

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **City Council Agenda Process - Deferred Items**

On September 13, 2019, staff completed the final steps of Phase 2, to the new Council Agenda Preparation System (CAPS) called Legistar. Phase 2 included the launch of external facing components of CAPS through the platforms, InSite and iLegislate.

This memorandum is to confirm that the current deferral process deadlines in the City Council Rules of Procedure apply to the DRAFT and FINAL agenda items under the new system.

DRAFT Agenda

Council Members may defer, until the next City Council voting agenda meeting, a voting item appearing on the DRAFT City Council agenda by delivering a written list of agenda item numbers to be deferred to the city secretary before 5:00 p.m. of the Friday before the City Council meeting (unless an exception to deferral under Rule 7.11 applies).

FINAL Agenda

Council Members may defer, until the next City Council voting agenda meeting, a voting item appearing on the FINAL City Council agenda by delivering a written list of agenda item numbers to be deferred to the city secretary before 5:00 p.m. of the Monday before the City Council meeting for any item added to the FINAL agenda after the DRAFT agenda was distributed (unless an exception to deferral under Rule 7.11 applies).

If you have any questions, please contact Kimberly Bizer Tolbert, Chief of Staff at 214-670-3302.



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Elizabeth Reich, Chief Financial Officer
Jon Fortune, Assistant City Manager
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Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for September 25, 2019 Council Agenda**

It is the mission of the Office of Business Diversity to ensure non-discriminatory practices and eliminate barriers while resourcing businesses to the next step in their business life cycle. The policy of the City of Dallas is to use qualified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement, and professional services contracts. For your information, staff is providing you with the summary below of M/WBE participation for the voting items scheduled for the September 25, 2019 City Council Agenda. The total contract award amount, consisting of 19 agenda items is \$310.1M. **M/WBE is applicable to 13 of the 19 agenda items. For these items, construction and architectural and engineering items total \$296.3M with an overall M/WBE participation of \$75.6M or 25.50%, while goods and services items total \$7.3M with an overall M/WBE participation of \$199K or 2.71%. Goods and service items have a less opportunities for M/WBE participation due to the specialized nature of the specifications, and participation on those contracts is limited to availability of M/WBE vendors.**

As a reminder, the current M/WBE goals are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
25.66%	25.00%	36.30%	23.80%	18.00%

2017 Bond Program – September 25th Council Agenda

The Office of Business Diversity continues to work diligently with the Bond Program Office to ensure, not only that the M/WBE goals are met, but to also include diverse teams on the bond program projects. This agenda includes two agenda items that are funded by 2017 bond funds. **We are pleased to announce that one of the two agenda items has 100.00% minority participation. These two items total \$81.1M with an overall M/WBE participation of \$21.7M or 26.80%.**

2017 Bond Program Year to Date consists of 143 items totaling \$178.3M with an overall M/WBE participation of \$70.3M or 39.43%.

Highlighted Items

Electrical Engineering Assessment

Agenda Item No. 5 Authorize a professional services contract in the amount of \$245K to provide electrical engineering assessment of existing illumination levels and electrical systems, recommend improvements and design appropriate improvements as directed at Dallas Love Field and Dallas Airport Systems Vertiport. **This item includes participation from four DBE vendors resulting in \$61K participation or 24.87% DBE participation on a 24.36% goal.**

DATE
SUBJECT

September 20, 2019
September 25, 2019 Council Agenda M/WBE Participation Overview

36-Month Maintenance and Street Improvements Project

Agenda Item No. 6 Authorize a construction contract in the amount of \$154.9M for the 36-Month Maintenance & Street Improvements Project for FY 2020-2022. **This item includes participation from five M/WBE vendors resulting in \$39.0M participation or 25.18% M/WBE participation on a 25.00% goal.**

Installation of 72-inch Diameter Water Transmission Pipeline

Agenda Item No. 57 Authorize a construction contract in the amount of \$43.2M for the installation of a 72-inch diameter water transmission pipeline. **This item includes participation from 13 M/WBE vendors resulting in \$10.8M participation or 25.00% M/WBE participation on a 25.00% goal.**

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



Zarin D. Gracey
Director
Office of Business Diversity

- c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
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Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **October 8, 2019 Upcoming Agenda Item - Cultural Organizations Program (COP)
Artist Service Contracts**

The City Council will consider a resolution to authorize FY19-20 grants to cultural organizations, as recommended by the Arts & Culture Advisory Commission, on the upcoming October 8, 2019, agenda. This memorandum summarizes the grant program's process and provides a list of grant recipients. OCA will contact your office to request a meeting and answer any questions or concerns that you may have about this upcoming action prior to the meeting.

The posted item to be considered by the City Council will read as follows:

Authorize contracts with cultural organizations for the provision of artistic services to the City through the Cultural Organizations Program for the period October 1, 2019 through September 30, 2020 (list attached) - Not to exceed \$4,811,910.00 - Financing: General Fund

The Cultural Organizations Program (COP) provides funding for cultural services with established Dallas-based non-profit cultural organizations to support an array of programs that include concerts, plays, exhibitions, performances, workshops, and other cultural services over a twelve-month period. OAC staff reviewed proposals from cultural organizations, submitted the proposals to a citizen peer review panel which considered in-person presentations and then scored each proposal. Proposals and scores were then analyzed by the Allocations Committee of the Arts and Culture Advisory Commission. The Allocations Committee made funding recommendations for each organization, which were submitted to, and unanimously adopted by the full Arts and Culture Advisory Commission in August.

The COP guidelines were revised for FY 2019-20 to incorporate relevant strategic objectives from the Dallas Cultural Plan 2018, including goals to better serve historically underserved residents and areas of the City. These updated guidelines for FY 2019-20 COP support were previously approved by the City Council on February 27, 2019. Prior to City Council approval, the COP guidelines were reviewed and recommended by the Allocations Committee of the Arts & Cultural Advisory Commission, the full Arts and Culture Advisory Commission, and by the City Council's Quality of Life, Arts and Culture Committee.

The following organizations have been recommended for funding by the Arts and Culture Advisory Commission:

DATE September 20, 2019
 SUBJECT October 8, 2019 Upcoming Agenda Item - Cultural Organizations Program (COP) Artist Service Contracts

Organization	FY 2018-19	FY 2019-20 Proposed
Anita N. Martinez Ballet Folklorico, Inc.	\$73,233	\$70,533
Big Thought	\$675,440	\$680,440
Cara Mia Theatre Co.	\$57,258	\$57,258
Children's Chorus of Greater Dallas	\$55,415	\$55,415
Creative Arts Center of Dallas	\$43,363	\$43,363
Cry Havoc Theater Company	0	\$22,500
Dallas Black Dance Theatre, Incorporated	\$194,711	\$194,711
Dallas Chamber Symphony	\$48,000	\$48,000
Dallas Children's Theater	\$165,222	\$165,222
Dallas County Heritage Society	\$102,545	\$102,545
Dallas Holocaust Museum/Center for Education and Tolerance	\$60,000	\$60,000
Dallas Museum of Art	\$1,069,896	\$1,069,896
Dallas Theater Center	\$75,007	\$75,007
Dallas Wind Symphony	\$47,811	\$47,811
Fine Arts Chamber Players	\$49,604	\$49,604
Greater Dallas Youth Orchestra	\$54,367	\$54,367
Junior Players Guild	\$65,257	\$65,257
Kitchen Dog Theater Company	\$44,564	\$44,564
Perot Museum of Nature and Science	\$740,489	\$740,489
Premier Lone Star Wind Orchestra	\$22,500	\$22,500
Sammons Center for the Arts	\$89,370	\$94,370
Teatro Hispano de Dallas	\$67,831	\$72,831
TeCo Theatrical Productions, Inc.	\$110,782	\$115,782
Texas International Theatrical Arts Society	\$71,314	\$71,314
Texas Winds Musical Outreach, Inc.	\$54,646	\$54,646
The Black Academy of Arts and Letters, Inc.	\$199,956	\$199,956
The Bruce Wood Dance Co., Inc.	0	\$27,000
The Dallas Opera	\$152,500	\$152,500
The Shakespeare Festival of Dallas	\$102,156	\$102,156
The Writer's Garret	\$40,292	\$40,292
Theatre Three, Inc.	\$87,420	\$87,420
Turtle Creek Chorale, Inc.	0	\$27,000
Undermain Theatre	\$44,594	\$44,594
USA Film Festival	\$52,567	\$52,567
TOTAL	\$4,718,110	\$4,811,910

DATE September 20, 2019
SUBJECT October 8, 2019 Upcoming Agenda Item - Cultural Organizations Program (COP) Artist Service Contracts

Please feel free to reach out to myself or Jennifer Scripps, Director of Arts and Cultural Affairs if you have any questions at jennifer.scripps@dallascityhall.com or 214-671-2828.



Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
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Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Public Safety Dashboards – August 2019**

The Dallas Fire-Rescue, Dallas Police Department and Municipal Courts Dashboards are intended to provide a comprehensive snap shot of performance measures, critical areas of concern, and staffing levels each month. As there are no Public Safety Committee meetings for the month of September, I have attached the August Public Safety Dashboards for your review.

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

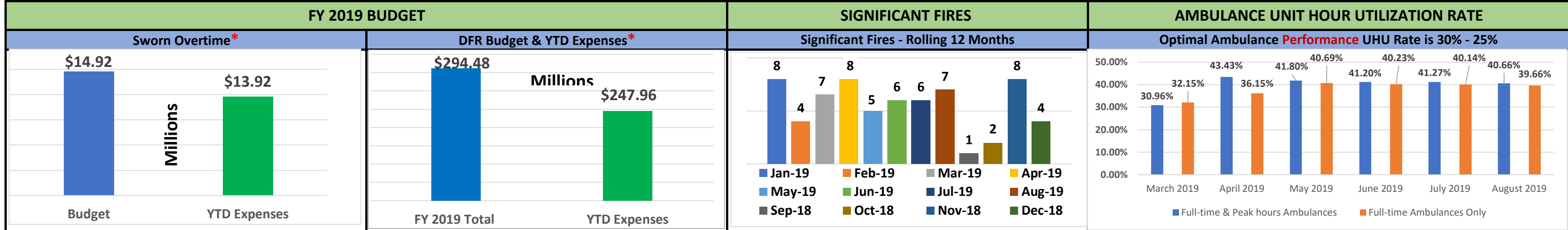
A handwritten signature in cursive script that reads "Jon Fortune".

