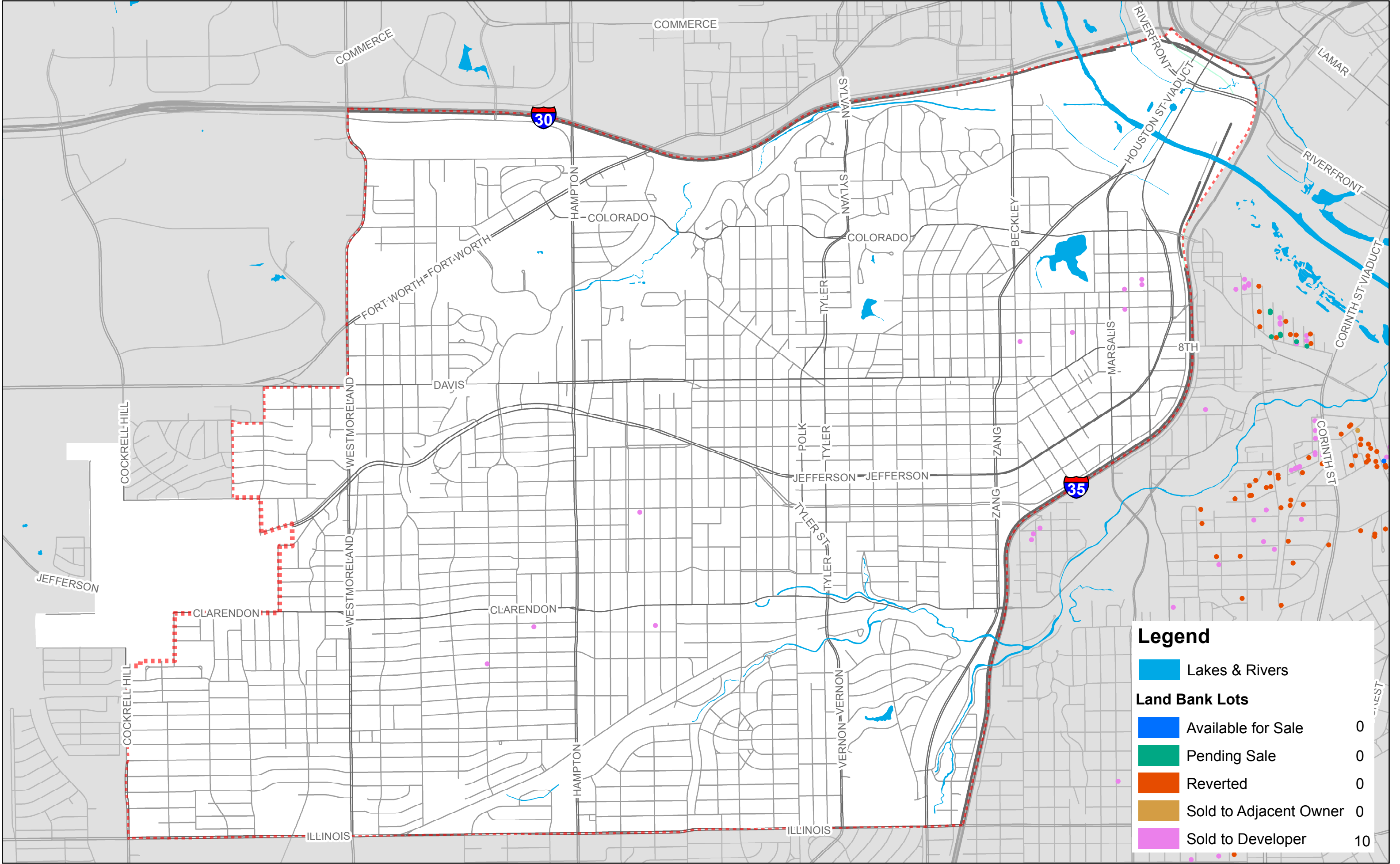
Land Bank Lots



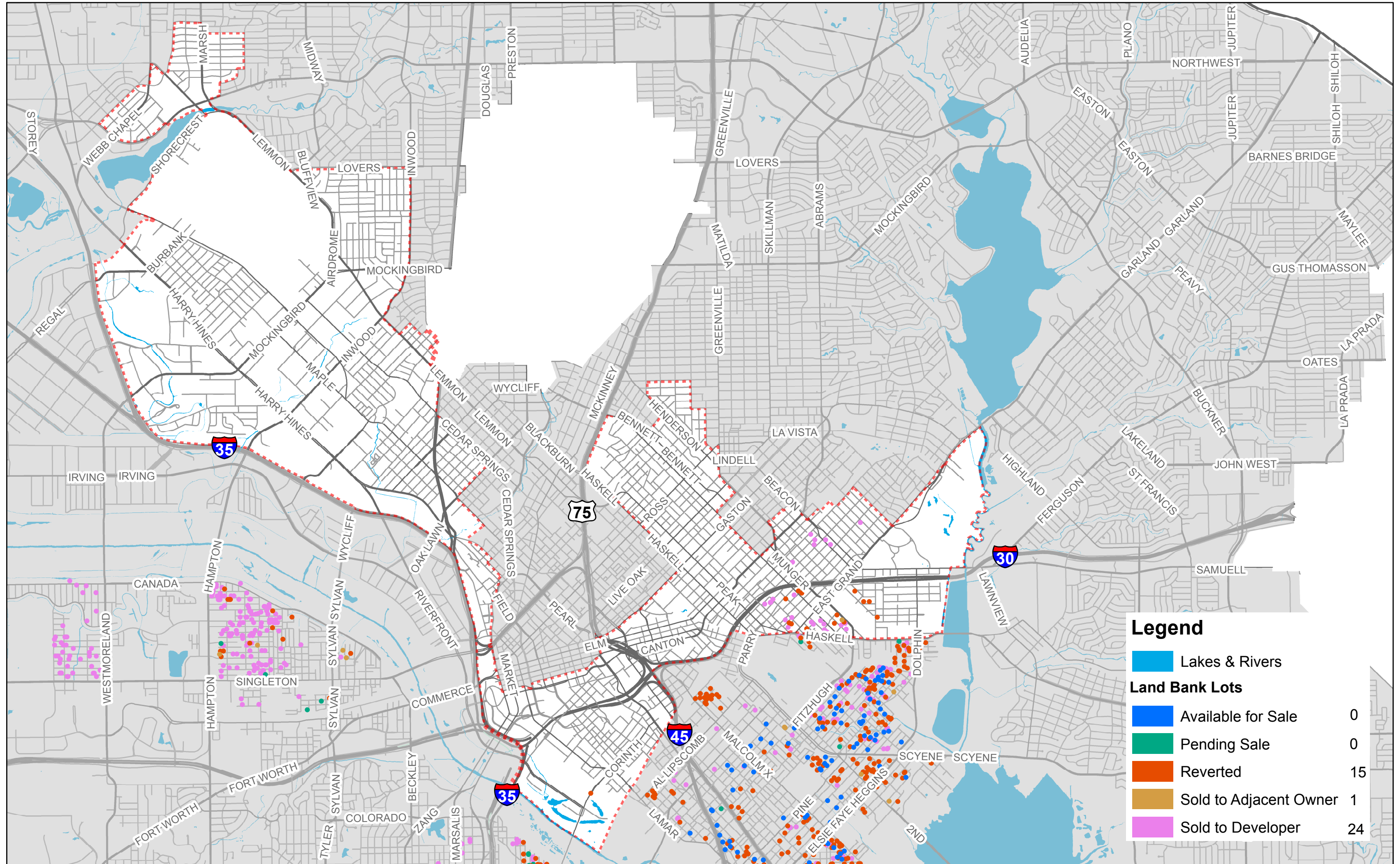
Legend	
	Lakes & Rivers
Land Bank Lots	
	Available for Sale 123
	Pending Sale 31
	Reverted 405
	Sold to Adjacent Owner 18
	Sold to Developer 740