Jon Fortune
Assistant City Manager

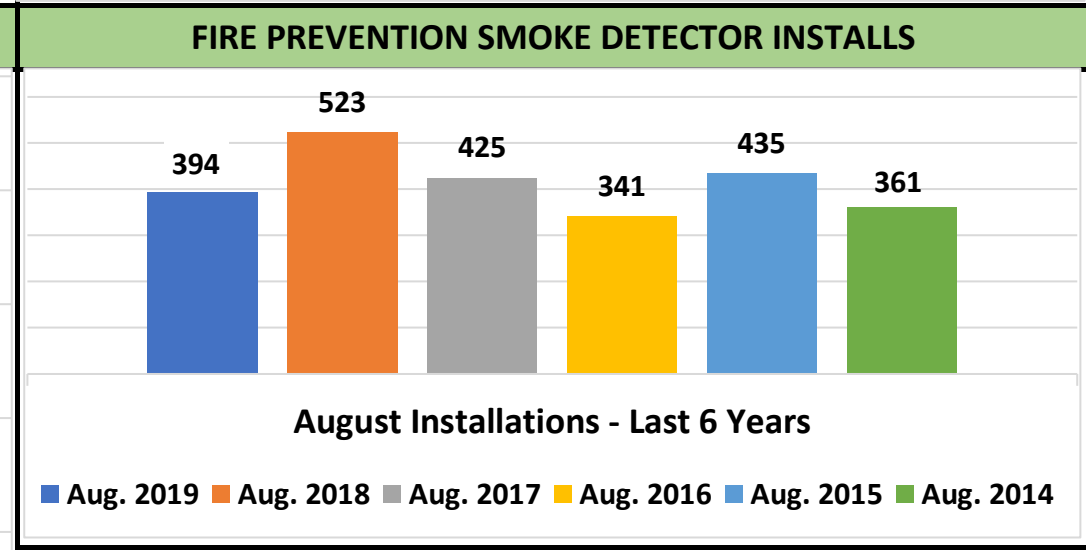
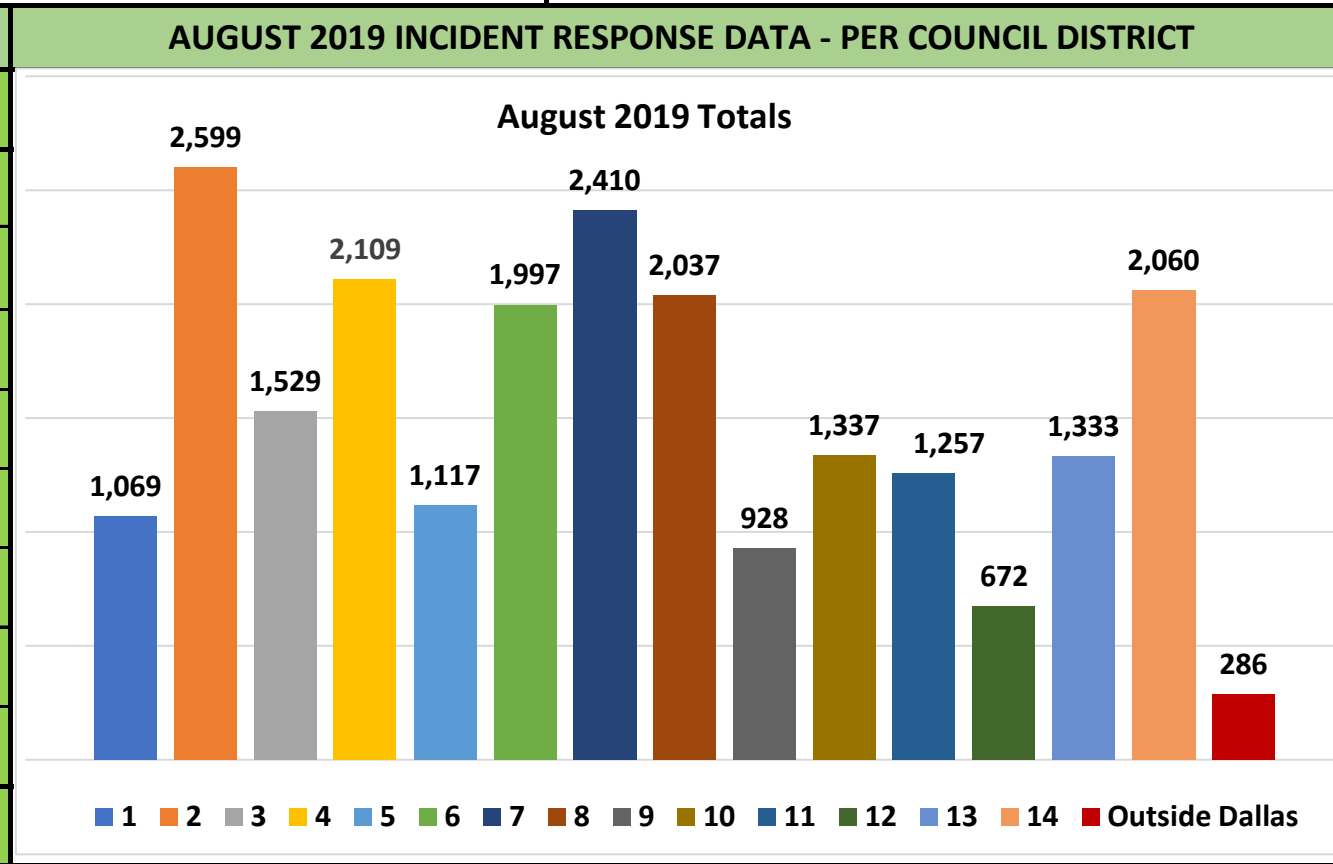
c: T.C. Broadnax, City Manager
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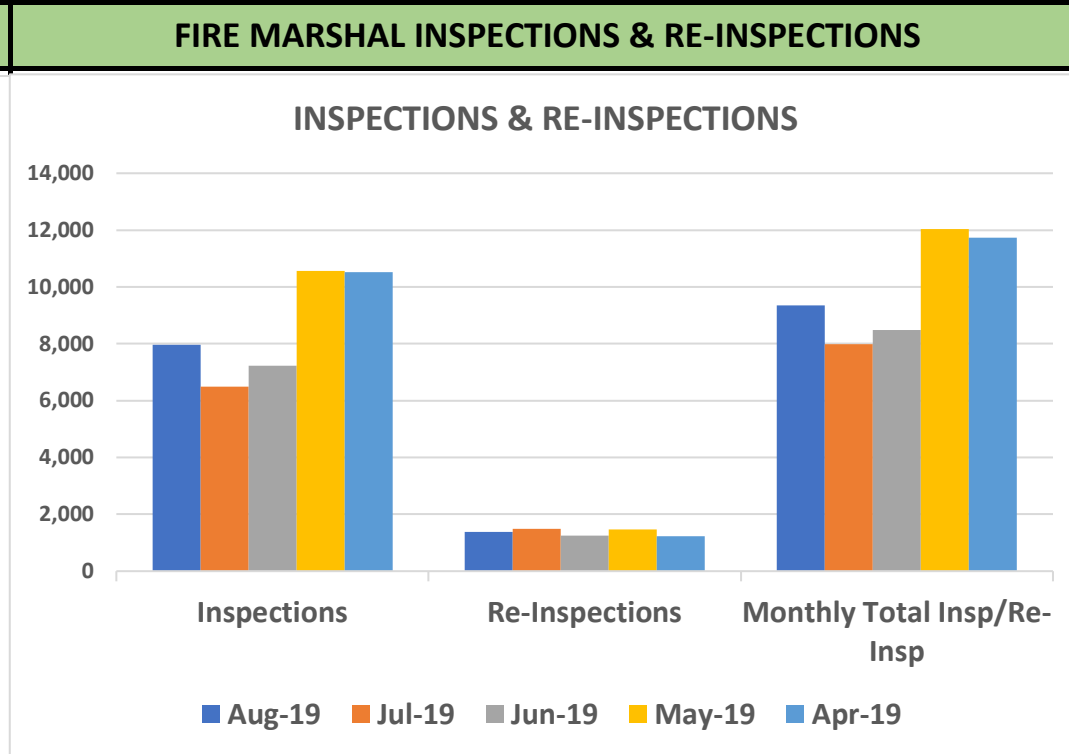
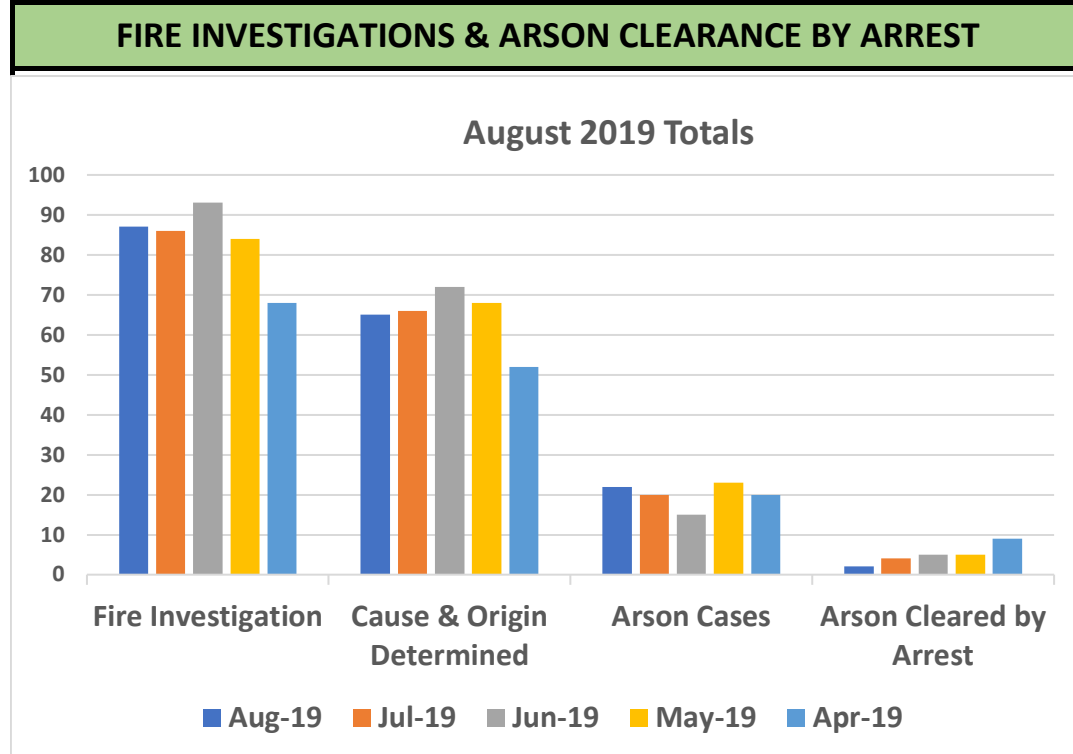
Dallas Fire-Rescue Department Dashboard: Month Ending August 31, 2019



SWORN STAFFING AND HIRING			
Function	August 2017	August 2018	August 2019
EMS & Emergency Response	1,526	1,589	1,674
Dispatch Comms & GIS	56	59	61
Fire Prevention & Inspection	88	98	93
Arson Investigation EOD	17	15	23
Training & Recruitment	85	140	95
Aircraft Rescue Fire Fighting (ARFF)	32	35	37
Special Ops Administration	7	5	7
Human Resources & Wellness	4	2	4
Total Uniform	1,815	1,943	1,994



AUGUST 2019 FIRE COMMUNICATIONS & DISPATCH			
Specialized	Fire	EMS	2019 Year to Date Calls & Dispatches
211	5,674	22,740	
0.74%	19.82%	79.44%	194,374



FIRE FATALITIES - National Benchmark is < 13

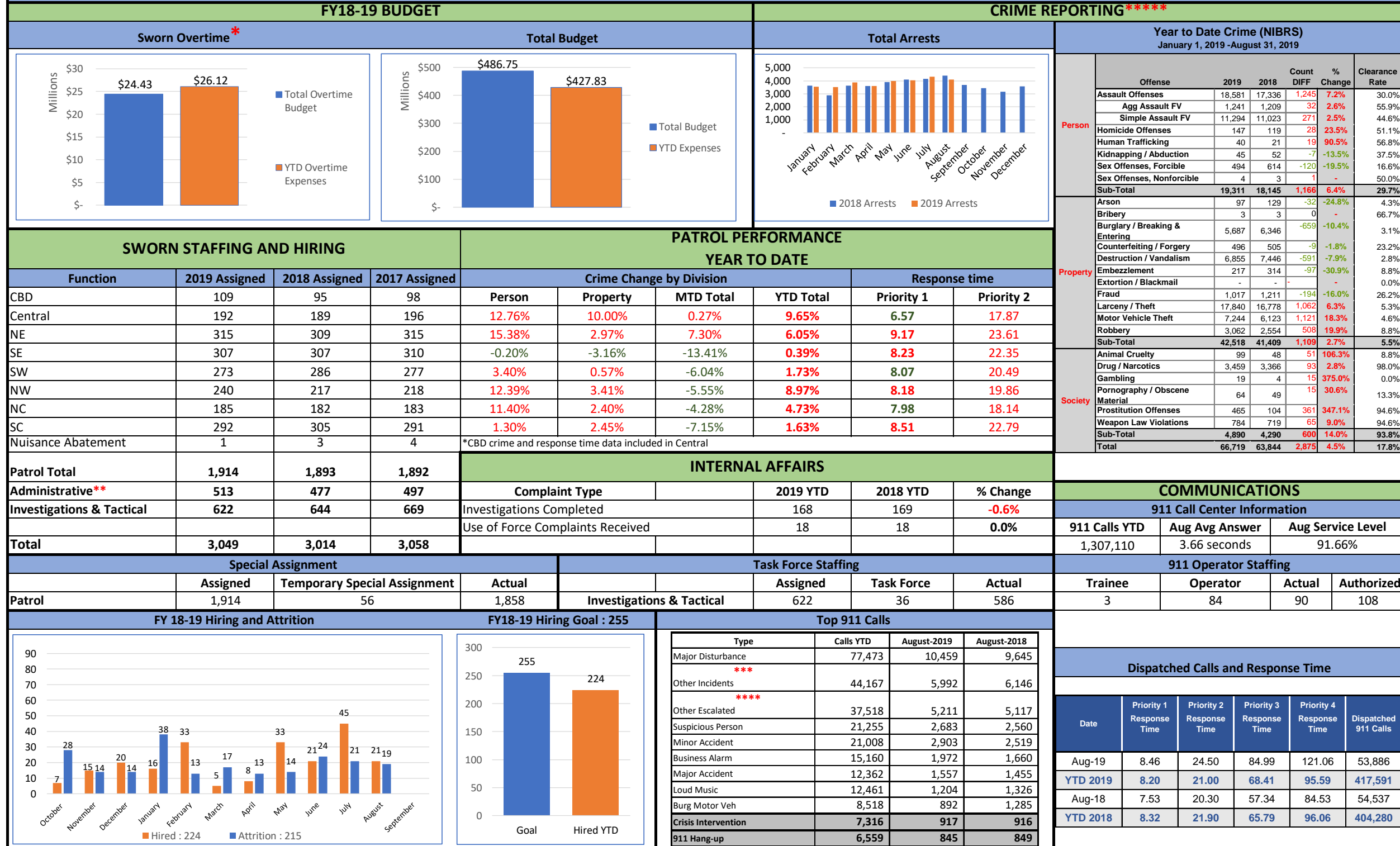
January 1st through August 31st, 2019
City of Dallas Fire Fatalities = FOUR (4)

CURRENT RECRUITS IN DFR ACADEMY				
Class ID	Class 353	Class 354	Class 355	Class 356
# of Trainees	11	23	23	5
Start Date	7/24/2019	7/24/2019	7/24/2019	7/24/2019
End Date	12/27/2019	2/20/2020	2/20/2020	10/11/2019
ERB Assigned	Jan. 2020	Mar. 2020	Mar. 2020	Oct. 2019

EMERGENCY RESPONSE TIME METRICS			
Percentage of EMS Responses within Nine Minutes or Less (NFPA Standard #1710)	88.53%	Percentage of EMS Responses within Five Minutes or Less, Includes <u>ALL</u> DFR Apparatus (NFPA Standard #1710)	53.13%
		Percentage of First Heavy Apparatus On Location of Structure Fire Dispatches within 5:20 or Less (NFPA Standard #1710)	87.74%

* YTD-Exp – Do Not Include Encumbrances

Dallas Police Department Dashboard 8/31/2019



Notes:

*Sworn overtime attributed to Late Relief, Court Overtime, Love Field Overtime, State/Federal Task Forces, Grants i.e. (STEP for Traffic), Special Task Force OT (Summer Crime Initiative). Savings offset from heightened attrition.

**Administrative includes Office of the Chief of Police

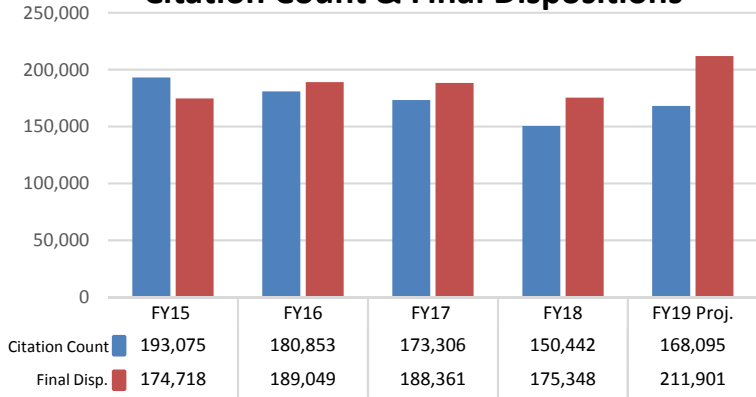
***Other Incident Calls - used when a call is received but does not fit into any other category of signals. Ex. harassing phone calls, criminal trespass, death notifications

****Other Escalated Calls - used when a call is received but does not fit into any other category of signals and is a priority in nature. Ex. person walking on the shoulder of freeway, suspicious activity that could lead up to an offense

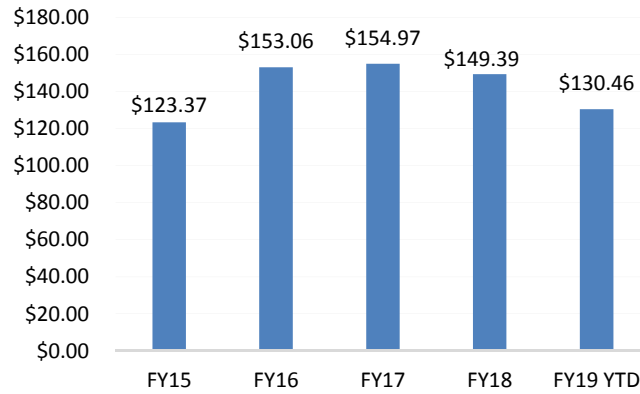
***** Crime reporting now includes NIBRS data. Clearance rate data is preliminary.

Municipal Court Dashboard: Month Ending August 31, 2019

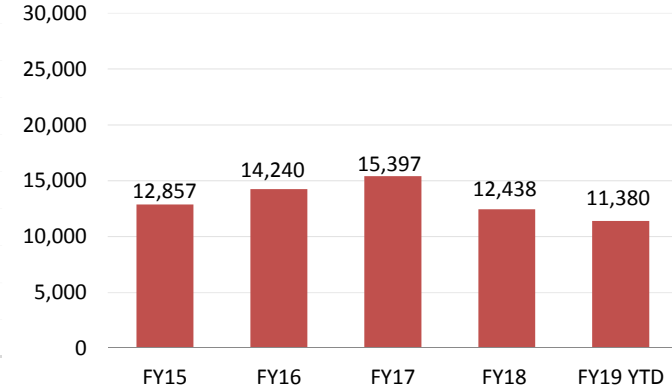
Citation Count & Final Dispositions



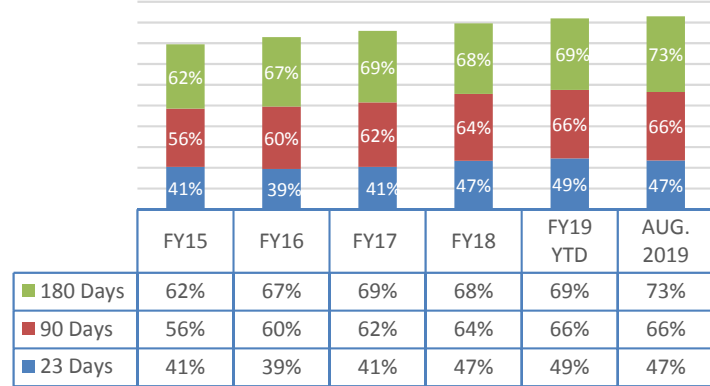
Average Collection Per Citation



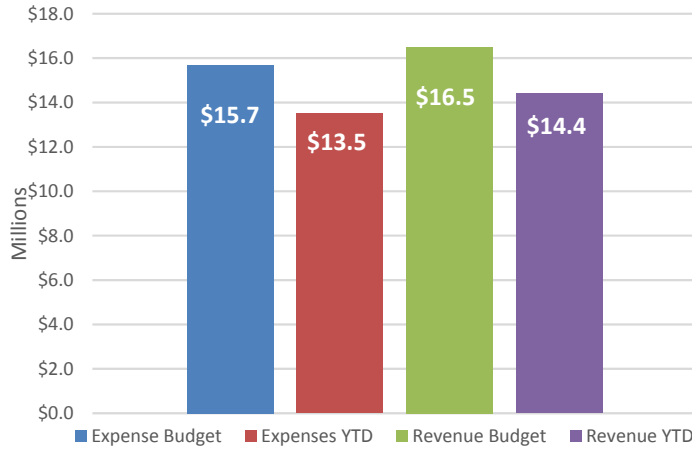
City Detention Center Book-Ins



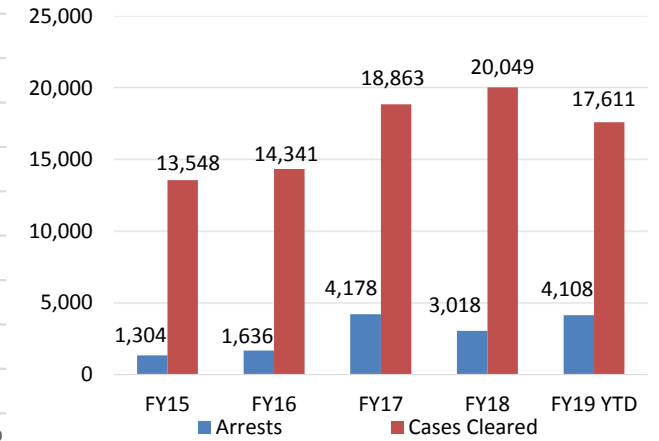
Defendant's Cumulative Response Rate Looking Back 23, 90 & 180 Days



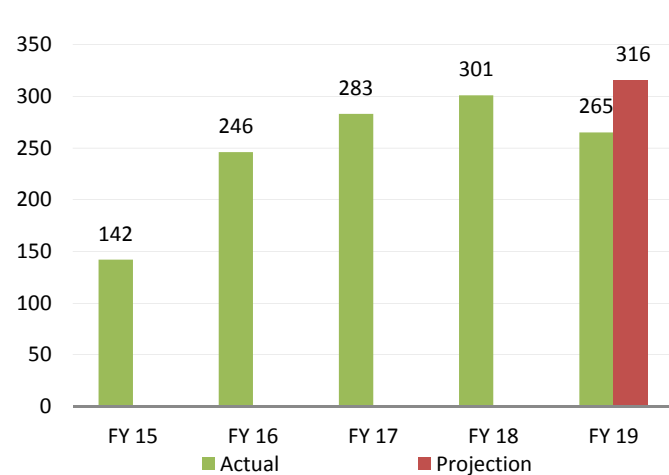
Municipal Court Budget



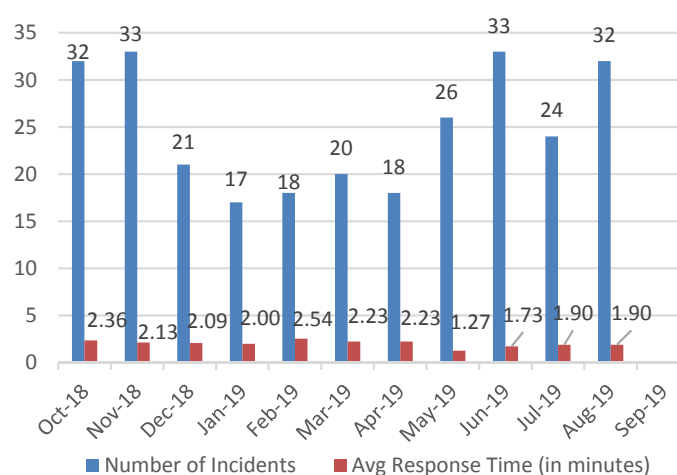
Warrant Enforcement



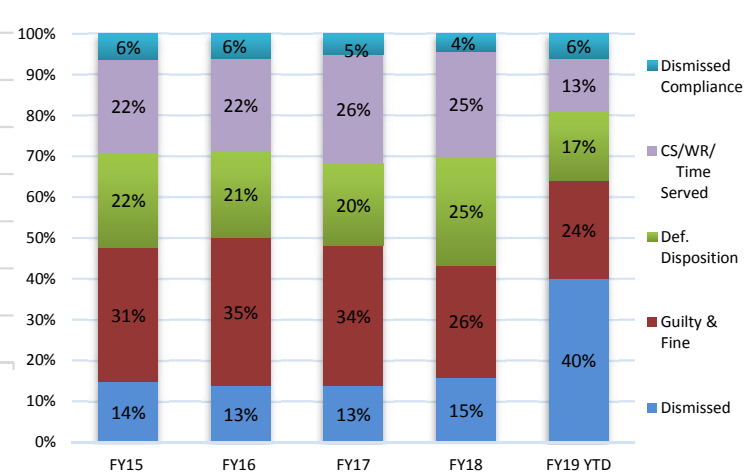
Environmental Crime Arrests



Security Incidents and Response Time



Courthouse Dispositions



Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Public Safety Upcoming Agenda Items – September 25, 2019 Council Agenda**

The City Council will consider several public safety items on the September 25, 2019 Council Agenda. I have provided a summary of the items below and attached the agenda information sheet for each item.