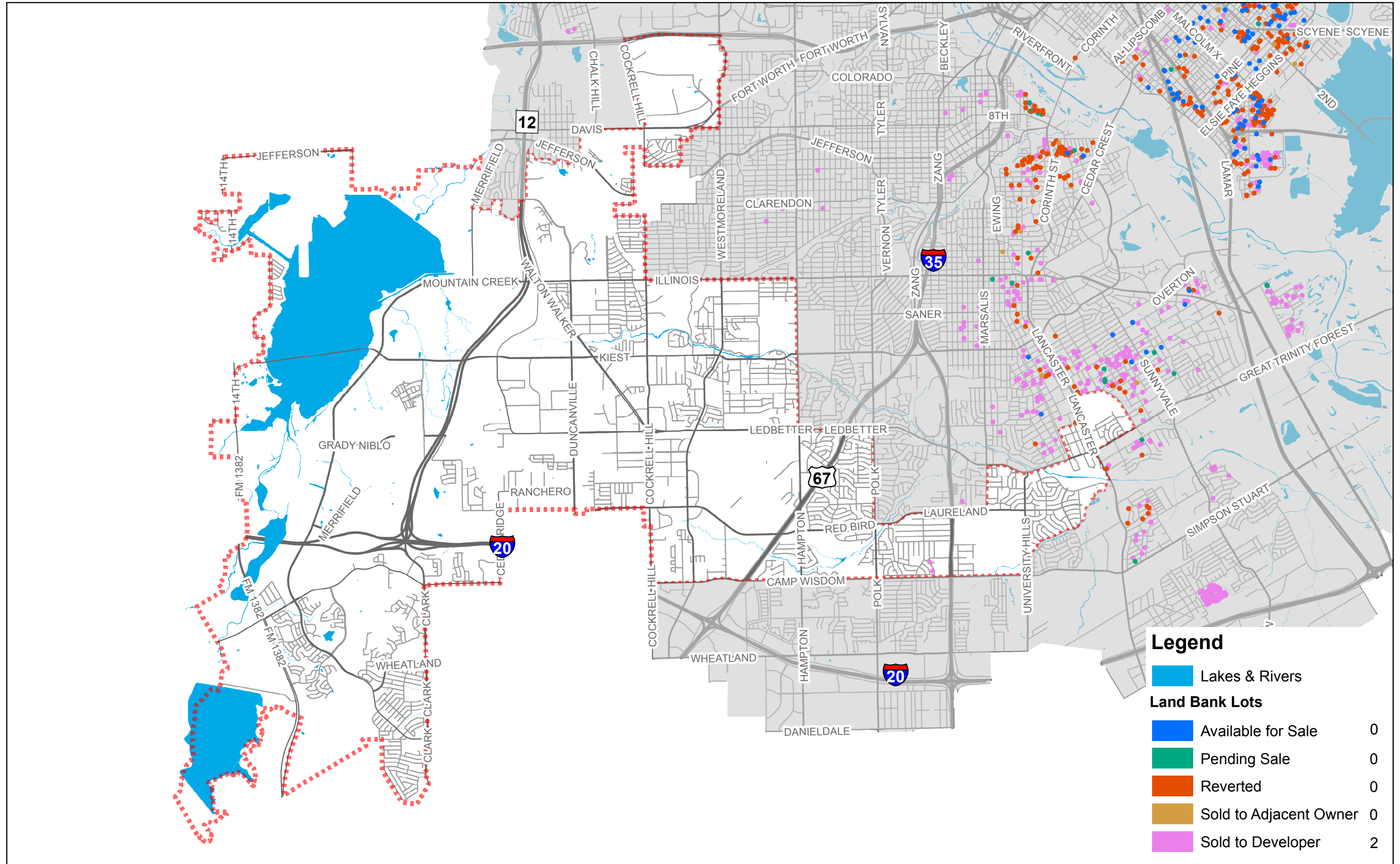
Land Bank Lots (January 2017) - District 1