Agenda Item #4 (File ID #19-1367): Authorize payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2019 through September 30, 2020 - Not to exceed \$9,157,413.00 - Financing: General Fund (subject to appropriations)

Agenda Item #20 (File ID #19-1372): Authorize an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2019 through September 30, 2020 - Not to exceed \$597,014.00 - Financing: General Fund (subject to appropriations)

Agenda Item #21 (File ID #19-1373): Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the State required medical direction services of a Medical Director for the period October 1, 2019 through September 30, 2020 - Not to exceed \$434,807.00 - Financing: General Fund (subject to appropriations)

Agenda Item #22 (File ID #19-1381): Authorize **(1)** the acceptance of a grant from the U.S. Department of Homeland Security (DHS) through the Federal Emergency Management Agency under the 2018 Assistance to Firefighters Grant (Award No. EMW-2018-FO-05183, CFDA No. 97.044) in the amount of \$129,600.00 for behavioral health training for the period September 3, 2019 through September 2, 2020; **(2)** the establishment of appropriations in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund; **(4)** a local cash match in an amount not to exceed \$19,440.00; and **(5)** execution of the grant agreement and assurances and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$149,040.00 - Financing: U.S. Department of Homeland Security Assistance to Firefighters Grant Funds (\$129,600.00) and General Fund (\$19,440.00)

Agenda Item #43 (File ID #19-1320): Authorize a two-year cooperative purchasing agreement, with a one-year renewal option, for software, maintenance, and support for an automated shift management and scheduling software for public safety employees for

DATE September 20, 2019
SUBJECT **Public Safety Upcoming Agenda Items – September 25, 2019 Council Agenda**

the Department of Communication and Information Services with immixTechnology, Inc. through the Department of Information Resources cooperative agreement - Not to exceed \$998,952.65 - Financing: General Fund

Agenda Item #51 (File # 19-1370): Authorize an Interlocal Agreement with the Richardson Independent School District (RISD) for the provision of police services by the City in the RISD's Lake Highlands High School, junior high schools, and elementary schools within the limit of both the City and RISD - Estimated Revenue: \$166,808.00

Agenda Item #52 (File # 19-1425): Authorize the **(1)** application for and acceptance of the Project Safe Neighborhoods Program Grant (Federal/State Award ID. No. 2018-GP-BX-0063, CFDA No. 16.609) in the amount of \$119,194.65 from the U.S. Department of Justice passed through the Texas Office of the Governor - Criminal Justice Division for the purpose of addressing gangs and gun activity to create and foster safer neighborhoods for the period October 1, 2019 through September 30, 2020; **(2)** establishment of appropriations in an amount not to exceed \$119,194.65 in the FY20 Project Safe Neighborhoods Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$119,194.65 in the FY20 Project Safe Neighborhoods Program Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$119,194.65 - Financing: U.S. Department of Justice Grant Funds

Agenda Item #53 (File # 19-1368): Authorize renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2019 through September 30, 2020 - Not to exceed \$3,800,000.00 - Financing: Confiscated Monies Funds (\$1,035,000.00) (subject to appropriations) and General Fund (\$2,765,000.00) (subject to appropriations)

Please contact me should you have any questions or concerns.



Jon Fortune
Assistant City Manager

c: T.C. Broadnax, City Manager
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STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Court & Detention Services
EXECUTIVE: Jon Fortune

SUBJECT

Authorize payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2019 through September 30, 2020 - Not to exceed \$9,157,413.00 - Financing: General Fund (subject to appropriations)

BACKGROUND

On November 22, 1978, City Council authorized a Criminal Justice Center Memorandum of Agreement (MOA) with Dallas County which granted the City a leasehold in the Lew Sterrett Criminal Justice Center for processing and maintaining City jail prisoners. Since then, the MOA has been amended four times to clarify terms and refine cost methodology. Amendment No. 4 was approved by City Council on June 11, 1997.

The FY 2019-20 contract cost of \$9,157,413.00 represents an increase of \$249,397.00. This is primarily due to an increase in the County's indirect cost rate.

City and Dallas County staff are currently conducting a comprehensive review to evaluate the terms of the agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 24, 2014, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2014 through September 30, 2015, by Resolution No. 14-1595.

On September 22, 2015, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to

Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2015 through September 30, 2016, by Resolution No. 15-1747.

On September 28, 2016, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1560.

On September 27, 2017, City Council authorized payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1536.

On September 12, 2018, City Council authorized payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1238.

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

General Fund - \$9,157,413.00 (subject to appropriations)

September 25, 2019

WHEREAS, on November 22, 1978, City Council authorized the Criminal Justice Center Memorandum of Agreement between the City of Dallas and Dallas County, and amendments thereto, granting the City a leasehold estate in the Lew Sterrett Criminal Justice Center for processing and maintaining City jail prisoners for as long as the Lew Sterrett Criminal Justice Center was used as a jail facility by Resolution No. 78-3303; and

WHEREAS, on June 11, 1997, City Council authorized Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County which established a new cost methodology, for the housing of City prisoners at the Lew Sterrett Criminal Justice Center and adjusts the City's cost for jail services for FY 96-97, in an amount not to exceed \$4,647,714.00, by Resolution No. 97-1995; and

WHEREAS, on September 24, 2014, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2014 through September 30, 2015, in an amount not to exceed \$7,983,142.00, by Resolution No. 14-1595; and

WHEREAS, on September 22, 2015, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$7,557,391.00, by Resolution No. 15-1747; and

WHEREAS, on September 28, 2016, City Council authorized payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017, in an amount not to exceed \$7,812,862.00, by Resolution No. 16-1560; and

WHEREAS, on September 27, 2017, City Council authorized payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2017 through September 30, 2018, in an amount not to exceed \$8,484,644.00, by Resolution No. 17-1536; and

September 25, 2019

WHEREAS, on September 12, 2018, City Council authorized payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2018 through September 30, 2019, in an amount not to exceed \$8,908,016.00, by Resolution No. 18-1238 and

WHEREAS, this methodology allows the City to pay Dallas County for the cost of processing and maintaining City prisoners on a per-prisoner basis beginning each fiscal year; and

WHEREAS, the City is required to pay Dallas County on a monthly basis for the City's share of jail operation costs as prescribed in Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement; and

WHEREAS, Dallas County's calculation of \$9,157,413.00 for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center for FY 2019-20 has been reviewed by the City and determined to be equitable.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to pay Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2019 through September 30, 2020, in an amount not to exceed \$9,157,413.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$9,157,413.00 (subject to appropriations) to Dallas County from the General Fund, Fund 0001, Department CTS, Unit 1059, Object 3099, Encumbrance/Contract No. MASC-CTS-2019-00011356, Vendor 014003.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire-Rescue Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2019 through September 30, 2020 - Not to exceed \$597,014.00 - Financing: General Fund (subject to appropriations)

BACKGROUND

State law under Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires Biomedical On-Line Supervision of the City of Dallas Fire-Rescue paramedics. The City issued a Request for Proposal No. PA0000357 for Biomedical On-Line Supervision for the Dallas area emergency medical system.

The Biotel system, staffed by Parkland Health and Hospital System physicians and nurses, was created on July 1, 1980 to provide medical control for the paramedics in the field via radio and telemetered patient data. Other cities currently participate on a per capita basis, thus deferring the cost.

This service also provides for implementation and maintenance of the Comprehensive Trauma Plan endorsed by City Council in February 1993.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 26, 2018, City Council authorized an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1364.

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

General Fund - \$597,014.00 (subject to appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$597,014.00	Interlocal Agreement	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Interlocal Agreements.				

OWNER

Dallas County Hospital District d/b/a Parkland Health and Hospital System

Fred Cerise, Chief Executive Officer

September 25, 2019

WHEREAS, State law under Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires Biomedical On-Line Supervision of the City of Dallas Fire-Rescue paramedics; and

WHEREAS, it is most advantageous to the City of Dallas to enter into an Interlocal Agreement for Biomedical On-Line Supervision services with Dallas County Hospital District d/b/a Parkland Health and Hospital System.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System, approved as to form by the City Attorney, for Biomedical On-Line Supervision for the period October 1, 2019 through September 30, 2020, in an amount not to exceed \$597,014.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$597,014.00 (subject to appropriations) to Dallas County Hospital District d/b/a Parkland Health and Hospital System from the General Fund, Fund 0001, Department DFD, Unit ER90, Object 3070, Encumbrance/Contract No. DFD-2019-00011412, Vendor 900498.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire-Rescue Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the State required medical direction services of a Medical Director for the period October 1, 2019 through September 30, 2020 - Not to exceed \$434,807.00 - Financing: General Fund (subject to appropriations)

BACKGROUND

State law under Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires a Medical Director for pre-hospital care delivered by Emergency Medical Service personnel. The Medical Director provides protocols for paramedics to follow and permits paramedics to operate under his/her license.

The Dallas Fire-Rescue Department (DFR) has for over 45 years provided 911 out-of-hospital emergency medical services (EMS) for the City of Dallas. DFR dispatches ambulances ("Rescues"), fire engines and trucks staffed by paramedics, EMT's and First Responders to over 200,000 patients each year. Historically, medical direction and clinical oversight of the DFR's EMS Program has been managed by the UT Southwestern Department of Emergency Medicine through the appointment of a single Medical Director contracted at set number of hours per week.

Under the current contractual services all the required systems and protocols have been effectively networked between the City, hospitals and the State to ensure uninterrupted services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 26, 2018, City Council authorized a contract award for the services of a Medical Director by Resolution No. 18-1365.

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

General Fund - \$434,807.00 (subject to appropriations)

OWNER

The University of Texas Southwestern Medical Center at Dallas

Daniel K. Podolsky, M.D., Ph.D., President, UTSWMC

September 25, 2019

WHEREAS, the City of Dallas Fire-Rescue Department operates the emergency ambulance service for the City; and

WHEREAS, the State legislature enacted legislation requiring guidelines for medical direction/supervision of pre-hospital care delivered by certified Emergency Medical Service personnel; and

WHEREAS, State law under Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires, and it is in the best interest of the community to provide a Medical Director to perform the duties as outlined in the above-named legislation; and

WHEREAS, the City Council pursuant to Resolution No. 18-1365 authorized a contract with The University of Texas Southwestern Medical Center at Dallas to provide the service of a Medical Director; and

WHEREAS, the original contract provides for annual renewal by City Council resolution and funding.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to renew the contract with the University of Texas Southwestern Medical Center at Dallas for the State required medical direction services of a Medical Director for the period October 1, 2019 through September 30, 2020, in an amount not to exceed \$434,807.00, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$434,807.00 from General Fund, Fund 0001, Department DFD, Unit ER90, Object 3070, Encumbrance/Contract No. DFD-2019-00011410, Vendor 904272, contingent upon appropriation of funds in fiscal year 2019-2020.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire-Rescue Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize **(1)** the acceptance of a grant from the U.S. Department of Homeland Security (DHS) through the Federal Emergency Management Agency under the 2018 Assistance to Firefighters Grant (Award No. EMW-2018-FO-05183, CFDA No. 97.044) in the amount of \$129,600.00 for behavioral health training for the period September 3, 2019 through September 2, 2020; **(2)** the establishment of appropriations in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund; **(4)** a local cash match in an amount not to exceed \$19,440.00; and **(5)** execution of the grant agreement and assurances and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$149,040.00 - Financing: U.S. Department of Homeland Security Assistance to Firefighters Grant Funds (\$129,600.00) and General Fund (\$19,440.00)

BACKGROUND

DSH through the Federal Emergency Management Agency provides Assistance to Firefighters Grant Funds to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. The Dallas Fire-Rescue Department (DFR) submitted a grant application and was awarded funding of \$149,040.00, with a federal share of \$129,600.00 and the City's share of \$19,440.00. The term of the grant is for the period September 3, 2019 through September 2, 2020.

DFR has developed specifications including a number of objectives that require students who complete the program to understand the prevalence of mental health and substance abuse problems, to understand the unique nature of the Fire/Emergency Medical Services culture and how firefighters can be affected by it, and to learn the risk factors and warning signs of these kinds of crises.

The grant award provides DFR with eight hours of hands-on, instructor-led training, and all course materials for 324 members at unit price of \$460.00. The training will comply to National Fire Protection Association 1500 Standard or equivalent.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

U.S. Department of Homeland Security Assistance to Firefighters Grant Funds -
\$129,600.00
General Fund - \$19,440.00

September 25, 2019

WHEREAS, the U.S. Department of Homeland Security (DHS) through the Federal Emergency Management Agency (FEMA) provides Assistance to Firefighters Grant (AFG) funds to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards; and

WHEREAS, City of Dallas Fire-Rescue Department submitted a grant application for training in support for the firefighters' behavioral and mental health per National Fire Protection Association 1500 Standard and the project was determined to be consistent with the AFG Program's purpose and was worthy of award.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY DALLAS:

SECTION 1. That the City Manager is hereby authorized to accept a grant from DHS through FEMA under the 2018 AFG (Award No. EMW-2018-FO-05183, CFDA No. 97.044) in the amount of \$129,600.00 for behavioral health training for the period September 3, 2019 through September 2, 2020; provide a local cash match in an amount not to exceed \$19,440.00; and execute the grant agreement and assurances and all terms, conditions, and documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund, Fund F601, Department DFD, Unit 4233, Object 3361.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$129,600.00 in the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund, Fund F601, Department DFD, Unit 4233, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$129,600.00 from the DHS-FY 2018 Assistance to Firefighters Grant Program 19-20 Fund, Fund F601, Department DFD, Unit 4233, Object 3361.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local cash match in an amount not to exceed \$19,440.00 from the General Fund, Fund 0001, Department DFD, Unit AD02, Object 3361.