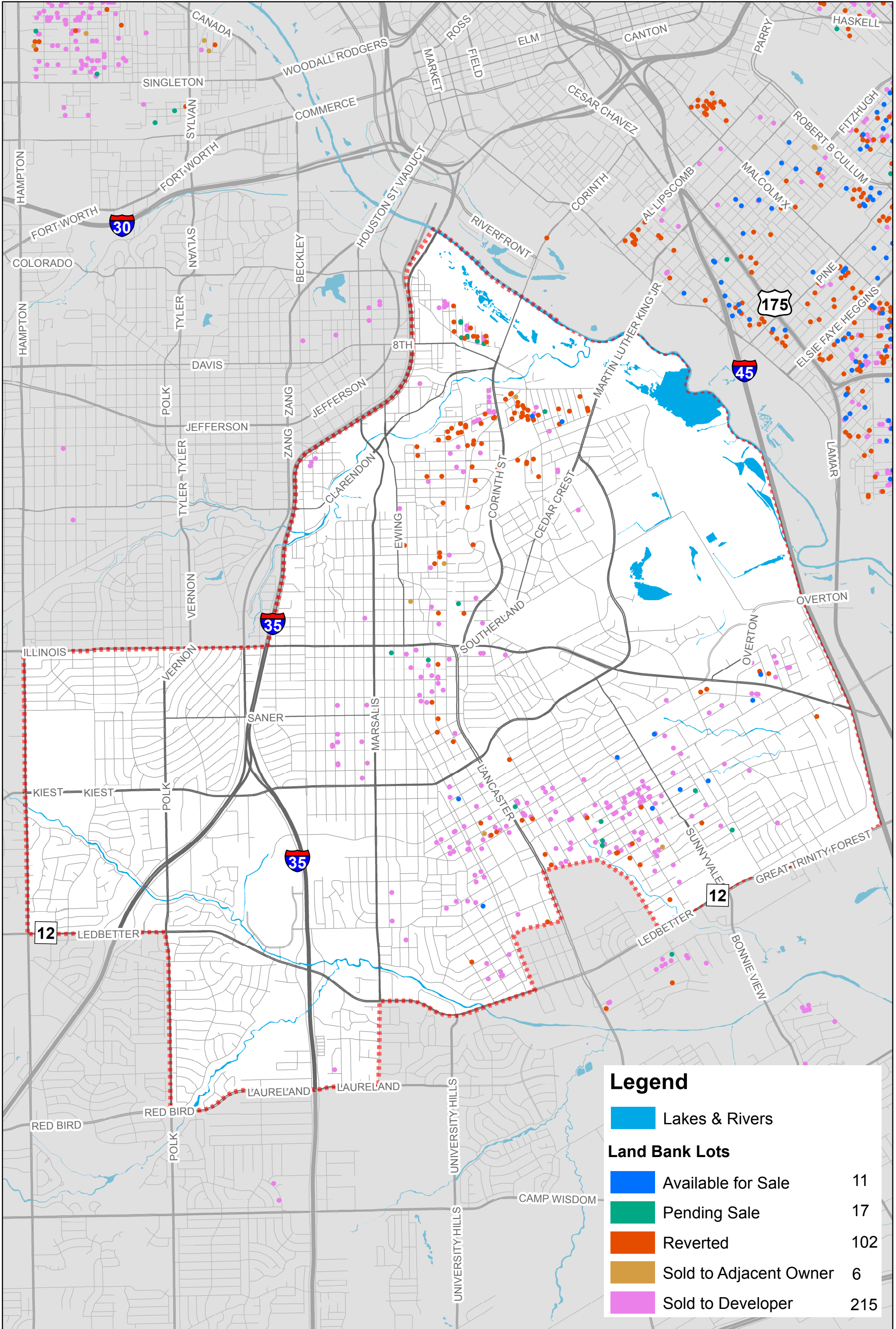
Land Bank Lots (January 2017) - District 2



Land Bank Lots (January 2017) - District 3

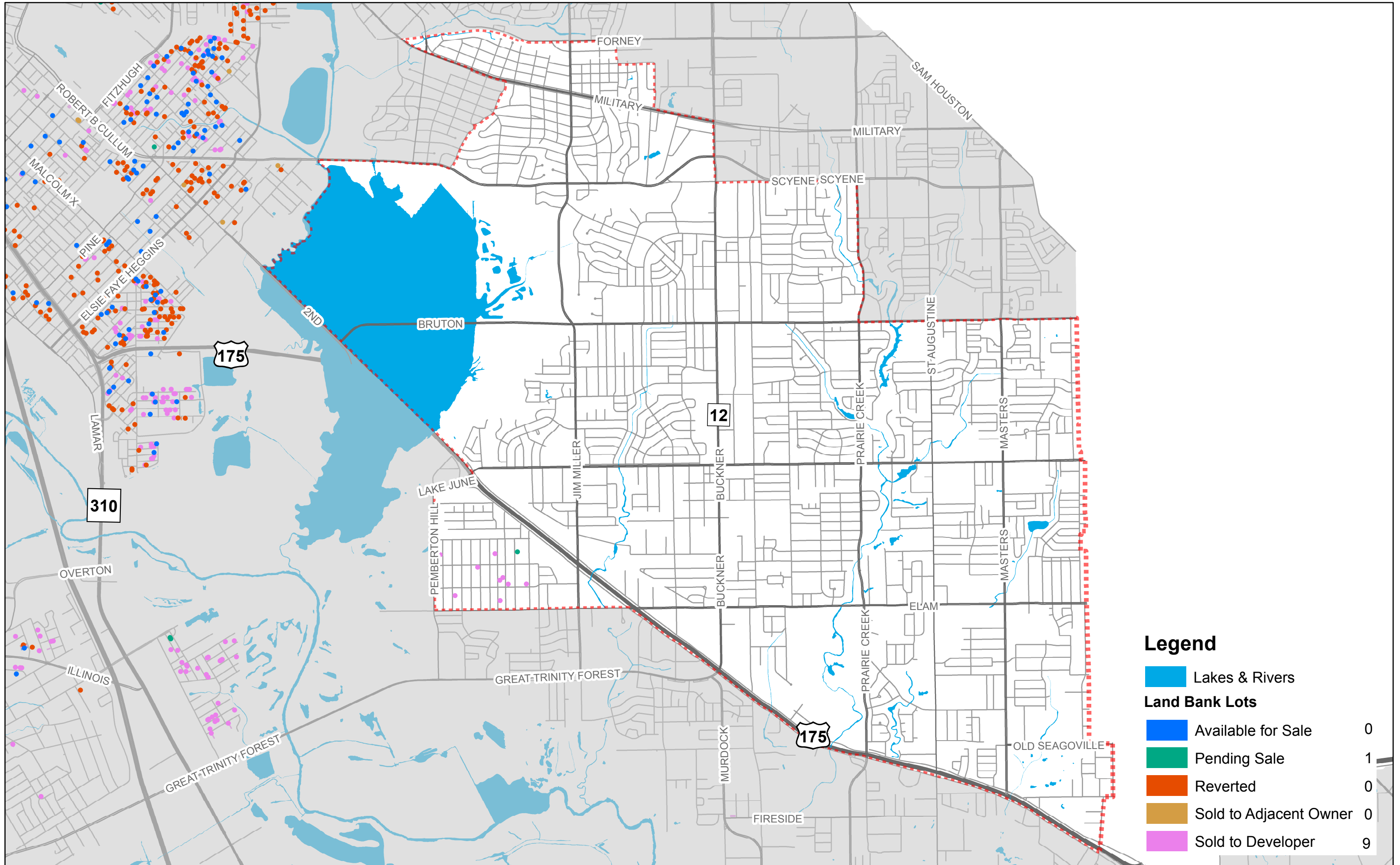


Land Bank Lots (January 2017) - District 4

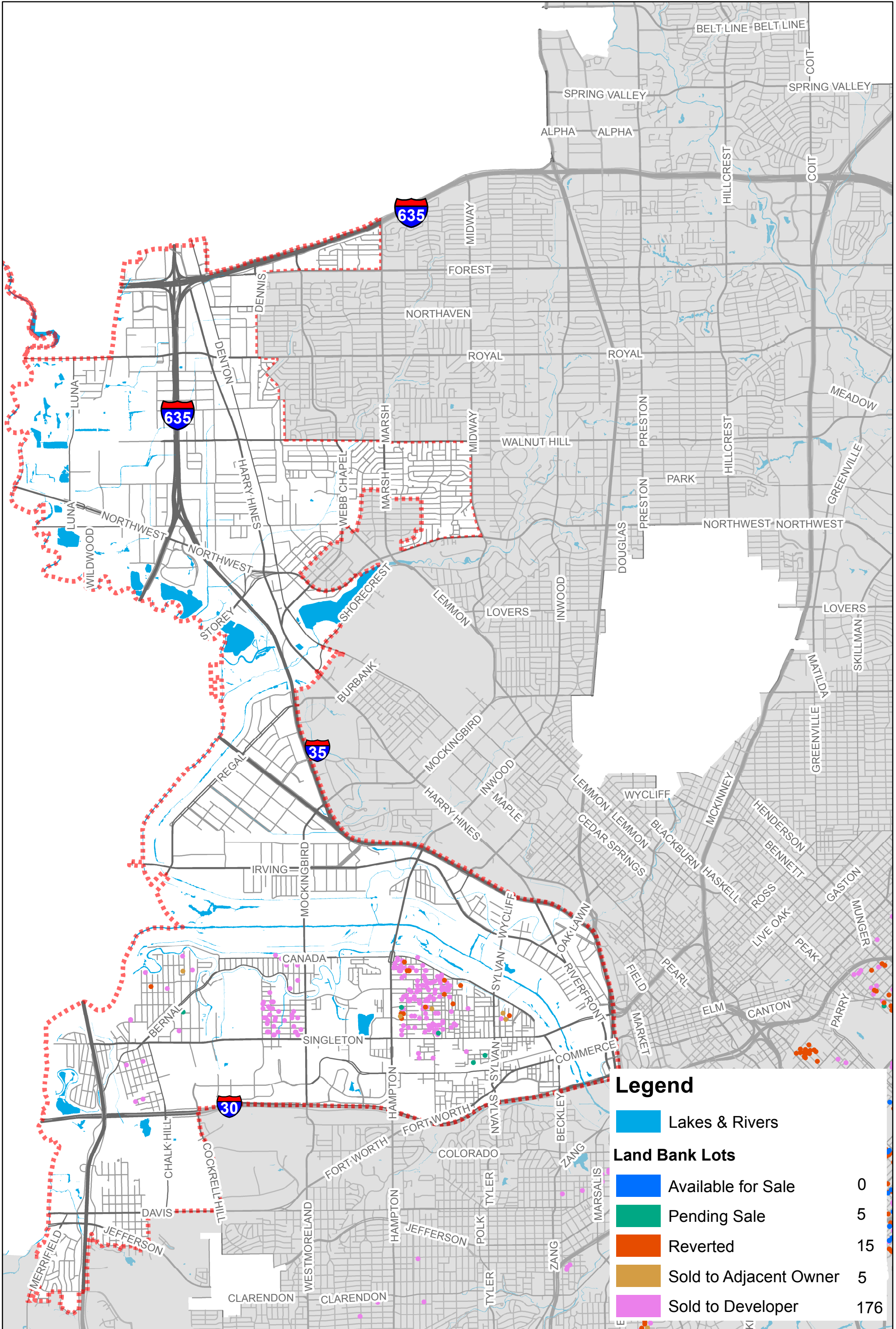


Legend	
	Lakes & Rivers
Land Bank Lots	
	Available for Sale 11
	Pending Sale 17
	Reverted 102
	Sold to Adjacent Owner 6
	Sold to Developer 215