SECTION 6. That the City Manager is hereby authorized to reimburse to the granting agency expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

September 25, 2019

SECTION 7. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That the City Manager or his designee is authorized to provide additional information, make adjustments, and take other actions related to the implementation of the grant as may be necessary to satisfy DHS and FEMA.

SECTION 9. That this contract is designated as Contract No. DFD-2019-00011493.

SECTION 10. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Government Performance and Financial Management
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a two-year cooperative purchasing agreement, with a one-year renewal option, for software, maintenance, and support for an automated shift management and scheduling software for public safety employees for the Department of Communication and Information Services with immixTechnology, Inc. through the Department of Information Resources cooperative agreement - Not to exceed \$998,952.65 - Financing: General Fund

BACKGROUND

This cooperative purchasing agreement will provide software, maintenance, and support for an automated shift management and scheduling software for public safety departments.

This software, Telestaff, is uniquely designed for automated scheduling of public safety employees, including managing 24-hour shifts. Telestaff will allocate overtime and create schedules based on demand and employee availability.

The City's current home-grown Internal Document System (IDS) and Internal Workforce Management (IWM) systems were built on legacy platforms decades ago; and as such, are not compatible with Workday, the City's new human capital management system. Additionally, IDS and IWM require manual data entry and report generation. Telestaff will bring those functionalities into a unified and cohesive platform that will integrate seamlessly with the planned Workday activation next spring. Telestaff will go live 90 days after Workday, Phase 1, goes live.

Telestaff is a web-based software with the following additional features (not a comprehensive list):

- Allows public safety departments to configure rules specific to department policies and creates schedules that align with employee qualifications, certifications, availability, work and time-off preferences; the system will also match the department's anticipated service demand (employees needed per shift) while adhering to City rules, policies, and applicable laws

- Allows departments to configure and apply rules to non-duty shifts (including, for example, when businesses and neighborhood groups seek to pay for uniformed officers' security services)
- Provides automatic notifications to officers by phone, text, email, and inter/intranet when jobs are available, including when job availability occurs due to officers taking emergency leave, vacation, etc. for rapid scheduling; the system captures these documented activities for auditing purposes
- Improves flexibility by providing access to reports and time approvals from smart devices

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$11.15; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

General Fund - \$998,952.65

Fund	FY 2018-19
General Fund	\$998,952.65
Total	\$998,952.65

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$998,952.65	CO-OP	N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs). 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

<p>Cooperative Purchasing Agreement</p>	<ul style="list-style-type: none">• Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices• The cooperative purchasing agreement is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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OWNER

immixTechnology, Inc.

David Stewart, President
Greg Tarpinian, Vice President

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a cooperative purchasing agreement with immixTechnology, Inc. (VS0000045932) through the Department of Information Resources cooperative agreement, approved as to form by the City Attorney, for software, maintenance, and support for an automated shift management and scheduling software for public safety employees for the Department of Communication and Information Services for a term of two years, with a one-year renewal option, in an amount not to exceed \$998,952.65. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to immixTechnology, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by immixTechnology, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$998,952.65 to immixTechnology, Inc. from Master Agreement Service Contract No. DSV-2019-00010382 from the following appropriations:

<u>Fund</u>	<u>Department</u>	<u>Unit</u>	<u>Object</u>	<u>Amount</u>
0001	DFD	AD01	3070	\$234,282.32
0001	DPD	2115	3070	\$234,282.33
0001	DFD	AD01	3099	\$265,194.00
0001	DPD	2115	3099	\$265,194.00

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Police Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize an Interlocal Agreement with the Richardson Independent School District (“RISD”) for the provision of police services by the City of Dallas (“City”) in the RISD’s Lake Highlands High School, junior high schools, and elementary schools within the limits of both the City and RISD - Estimated Revenue: \$166,808.00

BACKGROUND

The FY 2016 -17 Adopted Budget included a Council Amendment to authorize the hiring of two police officers to specifically act as School Resource Officers (“SRO”) within the RISD. These two officers were an addition to the two off-duty officers hired to provide police services and being compensated directly by the school district.

Under this Interlocal Agreement, the City will provide four dedicated police officers to provide police services in RISD Schools. RISD will be responsible for reimbursement of the actual full cost of two of the dedicated police officers as well as overtime costs scheduled at the request of RISD for all four of the officers. RISD will also provide a private office and administrative equipment necessary to perform their duties. RISD shall not decrease the number of full-time SROs it funds in the City of Dallas because of the City’s funding.

These officers will be responsible for responding to calls for service, crime prevention, law enforcement, enforcement of truancy and community engagement at the schools and surrounding community. Also, their duties shall include counseling students and parents in helping find solutions to attendance and behavioral problems.

Either party may terminate this agreement anytime upon written notice to the other party at least 90 days prior to the date of termination or upon non-appropriation of funds by its governing body.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council authorized an Interlocal Agreement with RISD for the provision of police services by the City in the RISD's Lake Highlands High School and junior high schools within the limits of both the City and RISD Schools by Resolution No. 17-0440.

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

Estimated Revenue: \$166,808.00

September 25, 2019

WHEREAS, pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code, the City of Dallas, a Texas home-rule municipality (the "CITY"), and the Richardson Independent School District, ("RISD"), an independent school district located in Dallas County, Texas, may jointly exercise the power to provide governmental services for the public health, safety and general welfare; and

WHEREAS, the parties desire to enter into this Interlocal Agreement for the provision of police services by the CITY in the RISD's Lake Highlands High School, junior high schools and elementary schools within the limits of both the CITY and RISD ("SCHOOLS"); and

WHEREAS, all obligations of the parties will be funded from their respective current revenues; and

WHEREAS, it is in the best interest of the City of Dallas to enter into an Interlocal Agreement with RISD.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute an Interlocal Agreement with RISD for the provision of police services by the CITY in the RISD's SCHOOLS within the limits of both the CITY and RISD.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit reimbursement of funds from RISD for regular salaries and overtime expenditures related to police services provided to RISD into the General Fund, Fund 0001, Department DPD, Unit 2125, and Revenue Code 6526.

SECTION 3. That the Interlocal Agreement with RISD is designated as Contract No. DPD-2019-00011437.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Police Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize the **(1)** application for and acceptance of the Project Safe Neighborhoods Program Grant (Federal/State Award ID. No. 2018-GP-BX-0063, CFDA No. 16.609) in the amount of \$119,194.65 from the U.S. Department of Justice passed through the Texas Office of the Governor - Criminal Justice Division for the purpose of addressing gangs and gun activity to create and foster safer neighborhoods for the period October 1, 2019 through September 30, 2020; **(2)** establishment of appropriations in an amount not to exceed \$119,194.65 in the FY20 Project Safe Neighborhoods Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$119,194.65 in the FY20 Project Safe Neighborhoods Program Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$119,194.65 - Financing: U.S. Department of Justice Grant Funds

BACKGROUND

Project Safe Neighborhoods (PSN) is a nationwide initiative that brings together federal, state, and local law enforcement officials, prosecutors, and community leaders to identify the most pressing violent crime problems in a community and develop comprehensive solutions to address them. The foundations of the PSN strategy are:

- Community-Based - Each local program is contoured to fit the specific violent crime problem in that district.
- Targeted - Utilizes law enforcement and community intelligence, along with cutting-edge technology, to identify and target the most violent offenders for enforcement action.
- Comprehensive - Directs United States Attorneys to marry enforcement efforts with support of prevention and reentry strategies to truly combat violent crime in a lasting way.

The Dallas Police Department (DPD) is currently employing a crime reduction strategy, which focuses on gangs, guns and illicit drugs. The DPD work group that is assigned to

the PSN plays an integral part in this crime reduction strategy by its involvement in dealing with each of the three crime reduction targets. The DPD work group takes enforcement action against gangs and violent criminals who are participants in narcotic trades and firearm offenses. On a daily basis, intelligence gathered is an important asset in tracking violent criminals' behaviors that are plaguing neighborhoods and communities' quality of life.

PSN funding will be used for leased vehicles, computers, and other technology to assist with intelligence gathering operations. The goal of this project is to realize a decrease in Homicides, Aggravated Assaults, and Robberies in the selected target areas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

U.S. Department of Justice Grant Funds - \$119,194.65

September 25, 2019

WHEREAS, the U.S Department of Justice (DOJ) passed through Office of the Governor, Criminal Justice Division has awarded the City of Dallas grant funds to create and foster safe neighborhoods; and

WHEREAS, the City of Dallas agrees that in the event of loss or misuse of the Criminal Justice Division funds, the City of Dallas assures that the funds identified as ineligible will be returned to the Criminal Justice Division; and

WHEREAS, the City of Dallas designates the City Manager or an Assistant City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate a grant on behalf of the applicant agency; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to apply for and accept the Project Safe Neighborhoods Program Grant (Federal/State Award ID. No. 2018-GP-BX-0063, CFDA No. 16.609) in the amount of \$119,194.65 from the DOJ passed through the Texas Office of the Governor - Criminal Justice Division for the purpose of addressing gangs and gun activity to create and foster safer neighborhoods for the period October 1, 2019 through September 30, 2020 and execute the grant agreement and all terms, conditions and documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$119,194.65, in the FY20 Project Safe Neighborhoods Program Fund, Fund F602, Department DPD, Unit 4235, various Object Codes, in accordance with the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$119,194.65 in the FY20 Project Safe Neighborhoods Program Fund, Fund F602, Department DPD, Unit 4235, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed \$119,194.65 from FY20 Project Safe Neighborhoods Program Fund, Fund F602, Department DPD, Unit 4235, various Object Codes, in accordance with the attached Schedule A.

September 25, 2019

SECTION 5. That the City Manager is hereby authorized to reimburse to the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. DPD-2019-00011570.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Schedule A
Project Safe Neighborhoods Program
Fund F602, Department DPD, Unit 4235
October 1, 2019 - September 30, 2020

Object Code	Description	Total
2731	Data Processing Equipment	\$ 8,294.85
2770	Audio and Visual Equipment	\$ 1,541.85
2780	Photo and Film Equipment	\$ 26,677.95
3060	Equipment Rental Vehicles (Outside City) 10 Vehicles	\$ 78,120.00
3099	Hotspot (Wifi)	\$ 4,560.00
	Grand Total	\$ 119,194.65

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Police Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2019 through September 30, 2020 - Not to exceed \$3,800,000.00 - Financing: Confiscated Monies Funds (\$1,035,000.00) and General Fund (\$2,765,000.00) (subject to appropriations)

BACKGROUND

In 1969, the City withdrew from a joint Criminal Investigations Laboratory operation with Dallas County; therefore, laboratory services became a function of the Dallas County Medical Examiner's Office. The County's laboratory services are known as the Southwestern Institute of Forensic Sciences at Dallas (SWIFS). SWIFS provides a broad range of evidence analysis for both the Police and Fire Departments. In 1999, the first annual Interlocal Agreement for these services was approved.

SWIFS services include analysis of drug evidence, DNA analysis and comparison, microscopic (trace) evidence analysis, examination of firearms and tool marks (matching bullets to weapons that fired them), and identification of fire accelerants. These services are vital to the successful investigation and prosecution of crime.

The proposed Interlocal Agreement will provide services from October 1, 2019 through September 30, 2020. The \$3,800,000.00 cost is shared between Dallas Police Department \$3,790,000.00 and with the Fire Department \$10,000.00.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 12, 2014, City Council authorized renewal of the Interlocal Agreement with Dallas County, through the Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2014 through September 30, 2015, by Resolution No. 14-1914.

On October 28, 2015, City Council authorized renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2015 through September 30, 2016, by Resolution No. 15-1962.

On October 11, 2016, City Council authorized renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1676.

On September 13, 2017, City Council authorized renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1437.

On September 12, 2018, City Council authorized renewal of the Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1281.

City Council will be briefed by memorandum regarding this matter on September 20, 2019.