Land Bank Lots (January 2017) - District 5



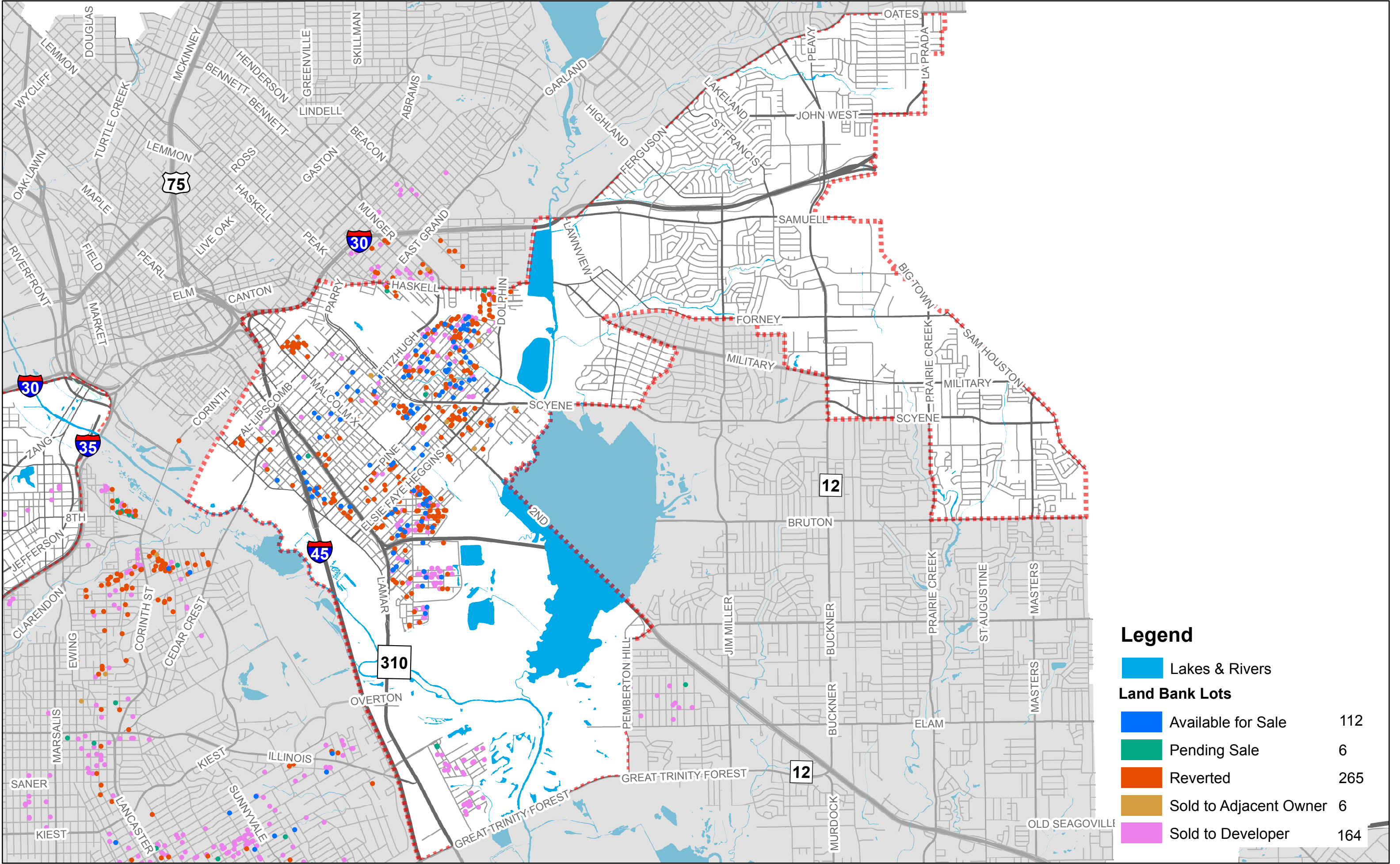
Land Bank Lots (January 2017) - District 6



Legend

	Lakes & Rivers	
Land Bank Lots		
	Available for Sale	0
	Pending Sale	5
	Reverted	15
	Sold to Adjacent Owner	5
	Sold to Developer	176

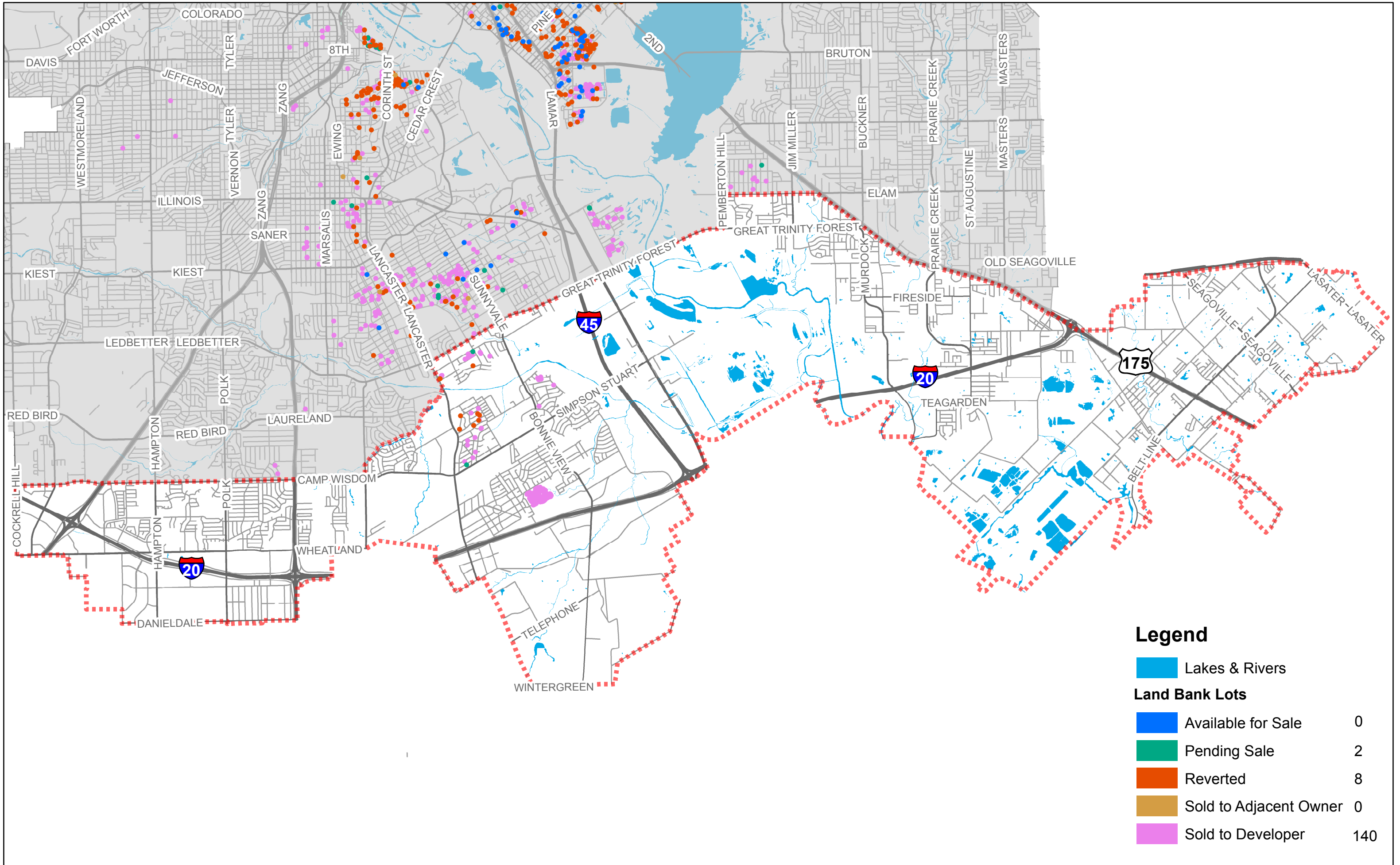
Land Bank Lots (January 2017) - District 7



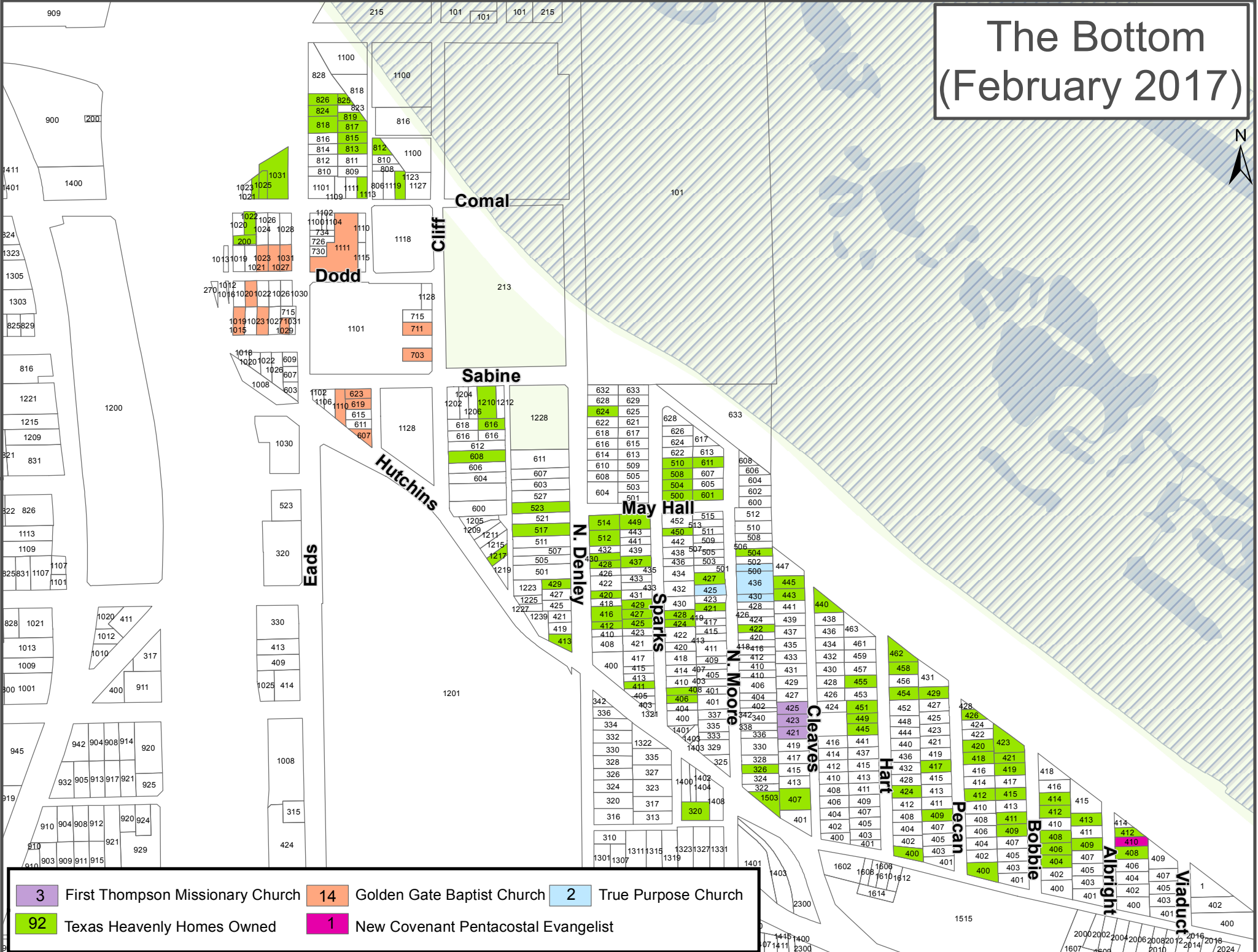
Legend

	Lakes & Rivers	
Land Bank Lots		
	Available for Sale	112
	Pending Sale	6
	Reverted	265
	Sold to Adjacent Owner	6
	Sold to Developer	164

Land Bank Lots (January 2017) - District 8



The Bottom (February 2017)



- 3 First Thompson Missionary Church
- 14 Golden Gate Baptist Church
- 2 True Purpose Church
- 92 Texas Heavenly Homes Owned
- 1 New Covenant Pentacostal Evangelist

Memorandum



CITY OF DALLAS

DATE March 3, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Business Development Program Facilitated Forum**

The purpose of this memorandum is to make you aware that the Office of Economic Development will be conducting a facilitated meeting late March, as part of its process to structure and propose a new business development initiative, given that FY 2016-17 is the last year of the renewal options for the Business Assistance Center (BAC) program.

Meeting participants will include existing BAC organizations, and other potentially eligible groups as well as representatives from the Dallas County Community College District (DCCCD), Small Business Development Centers (SBDC), Service Corps of Retired Executives (SCORE) and Office of Economic Development staff. Attached is a copy of the meeting invitation.

We will update you periodically on the program development. Thank you.

A handwritten signature in black ink, appearing to read 'Mark McDaniel'.

Mark McDaniel,
Acting First Assistant City Manager

c: TC Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
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INVITATION TO GROUP SESSION

RE: BUSINESS DEVELOPMENT BASICS PROGRAM

As you know, contracts for BACs expire at the end of the current fiscal year. Looking ahead to next fiscal year, we want your input on proposed programming changes.

It is the Office of Economic Development's intent to propose a new meaningful, measurable results-oriented business development program that meets community needs and is aligned with City goals and objectives. Your input is important and we want to hold several facilitated sessions that will include the existing Business Assistance Center (BAC) organizations, other potentially eligible groups, as well as City collaborators from Dallas County Community College District (DCCCD), Small Business Development Centers (SBDC) and Service Corps of Retired Executives (SCORE). Subsequently, the City may conduct a Request for Competitive Sealed Proposals (RFCSP) procurement process to select organizations or companies that may participate in a newly designed program. Please be advised that FY 2017-18 contract awards (if any), for the proposed program will be dependent upon future City Council approval and funding appropriation authorization.