FISCAL INFORMATION

Confiscated Monies Funds - \$1,035,000.00 (subject to appropriations)

General Fund - \$2,765,000.00 (subject to appropriations)

September 25, 2019

WHEREAS, the Dallas Police and Fire Departments require forensic, toxicological, environmental and physical evidence analysis and other similar medical/forensic analytical services on a routine basis; and

WHEREAS, these services are routinely utilized by the City and provided locally by Dallas County through the Southwestern Institute of Forensic Sciences at Dallas; and

WHEREAS, the City entered the first Interlocal Agreement with Southwestern Institute of Forensic Sciences at Dallas effective January 2000; and

WHEREAS, it is now desirable to renew the contractual agreement with Dallas County for the services provided through Southwestern Institute of Forensic Sciences at Dallas.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute the renewal of the Interlocal Agreement with Dallas County (014003), through Southwestern Institute of Forensic Sciences at Dallas, approved as to form by the City Attorney, for the provision of forensic, drug, toxicological, environmental and physical evidence analysis and other similar medical/forensic analytical services for the period October 1, 2019 through September 30, 2020, in an amount not to exceed \$3,800,000.00; however, this limit does not relieve the City of its obligation to pay Dallas County for additional services rendered at the City's request which exceeds the \$3,800,000.00 limit, subject to the appropriation of sufficient funds.

SECTION 2. That the Purchasing Agent is hereby authorized, upon appropriate request and documented need by a user department, to issue a purchase order for forensic services.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,800,000.00 (subject to appropriations) from Service Contract No. DPD-2019-00011435.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **September 25, 2019 City Council Agenda Items #6 and #7**

The following Department of Public Works items will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item 6:

Authorize a construction contract for the Bond 36-Month Street Resurfacing & Street Improvements Project for the 2017 Capital Bond Program - Heritage Materials, LLC, lowest responsible bidder of three - Not to exceed \$80,355,051.25 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (subject to annual appropriations)

Agenda Item 7:

Authorize a construction contract for the 36-Month Maintenance & Street Improvements Project for FY 2020-2022 - Heritage Materials, LLC, lowest responsible bidder of three - Not to exceed \$154,865,242.50 - Financing: Resurfacing and Reconstruction Improvements Fund (\$2,330,726.41), Capital Projects Reimbursement Fund (\$1,318,627.27), General Fund (\$90,014,769.82), Street and Alley Improvement Fund (\$49,413,441.00), and General Obligation Bond Program Fund (\$11,787,678.00) (subject to annual appropriations)

Background:

These actions will authorize a construction contract with Heritage Materials, LLC, lowest responsible bidder of three, to provide construction services for the Bond 36-Month Street Resurfacing & Street Improvements Project and the 36-Month Maintenance & Street Improvements Project.

These contracts provide for construction services scheduled for Fiscal Year 2020-2022. Bid specifications were developed and publicly advertised on June 12 and June 19, 2019, for competitive bids associated with these contracts. Bids were opened on June 28, 2019.

The Bids were structured with a Base Bid of various streets projects, unimproved alley projects, and traffic striping and marking with an Additive Alternate for the installation of Intelligent Transportation Systems Conduit in the City of Dallas' Public Right-of-Way, but only the Base Bid is recommended for authorization because of the high cost of the Additive Alternate Bid.

DATE **September 20, 2019**
SUBJECT **September 25, 2019 City Council Agenda Items #6 and #7**

Heritage Materials, LLC is currently under contract with the City of Dallas for the 2019 Maintenance and Street Improvements Contract and has successfully completed much of the work, per CR 18-1599, and is set to expire on September 30, 2019.

Fiscal Impact:

The Bond 36-Month Street Resurfacing & Street Improvements Project item will result in annual appropriations of the 2017 Bond Funds in an amount not to exceed \$80,355,051.25 (FY 2019-20 \$24,258,482.00, FY 2020-21 \$21,316,800.00, FY 2021-22 \$34,779,769.25) subject to annual appropriations.

The 36-Month Maintenance & Street Improvements Project item will result in annual appropriations of the various funds listed above in an amount not to exceed \$154,865,242.50 (FY 2019-20 \$40,596,746.68, FY 2020-21 \$37,997,393.00, FY 2021-22 \$76,271,102.82) subject to annual appropriations.

The Department of Public Works is procuring longer term contracts to secure favorable pricing as the City continues to see an upward trend of construction prices. However, per section 108.11 of the City's Standard Specifications for Public Works Construction (Fourth Edition, 2004), as amended and adopted by the City for use in construction contracts, the City has the ability to terminate these contracts without additional costs or penalties.

Please feel free to contact me if you have any questions or concerns.



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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **September 25, 2019 City Council FINAL Agenda - Additions/Revisions/Deletions**

On September 13, 2019, a DRAFT City Council Agenda for September 25, 2019 was provided for your review. This memo will outline any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red.

Additions:

63. 19-1443 Authorize the first amendment to Resolution No. 19-1016, previously approved on June 26, 2019, for the services contract with CitySquare, contingent upon performance and subject to appropriation, to increase funding to serve an additional 25 individual/families under the Landlord Subsidized Leasing - Not to exceed \$325,000.00, from \$1,300,000.00 to \$1,625,000.00 - Financing: General Fund
64. 19-1449 Authorize the first amendment to Resolution No. 19-1013, previously approved on June 26, 2019, to the services contract with CitySquare, to increase funding and to increase the amount of people served under the Dallas Connector Project, which will provide regularly-scheduled transportation services for persons experiencing homelessness to access services necessary to secure healthcare, housing and employment - Not to exceed \$46,875.00, from \$187,500.00 to \$234,375.00 - Financing: General Fund

Revisions:

34. 19-1435 Authorize a second amendment to Resolution No. 19-0387 ~~and first amendment to Resolution No. 19-0945~~, previously approved on February 27, 2019 ~~and June 12, 2019~~, as amended, for a mixed-income multifamily complex for seniors to be located at 2649 Centerville Road (Development) to: **(1)** remove the permanent repayment guaranty requirement of Generation Housing Partners, LLC, Hill Tide Partners, LLC, and Monarch Private Investments, LLC; **(2)** add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by TX Casa View 2018, Ltd. to its senior construction lender, if

DATE September 20, 2019

SUBJECT **September 25, 2019 City Council FINAL Agenda - Additions/Revisions/Deletions**

allowed by the permanent lender; **and (3)** add a minimum investment requirement for TX Casa View [2018](#), Ltd. of \$25,000,000.00 to construct the improvements for the Development as additional consideration; **and (4)** [clarify that the nonprofit entity may assign certain obligations under conditional grant agreement to TX Casa View 2018, Ltd.](#) - Financing: No cost consideration to the City


36. 19-1433 Authorize the second amendment to Resolution No. 19-0385, previously approved on February 27, 2019, [as amended](#) ~~and the first amendment to Resolution No. 19-0944, previously approved on June 12, 2019~~, for a mixed-income multifamily residential development to be located at 7202 South Westmoreland Road (Development) to: **(1)** remove the permanent repayment guaranty requirement of Palladium USA, Inc.; **(2)** add to the requirement that the City only be added as an additional obligee on the payment and performance bonds furnished by Palladium Redbird, Ltd. to its senior construction lender, if allowed by the permanent lender; **and (3)** add a minimum investment requirement for Palladium Redbird, Ltd. of \$30,000,000.00 to construct the improvements for the Development as additional consideration; **(4)** [clarify that the nonprofit entity may assign certain obligations under the conditional grant agreement to Palladium Redbird, Ltd.;](#) **and (5)** [allow the City's deed restrictions to be subordinate to the U.S. Department of Housing and Urban Development covenants and restrictions, to the extent that they do not conflict](#) - Financing: No cost consideration to the City

37. 19-1436 Authorize the second amendment to Resolution No. 19-0360, previously approved on February 27, 2019, [as amended](#), and the first amendment to the development loan with City of Dallas Housing Finance Corporation (DHFC) for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street (Development) to: **(1)** remove the permanent repayment guaranty requirement of RMGM Bryan Street, LLC; **(2)** add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by 2400 Bryan Street, LLC to its senior construction lender, if allowed by the permanent lender; **and (3)** add a minimum investment requirement for DHFC and 2400 Bryan Street, LLC of \$45,000,000.00 to construct the improvements for the Development - Financing: No cost consideration to the City

50. 19-1397 Authorize an Interlocal Agreement with Dallas County to procure professional services for a Census 2020 Participation Initiative for the period ~~September 25, 2019 through July 1, 2020~~ [October 15, 2019 through September 30, 2020](#) - Not to exceed \$1,000,000.00 - Financing: General Fund

DATE September 20, 2019
SUBJECT **September 25, 2019 City Council FINAL Agenda - Additions/Revisions/Deletions**

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



T.C. Broadnax
City Manager

c: Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Elizabeth Reich, Chief Financial Officer

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



Agenda Information Sheet

File #: 19-1443

Item #: 63.

STRATEGIC PRIORITY: Human and Social Needs
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Homeless Solutions
EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the first amendment to Resolution No. 19-1016, previously approved on June 26, 2019, for the services contract with CitySquare, contingent upon performance and subject to appropriation, to increase funding to serve an additional 25 individual/families under the Landlord Subsidized Leasing - Not to exceed \$325,000.00, from \$1,300,000.00 to \$1,625,000.00 - Financing: General Fund

BACKGROUND

The local 2018 Homeless Point-In-Time Count revealed that 3,506 persons were experiencing homelessness in the City of Dallas, an almost 9% increase from the 2017 count. Similarly, 1,098 unsheltered persons experiencing homelessness were identified, a 24% increase from the 2017 results. The increase of both total and unsheltered homelessness in the City of Dallas has trended for several years.

On August 1, 2018, the Office of Homeless Solutions briefed City Council on its proposed four-track Homeless Solutions Strategy to address homelessness in the City of Dallas. This strategy includes Track 3 the Landlord Subsidized Leasing Program to address challenges faced by persons experiencing homelessness as they navigate the rental market.

On January 31, 2019, the Office of Procurement Services advertised a Request for Competitive Sealed Proposals ("RFCSP") (#BPZ1905) for Landlord Subsidized Leasing Program, the RFCSP closed on March 14, 2019, with two proposal submissions. CitySquare submitted a proposal to provide the Landlord Subsidized Leasing Program and is recommended for award to administer the Landlord Subsidized Leasing Program under Track 3 of the Homeless Solution Strategy.

CitySquare was originally founded in 1988 by Dallas businessman Jim Sowell. At the time CitySquare was operating as a small food pantry (Central Dallas Food Pantry D/B/A Central Dallas Ministries) for the working poor in East and South Dallas communities. In 2010, Central Dallas Ministries changed its name to CitySquare, to better reflect their commitment to equality inclusiveness, and our recognition that fighting poverty involves bringing our entire community together in the heart of the City.

From a small food pantry, CitySquare has since grown into one of the largest, most effective poverty-fighting organizations in Texas. CitySquare's social service programs annually serve over 50,000 neighbors in North Texas as well as other cities in Texas such as: Austin, Houston, Abilene, and Paris, and Denver, Colorado. Programs focus on four key areas: Hunger, Health, Housing, and Hope.

In partnership with Family Gateway, CitySquare will provide rental assistance and supportive services to 25 homeless individuals and 50 homeless families, while engaging and encouraging landlords to provide units through risk mitigation funds.

The additional \$325,000.00 is available due to budget set-aside to support services for capital bond projects. Dallas Homeless Investment Program Request for Proposal (RFP) BC19-00010982 was released through Office of Procurement Services on July 15, 2019. The Office of Homeless Solutions received the evaluations of submitted proposals on August 1, 2019; however, they did not meet the requirements of shovel ready projects as defined by the RFP specification. Staff would like to repurpose these general funds to support the Landlord Subsidized Leasing program to allow for CitySquare to house an additional 25 individual/families bringing the total to 100.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Citizen Homelessness Commission was briefed on the Landlord Subsidized Leasing Program on March 14, 2018.

The Human and Social Needs Committee was briefed on the Landlord Subsidized Leasing Program on September 17, 2018.

City Council was briefed on the Office of Homeless Solutions proposed four-track Homeless Solutions Strategy to address homelessness in the City of Dallas on August 20, 2018.

Information about this item was provided to the Citizen Homelessness Commission on May 9, 2019.

Information about this item was provided to the Human and Social Needs Committee on May 20, 2019.

On June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to implement a Landlord Subsidized Leasing Program under Track 3 of the Homeless Solutions Strategy by providing move-in and rental assistance for eligible individuals and families in need of temporary assistance and risk mitigation funds to landlords that reserve units for eligible individuals and families experiencing homelessness for the period July 1, 2019 through September 30, 2020, by Resolution No. 19-1016.