The facilitated meeting will be set for a date that accommodates most calendars. Please select the date or dates on which you will be able to attend, as well as the name of your organization and representative who will attend. Also, please provide us any related topics that your organization would like to be addressed during this session.

Thank you for your kind attention and please complete the following information and e-mail it back to Jiroko.Rosales@dallascityhall.com by close of business this Friday March 10, 2017:

Option Date for Meeting: **March 23, 2017**___ OR **March 29, 2017**___ OR **March 30, 2017**___

Meeting Time: 8:30 am through 12:00 Noon (Breakfast and Coffee to be provided)

Name of Your Organization/Entity: _____

Name/Title of Attendee for the Meeting: _____

Phone #/E-mail of Attendee: ____-____-____; _____

Topic #1 of interest: _____

Topic #2 of interest: _____

Memorandum



DATE March 3, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Graduation Ceremony for Dallas Police Recruit Class #352**

You are cordially invited to attend the graduation of Recruit Class #352 on Friday, March 17, 2017 at 2:00 p.m. The ceremony will be held at the Hall of State at Fair Park at 3939 Grand Avenue, Dallas, Texas 75210.

At 2:00 p.m., you and stage participants will walk onto the stage to begin the ceremony. All attending City Council Members will be recognized at this time.

Please have your staff contact Sergeant Lisette Rivera, #7947 at (214) 670-4811 and/or by email at lisette.rivera@dpd.ci.dallas.tx.us to RSVP by Monday, March 13, 2017.

Thank you for your participation. Please advise if you need further information.



Eric D. Campbell
Assistant City Manager

cc: T.C. Broadnax, City Manager
Larry Casto, City Attorney
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Directors and Assistant Directors
Interim Police Chief David Pughes, Dallas Police Department

Memorandum



CITY OF DALLAS

DATE March 3, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **DART Rail Transit Design Manuals**

On Monday, February 27, 2017, the Transportation and Trinity River Project Committee was briefed on proposed Urban Transit Design Guidelines for transit projects in and around Downtown Dallas. At the briefing there was a request for information on existing DART rail transit design criteria applicable to citywide rail projects.

In response to this request, attached are copies of the following documents:

- DART Design Criteria Manual – Volume 1 (Facilities Design)
- DART Transit Design Policy Manual

Please let me know if you have any questions or need additional information.



Alan E. Sims
Chief of Neighborhood Plus

Attachments

- c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Memorandum



CITY OF DALLAS

DATE March 3, 2017

Honorable Members of the Transportation & Trinity River Project Committee:

TO Lee Kleinman (Chair), Eric Wilson (Vice-Chair), Sandy Greyson, Monica R. Alonzo,
Adam Medrano,
Casey Thomas II

SUBJECT **Streetcar and D-Link Ridership in February 2017**

On February 27, 2017, Transportation and Trinity River Project Council Committee members asked staff questions about an upcoming Council agenda item, the Dallas Streetcar System item scheduled for March 22, 2017. Councilmembers requested Streetcar and D-Link average ridership and boarding data.

The City of Dallas has budgeted \$975,000 for operations and maintenance (O&M) for the Dallas Streetcar. DART also budgets an additional \$546,000. For the month of February, the Streetcar's total cost per rider averages about \$8.68. As the owner of the streetcar system, the City bears the primary budget responsibility for operations and maintenance and as the recipient of the \$23,000,000 TIGER grant funding to construct the system, the City Council has committed to operate and maintain the system for at least 30 years. The O&M budget may vary and is determined each year by following the process outlined in an ILA between the City and DART

The annual operating cost for D-Link is \$1,249,723. In partnership with DART and DDI, the City pays \$400,000 annually towards the costs for the D-Link Shuttle, DDI pays \$306,849 and DART pays \$542,874. For the month of February, D-Link's total cost per rider averages \$13.48. At the request of Councilmember Medrano, a Deep Ellum stop will be added to the route on March 13, 2017.

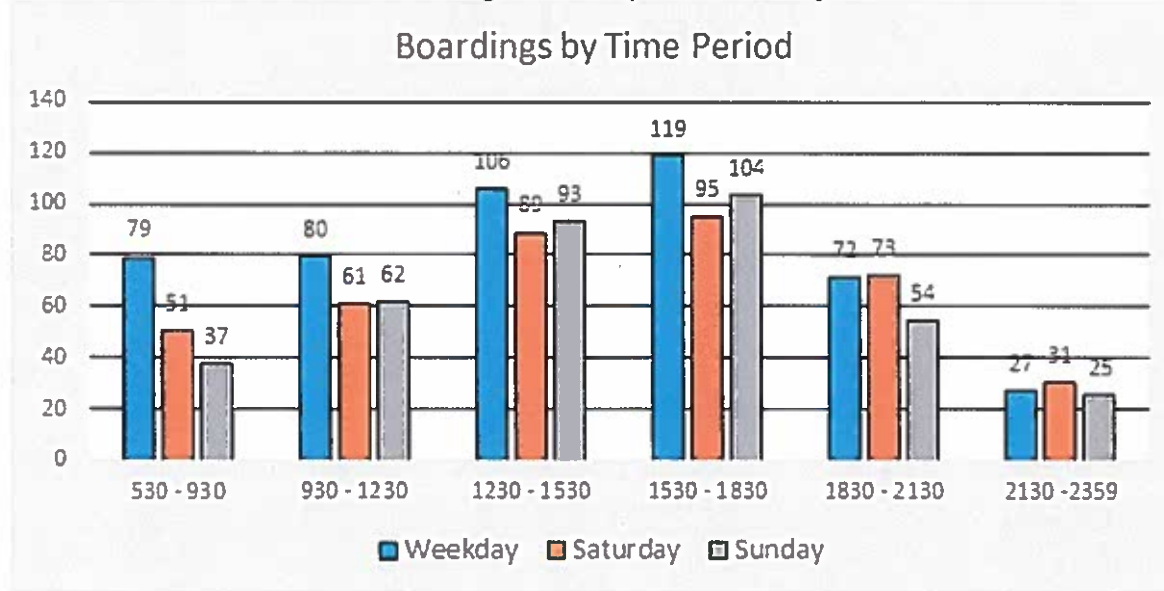
Currently, no fare is charged on the Streetcar or D-Link. City of Dallas staff worked with DART staff to provide the following Streetcar and D-Link data as requested.

Dallas Streetcar Current Ridership February 2017:

- Weekday Average = 480 riders per day
- Weekend Average = 375 – 400 riders per day

Dallas Streetcar Average Time of Day Boardings:

The chart below shows the average ridership for February 2017



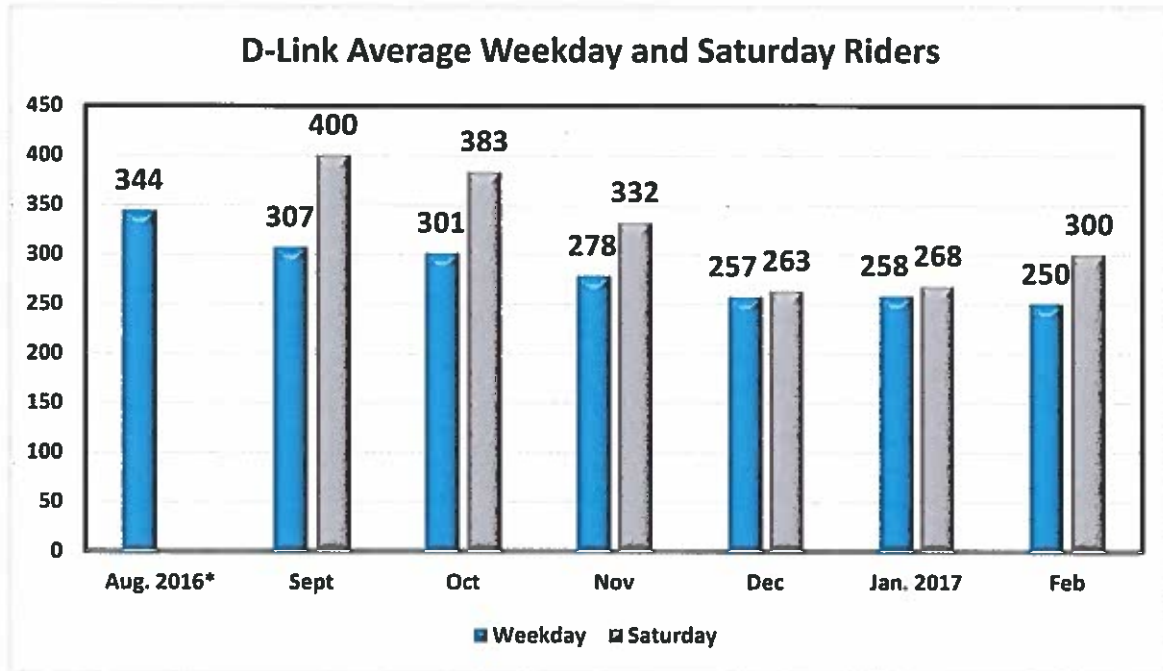
Dallas Streetcar Ridership Boardings by Stop for February 2017

Station Name	Line Direction	Boarding		Alighting	
UNION STREETCAR STATION	SOUTHBOUND	209	81%	0	0%
GREENBRIAR STREETCAR STATION	SOUTHBOUND	4	1%	20	8%
OAKENWALD STREETCAR STATION	SOUTHBOUND	15	6%	42	16%
BECKLEY STREETCAR STATION	SOUTHBOUND	25	10%	58	23%
6TH STREETCAR STATION	SOUTHBOUND	5	2%	29	11%
BISHOP ARTS STATION	SOUTHBOUND	0	0%	108	42%
Total SB		257	100%	257	100%

Station Name	Line Direction	Boarding		Alighting	
BISHOP ARTS STATION	NORTHBOUND	94	38%	0	0%
6TH STREETCAR STATION	NORTHBOUND	18	7%	4	2%
BECKLEY STREETCAR STATION	NORTHBOUND	60	24%	22	9%
OAKENWALD STREETCAR STATION	NORTHBOUND	60	24%	16	6%
GREENBRIAR STREETCAR STATION	NORTHBOUND	17	7%	4	2%
UNION STREETCAR STATION	NORTHBOUND	2	1%	204	82%
Total NB		250	100%	250	100%
TOTAL		507		507	

D-Link Current Ridership 2017:

- Weekday Average = 254 riders per day
- Weekend Average = 284 riders per day



D-Link Boardings: Top 6 D-Link Boarding Locations February 2017

Boarding Location	Average Weekday Boardings
Convention Center Station	63
Pearl @ McKinney-Southbound	25
Lamar @ Young-Northbound	16
Marilla @ Pearl-Eastbound	9
CBD East TC	8
Pearl @ Bryan-Southbound	8
Boarding Location	Average Saturday Boardings
Convention Center Station	96
Pearl @ McKinney-Southbound	17
Marilla @ Pearl-Eastbound	15
Lamar @ Young-Northbound	14
CBD East TC	12
Houston @ Young-Southbound	11

DATE March 3, 2017
SUBJECT Streetcar and D-Link Ridership in February 2017
Page 4 of 4

Please do not hesitate to contact me if you have additional questions.



Jill A. Jordan, P.E.,
Assistant City Manager

c: Honorable Mayor and Members of the City Council
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Memorandum



DATE March 3, 2017
TO Honorable Mayor and Members of the City Council
SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall and/or Sexual Oriented Business applications received for the week of February 20-24, 2017 by the Narcotics Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant Lisette Rivera, #7947 at (214) 670-4811 and/or by email at lisette.rivera@dpd.ci.dallas.tx.us should you need further information.



Eric D. Campbell
Assistant City Manager

[Attachment]

cc: T.C. Broadnax, City Manager
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Weekly License Application Report

February 20, 2017 - February 24, 2017

<i>BEAT</i>	<i>DIST.</i>	<i>NAME OF BUSINESS</i>	<i>ADDRESS</i>	<i>LICENSE</i>	<i>STATUS</i>	<i>LATE HOUR</i>	<i>DATE</i>	<i>APPLICANT</i>
534	6	CABARET ROYALE	10723 COMPOSITE DRIVE	SOB-CABARET	RENEWAL	NO	2/21/2017	CRAFT, STEVEN WILLIAM
623	12	RACK DADDY'S	17509 COIT ROAD # A	BH	RENEWAL	NO	2/21/2017	TODD, FRANKLIN

License Definitions:

- DH - Class "A" -Dance Hall - Dancing Permitted 3 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*

Monday, February 27, 2017

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