FISCAL INFORMATION

General Fund - \$325,000.00

September 25, 2019

WHEREAS, according to the local Homeless Point-in-Time Count, overall homelessness increased by 9% and unsheltered homelessness increased by 24% in 2018 and overall homelessness increased by 16% in 2019; and

WHEREAS, these increases in homelessness demonstrate the need to invest in subsidized housing solutions for homeless persons that promote self-sufficiency and housing stability; and

WHEREAS, on January 31, 2019, the Office of Procurement Services advertised a Request for Competitive Sealed Proposals (#BPZ1905) to provide a Landlord Subsidized Leasing Program with financial assistance for eligible homeless persons and risk mitigation funds for landlords, to address challenges faced by persons experiencing homelessness as they navigate the rental market; and

WHEREAS, CitySquare submitted a proposal to provide a Landlord Subsidized Leasing Program and is recommended for award; and

WHEREAS, on June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to implement a Landlord Subsidized Leasing Program under Track 3 of the Homeless Solutions Strategy by providing move-in and rental assistance for eligible individuals and families in need of temporary assistance and risk mitigation funds to landlords that reserve units for eligible individuals and families experiencing homelessness for the period July 1, 2019 through September 30, 2020, in an amount not to exceed \$1,300,000.00, by Resolution No. 19-1016.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute the first amendment to the services contract with CitySquare, previously approved by Resolution No. 19-1016, on June 26, 2019, approved as to form by the City Attorney, contingent upon performance and subject to appropriation, to increase funding to serve an additional 25 individual/families under the Landlord Subsidized Leasing Program, in an amount not to exceed \$325,000.00, increasing the contract amount from \$1,300,000.00 to \$1,625,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$325,000.00 to CitySquare from the General Fund, Fund 0001, Department MGT, Unit 4311, Object 3070, Service Contract No. OHS-2019-00010380, Vendor VS0000000497.

September 25, 2019

SECTION 3. That all other terms and conditions of Resolution No. 19-1016 remain in full force and effect.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 19-1449

Item #: 64.

STRATEGIC PRIORITY: Human and Social Needs
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Homeless Solutions
EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the first amendment to Resolution No. 19-1013, previously approved on June 26, 2019, to the services contract with CitySquare, to increase funding and to increase the amount of people served under the Dallas Connector Project, which will provide regularly-scheduled transportation services for persons experiencing homelessness to access services necessary to secure healthcare, housing and employment - Not to exceed \$46,875.00, from \$187,500.00 to \$234,375.00 - Financing: General Fund

BACKGROUND

The local 2018 Homeless Point-In-Time Count revealed that 3,506 persons were experiencing homelessness in the City of Dallas, an almost 9% increase from the 2017 count. Similarly, 1,098 unsheltered persons experiencing homelessness were identified, a 24% increase from the 2017 results. The increase of both total and unsheltered homelessness in the City of Dallas has trended for several years.

On August 9, 2018, the Office of Homeless Solutions (“OHS”) briefed the Citizen Homelessness Commission on a Systems Enhancement Program.

On October 15, 2018, OHS briefed the Human and Social Needs Committee on a Systems Enhancement Program.

On January 31, 2019, the Office of Procurement Services advertised a Request for Competitive Sealed Proposals (“RFCSP”) (#BKZ1909) soliciting proposals for four programs to provide supportive services to homeless and at-risk individuals and families.

The RFCSP closed on March 14, 2019, with 18 proposal submissions, eight of which were for the System Enhancement Program, including the Dallas Connector Project. CitySquare, located at 511 North Akard Street, Dallas, Texas 75201, submitted a proposal to provide the Dallas Connector Project and is recommended for funding.

CitySquare was originally founded in 1988 by Dallas businessman Jim Sowell. At the time CitySquare was operating as a small food pantry (Central Dallas Food Pantry D/B/A Central Dallas Ministries) for the working poor in East and South Dallas communities. In 2010, Central Dallas Ministries changed its name to CitySquare, to better reflect its mission to bring the community together to fight poverty.

From a small food pantry, CitySquare has since grown into one of the largest, most effective poverty-fighting organizations in Texas. CitySquare's social service programs annually serve over 50,000 neighbors in North Texas as well as other Texas cities such as: Austin, Houston, Abilene, and Paris, and Denver, Colorado. Programs focus on four key areas: Hunger, Health, Housing, and Hope.

Under this contract, CitySquare administers the Dallas Connector Project, which is a collaborative project between Austin Street Center, Stewpot/FBC, Salvation Army, and City Square. The project provides regularly scheduled transportation services for persons experiencing homelessness to secure necessary services such as healthcare, housing, and employment. At least one vehicle will be available for on-demand transportation services. The Dallas Connector Project is under the umbrella of The System Enhancement Program, which is intended to benefit individuals or families who are homeless (sheltered or unsheltered), formerly homeless (now housed), or at risk of becoming homeless.

The additional \$46,875.00 is available due to budget set-aside to support services for capital bond projects. Dallas Homeless Investment Program Request for Proposal (RFP) BC19-00010982 was released through Office of Procurement Services on July 15, 2019. The Office of Homeless Solutions received the evaluations of submitted proposals on August 1, 2019; however, they did not meet the requirements of shovel ready projects as defined by the RFP specification. Staff would like to repurpose the bond set-aside funds to support the Dallas Connector project to allow for CitySquare to assist additional persons experiencing homelessness obtain necessary resources to secure housing and employment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Citizen Homelessness Commission was briefed on the System Enhancement Program on August 8, 2018.

The Human and Social Needs Committee was briefed on the System Enhancement Program on October 15, 2018.

Information about this item was provided to the Citizen Homelessness Commission on May 9, 2019.

Information about this item was provided to the Human and Social Needs Committee on May 20, 2019.

On June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to provide services under a System Enhancement Program including but not limited to case management, transportation, behavioral health services, workforce solutions, diversion, or re-entry services to homeless and at-risk individuals and families for the period July 1, 2019 through September 30, 2020, by Resolution No. 19-1013.

FISCAL INFORMATION

General Fund - \$46,875.00

September 25, 2019

WHEREAS, according to the local Homeless Point-in-Time Count, overall homelessness increased by 9% and unsheltered homelessness increased by 24% in 2018 and overall homelessness increased by 16% in 2019; and

WHEREAS, these increases in homelessness demonstrate the need to invest in system enhancement solutions for homeless persons to promote self-sufficiency and housing stability; and

WHEREAS, on January 31, 2019, the Office of Procurement Services advertised a Request for Competitive Sealed Proposals (#BKZ1909) for programs to strengthen the homeless response system, which included funding for four homeless programs: System Enhancement Program, Emergency Shelter Services, Supportive Housing for Seniors, and Homeless Workforce Sustainability Program; and

WHEREAS, CitySquare submitted a proposal to provide services under the System Enhancement Program, and is recommended for award; and

WHEREAS, on June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to provide services under a System Enhancement Program including but not limited to case management, transportation, behavioral health services, workforce solutions, diversion, or re-entry services to homeless and at-risk individuals and families for the period July 1, 2019 through September 30, 2020, in an amount not to exceed \$187,500.00, by Resolution No. 19-1013.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute the first amendment to the services contract with CitySquare, previously approved by Resolution No. 19-1013, on June 26, 2019, approved as to form by the City Attorney, to increase funding and to increase the amount of people served under the Dallas Connector Project, which will provide regularly-scheduled transportation services for persons experiencing homelessness to access services necessary to secure healthcare, housing and employment, in an amount not to exceed \$46,875.00, increasing the contract amount from \$187,500.00 to \$234,375.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$46,875.00 to CitySquare from the General Fund, Fund 0001, Department MGT, Unit 4311, Object 3070, Activity EH32, Encumbrance/Contract No. OHS-2019-00010379, Vendor VS0000000497.

September 25, 2019

SECTION 3. That all other terms and conditions of Resolution No. 19-1013 remain in full force and effect.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 19-1435

Item #: 34.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): 9
DEPARTMENT: Office of Economic Development
EXECUTIVE: Michael Mendoza

SUBJECT

Authorize a second amendment to Resolution No. 19-0387 **and first amendment to Resolution No. 19-0945**, previously approved on February 27, 2019 **and June 12, 2019, as amended**, for a mixed-income multifamily complex for seniors to be located at 2649 Centerville Road (Development) to: **(1)** remove the permanent repayment guaranty requirement of Generation Housing Partners, LLC, Hill Tide Partners, LLC, and Monarch Private Investments, LLC; **(2)** add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by TX Casa View 2018, Ltd. to its senior construction lender, if allowed by the permanent lender; **and (3)** add a minimum investment requirement for TX Casa View 2018, Ltd. of \$25,000,000.00 to construct the improvements for the Development as additional consideration; **and (4) clarify that the nonprofit entity may assign certain obligations under conditional grant agreement to TX Casa View 2018, Ltd.** - Financing: No cost consideration to the City

BACKGROUND

On February 27, 2019, City Council authorized a loan agreement with TX Casa View 2018, Ltd. (TCV) and conditional grant agreement with a to be determined nonprofit to rehabilitate all 40 existing units and construct 224 new units for seniors at the Estates at Shiloh Apartments. The proposed Development will have 4-three story buildings with ventilated corridors and accessible elevators. Planned amenities include renovation of the existing 9,000 square foot community center, swimming pool, community garden, landscaping and lighted sidewalks connecting buildings, and a dog park. TCV is an affiliate of Generation Housing Partners, LLC and Hill Tide Development, LLC. As part of the terms, Generation Housing Partners, LLC, Hill Tide Partners, LLC, and Monarch Private Investments, LLC (Guarantors) would provide a completion and permanent repayment guaranty for the Development.

While finalizing negotiations on the loan agreement and conditional grant agreement for another development it was realized that the City's loan is a recourse loan requiring a full repayment guaranty. However, the permanent guaranty requirement impacts the ability for the 4% housing tax credits, which will fund a portion of the costs for the Development, to be reallocated by the Investor for the Development. Therefore, Investors will not invest or participate under any scenario where the debt is full recourse.

For the conditional grant agreement, the nonprofit entity will execute the conditional grant agreement and simultaneously loan the \$199,000.00 of 2012 General Obligation Bond funds to TCV for the proposed Development. To collateralize the loan from the nonprofit entity to TCV, the loan documents for \$199,000.00 loan will be assigned by the nonprofit entity to the City. It was intended for the nonprofit entity to assign its obligations under the related conditional grant agreement to TCV. The resolutions adopted by Council allow for the conduit loan structure; however, it does not allow for the nonprofit entity to assign its obligations to TCV.

To remedy this situation and to move forward with closing the transaction, staff proposes the following amendment to the terms previously agreed upon in Resolution Nos. 19-0387 and 19-0945 for the loan and conditional grant agreements:

1. Remove the requirement of Guarantors to provide full, unconditional guarantees of repayment for TCV; and
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by TCV to its senior construction lender, if allowed by the permanent lender; and
3. Add a minimum investment requirement for TCV of \$25,000,000.00 to construct the improvements for the Development as additional consideration; and
4. Allow the nonprofit entity to assign certain obligations under the conditional grant agreement to TCV.

Staff recommends amending the terms since there will be adequate measures in place to secure the City's financing. The Guarantors are providing completion and payment guaranty for construction in addition to an operating deficit guaranty to fund operating deficits on behalf of TCV. The City's loan and grant will be secured by a deed of trust on the property and all improvements. All other terms and conditions from the original Resolution No. 19-0387, previously approved on February 27, 2019 and Resolution No. 19-0945, previously approved on June 12, 2019, shall remain unchanged and in full force and effect.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 25, 2019, the Dallas Housing Finance Corporation (DHFC) Board of Directors approved owning the land, entering into a long-term ground lease, and taking an ownership interest in TX Casa View 2018, Ltd. and an inducement of multifamily mortgage revenue bonds.

On February 19, 2019, the Economic Development and Housing Committee was briefed on the development loan agreement with TX Casa View 2018, Ltd. and approved moving forward to Council for consideration.

On February 27, 2019, City Council authorized (1) that it has no objection as to TCV's application to Texas Department of Housing and Community's (TDHCA's) 2019 4% Non-Competitive Housing Tax Credit (HTC); (2) a development loan agreement with TCV or an affiliate thereof in an amount not to exceed \$3,801,000.00 in Community Development Block Grant Fund (CDBG) conditioned upon TCV receiving a 2019 4% HTC award; (3) a conditional grant agreement with TCV or an affiliate thereof for the development of a mixed-income multifamily residential development to be located at 2649 Centerville Road in an amount not to exceed \$199,000.00 in 2012 General Obligation Bond Funds; and (4) the DHFC to purchase and own the land and to enter into a long-term ground lease with TCV, and take ownership interest in TCV by Resolution No. 19-0387.

On June 12, 2019, City Council authorized a first amendment to Resolution No.19-0387, previously approved on February 27, 2019, for a mixed-income multifamily complex for seniors to be located at 2649 Centerville Road to: (1) amend the funding source for the development loan amount with TCV of \$3,801,000.00 from \$3,801,000.00 in CDBG funds to \$1,620,154.00 in CDBG funds and \$2,180,846.00 in HOME Investment Partnership Program funds, and (2) allow the closing of the TCV grant/loan to occur prior to closing on the equity and all other financing for the development by Resolution No. 19-0945.

On August 13, 2019, the DHFC Board of Directors authorized a supplemental inducement of multifamily mortgage revenue bonds in an amount not to exceed \$25,000,000.00.

City Council was briefed by memorandum regarding this matter on September 13, 2019.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/DEVELOPER

TX Casa View 2018, Ltd.

TX Casa View 2018 GP, LLC is the general partner, a formed entity with GHP and HTD as members. (City of Dallas Housing Finance Corporation will be admitted as the sole member of the GP)

GHP and HTD will serve as the Developer.

Adrian Iglesias, President of GHP
Chris Applequist, Vice-President of GHP

MAP

Attached

September 25, 2019

WHEREAS, on August 30, 2018, the City issued a Notice of Funding Availability in accordance with the Policy and TX Casa View 2018, Ltd., submitted an application for gap financing, and received a fundable score; and

WHEREAS, the proposed development is located in the Casa View Stabilization target area, one of the 15 approved Reinvestment Strategy Areas in the Policy, and the proposed development is a mixed-income multifamily residential development for seniors providing at least 239 units to households earning 60% or below of Area Median Income and the remaining units as market rate and provides future residents with access to opportunities such as transit, park, community center, and retail; and

WHEREAS, on January 25, 2019, the City of Dallas Housing Finance Corporation Board of Directors at its Board meeting approved entering into an agreement to purchase and own the land; enter into a long-term ground lease, and taking an ownership interest in TX Casa View 2018, Ltd.; and

WHEREAS, on February 27, 2019, City Council confirmed (1) that it has no objection as to TX Casa View 2018, Ltd.'s application to the Texas Department of Housing and Community Affairs (TDHCA's) 2019 4% Non-Competitive Housing Tax Credit (HTC); (2) authorized, conditioned upon TX Casa View 2018, Ltd. receiving a 2019 4% Housing Tax Credit award, a development loan agreement with TX Casa View 2018, Ltd. or an affiliate thereof in an amount not to exceed \$3,801,000.00 in Community Development Block Grant Fund (CDBG); (3) a conditional grant agreement with TX Casa View 2018, Ltd. or an affiliate thereof for the development of a mixed-income multifamily residential development to be located at 2649 Centerville Road in an amount not to exceed \$199,000.00 in 2012 General Obligation Bond Funds; and (4) the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with TX Casa View 2018, Ltd., and take an ownership interest in TX Casa View 2018 by Resolution No. 19-0387; and

WHEREAS, on June 12, 2019, City Council authorized a first amendment to Resolution No.19-0387, previously approved on February 27, 2019, to: (1) amend the funding source for the development loan amount with TX Casa View 2018, Ltd. of \$3,801,000.00 from \$3,801,000.00 in CDBG funds to \$1,620,154.00 in CDBG funds and \$2,180,846.00 in HOME Investment Partnership Program funds, and (2) allow the closing of the TX Casa View 2018, Ltd. grant/loan to occur prior to closing on the equity and all other financing for the development by Resolution No. 19-0945; and

WHEREAS, the City desires to move forward with the Estates at Shiloh development to complete the project.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

September 25, 2019

SECTION 1. That the terms and conditions of ~~agreed upon in~~ Resolution No. 19-0387, as amended, ~~and Resolution No. 19-0945 for the loan and conditional grant agreements~~ are ~~is~~ hereby amended as follows:

1. Remove the requirement of Generation Housing Partners, LLC, Hill Tide Partners, LLC, and Monarch Private Investments, LLC (Guarantors) to provide full, unconditional guarantees of repayment for the Estates at Shiloh development, for the grant and the loan; and
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by TX Casa View 2018, Ltd. to its senior construction lender, if allowed by the permanent lender, for the grant and the loan; and
3. Add a minimum investment requirement for TX Casa View 2018, Ltd. of \$25,000,000.00 to construct the improvements for the Estates at Shiloh development as additional consideration, for the grant and loan; and
4. Allow the nonprofit entity to assign certain obligations under the conditional grant agreement to TX Casa View 2018, Ltd.

SECTION 2. That all other terms and conditions contained in Resolution No. 19-0387, previously approved on February 27, 2019 and Resolution No. 19-0945 approved on June 12, 2019, shall remain unchanged and in full force and effect.

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject to the City to any liability or obligation until such time as the loan documents are duly approved by all parties and executed.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 19-1433

Item #: 36.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): 8
DEPARTMENT: Office of Economic Development
EXECUTIVE: Michael Mendoza

SUBJECT

Authorize the second amendment to Resolution No. 19-0385, previously approved on February 27, 2019, as amended and the first amendment to Resolution No. 19-0944, previously approved on June 12, 2019, for a mixed-income multifamily residential development to be located at 7202 South Westmoreland Road (Development) to: **(1)** remove the permanent repayment guaranty requirement of Palladium USA, Inc.; **(2)** add to the requirement that the City only be added as an additional obligee on the payment and performance bonds furnished by Palladium Redbird, Ltd. to its senior construction lender, if allowed by the permanent lender; **and (3)** add a minimum investment requirement for Palladium Redbird, Ltd. of \$30,000,000.00 to construct the improvements for the Development as additional consideration; **(4)** clarify that the nonprofit entity may assign certain obligations under the conditional grant agreement to Palladium Redbird, Ltd.; and (5) allow the City's deed restrictions to be subordinate to the U.S. Department of Housing and Urban Development covenants and restrictions, to the extent that they do not conflict - Financing: No cost consideration to the City

BACKGROUND

On February 27, 2019, City Council authorized a development loan with Palladium Redbird, Ltd. (PRL) and conditional grant agreement with a to be determined nonprofit to acquire land, and construct a new, 300-unit, multifamily complex with structured parking for approximately 450 spaces at the site of the former Red Bird/Southwest Center Mall. Crossroads Housing Development Corporation (Crossroads) has been selected as the nonprofit. The proposed Development will have two 4-story buildings with elevators. Planned amenities include a clubhouse with a fitness center, a business center, a club room, a resort-style swimming pool, a playground, pedestrian access to the Redbird Mall Area, and a dog park. PRL is an affiliate of Palladium USA International, Inc. who will serve as the co-developer for the Development along with the City of Dallas Housing Finance Corporation (DHFC). As part of the terms, Palladium USA, Inc. (Guarantor) would provide a completion and permanent repayment guaranty for the Development.

Staff has been working with PRL and Crossroads to finalize negotiations on the loan agreement and conditional grant agreement. During negotiations, it was realized that the City's loan is a recourse loan requiring a full repayment guaranty. However, the permanent guaranty requirement impacts the ability for the 4 percent housing tax credits, which will fund a portion of the costs for the Development, to be reallocated by the Investor for the Development. Therefore, Investors will not invest or participate under any scenario where the debt is full recourse.

For the conditional grant agreement, Crossroads will execute the conditional grant agreement and simultaneously loan the \$2,028,424.00 of 2012 General Obligation Bond funds to PRL for the proposed Development. To collateralize the loan from Crossroads to PRL, the loan documents for \$2,028,424.00 loan will be assigned by Crossroads to the City. It was intended for Crossroads to assign its obligations under the related conditional grant agreement to PRL. The resolutions adopted by Council allow for the conduit loan structure; however, it does not allow for the nonprofit entity to assign its obligations to PRL.

Additionally, PRL is utilizing a 221(d)(4) U.S. Department of Housing and Urban Development (HUD) permanent loan to finance the Development. HUD requires payment and performance bonds for construction of the Development. The City under its terms for the loan agreement and conditional grant agreement required PRL to provide a completion guaranty or accepted the City being an additional obligee on the payment and performance bonds required by the construction lender. But, staff was informed that HUD does not allow additional obligees on payment and performance bonds. Staff has requested that HUD reconsider adding the City as an additional obligee.

HUD also requires the City to subordinate its deed restrictions. The terms and conditions approved by Council allows the City's lien securing financing to be subordinate to the senior lender. However, the City's deed restrictions which run with the land cannot be subordinated. HUD's restrictions are more restrictive than the City's.

To remedy these situations and to move forward with closing the transaction, staff proposes the following amendments to the terms of the loan and conditional grant agreements:

1. Remove the requirement of Guarantor, to provide full, unconditional guarantees of repayment for PRL; and
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by PRL to its senior construction lender, if allowed by the permanent lender; and
3. Add a minimum investment requirement by PRL of \$30,000,000.00 to construct the improvements for the Development as additional consideration; and
4. Allow Crossroads to assign certain obligations under the conditional grant agreement to PRL; and
5. Allow the City's deed restrictions to be subordinate to HUD's covenants and restrictions, to the extent that it does not conflict with the City's requirements.

Staff recommends amending the terms since there will be adequate measures in place to secure the City's financing. The Guarantor is providing completion and payment guaranty for construction in addition to an operating deficit guaranty to fund operating deficits on behalf of PRL. The City's loan and grant are will be secured by a deed of trust on the property and all improvements. All other terms and conditions from the original Resolution No. 19-0385, previously approved on February 27, 2019 and Resolution No. 19-0944, previously approved on June 12, 2019, shall remain unchanged and in full force and effect.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 25, 2019, the DHFC Board of Directors approved owning the land, entering into a long-term ground lease, and taking an ownership interest in Palladium Redbird, Ltd. and an inducement of multifamily mortgage revenue bonds.

On February 19, 2019, the Economic Development and Housing Committee was briefed on the development loan agreement with Palladium Redbird, Ltd. and approved moving forward to Council for consideration.

On February 27, 2019, City Council authorized (1) a development loan agreement with Palladium Redbird, Ltd. or an affiliate thereof in an amount not to exceed \$6,271,576.00 (comprised of \$3,575,276.00 in HOME Investment Partnerships Program Funds and \$2,696,300.00 of Community Development Block Grant Funds); (2) a conditional grant agreement with Palladium Redbird, Ltd. or an affiliate thereof for the development of a multifamily residential development to be located at the intersection of West Camp Wisdom Road and South Westmoreland Road in an amount not to exceed \$2,028,424.00 in 2012 General Obligation Bond Funds; and (3) the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with Palladium Redbird, Ltd., and take an ownership interest in Palladium Redbird, Ltd. by Resolution No. 19-0385.

On June 12, 2019, City Council authorized an amendment to Resolution No. 19-0385 to: (1) amend the development loan amount with Palladium Redbird, Ltd. or an affiliate ("Palladium Redbird") to only include an amount not to exceed \$5,000,000.00 in HOME Investment Partnership Program ("HOME") funds for construction, (2) authorize a development loan agreement with Palladium Redbird or the City of Dallas Housing Finance Corporation ("DHFC") for acquisition of land and construction, subject to DHFC Board of Directors' approval, in an amount not to exceed \$1,271,576.00 in Community Development Block Grant Funds, (3) allow the closing of the Palladium Redbird and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development, (4) allow Palladium Redbird and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under the agreement to be reimbursed the remaining loan and grant amounts, and (5) allow the City to maintain no less than 3rd lien position

City Council was briefed by memorandum regarding this matter on September 13, 2019.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/DEVELOPER

Palladium Redbird, Ltd.

Palladium Redbird GP, LLC is the general partner, a formed entity with members affiliated with Palladium Redbird (City of Dallas Housing Finance Corporation will be admitted as the sole member of the GP)

Palladium Redbird and DHFC will serve as co-Developer.

Thomas Huth, President of Palladium Redbird

City of Dallas Housing Finance Corporation

MAP

Attached

September 25, 2019

WHEREAS, on August 30, 2018, the City issued a Notice of Funding Availability in accordance with the Policy and Palladium Redbird, Ltd., submitted an application for gap financing, and received a fundable score for Palladium Redbird; and

WHEREAS, the proposed development is part of the overall renovation and redevelopment of a shopping mall located at 3662 West Camp Wisdom Road known as Red Mall which received City incentives; and

WHEREAS, on January 25, 2019, the City of Dallas Housing Finance Corporation Board of Directors at its Board meeting approved entering into an agreement to purchase and own the land; enter into a long-term ground lease, and taking an ownership interest in Palladium Redbird, Ltd.; and

WHEREAS, the proposed development is located in the Red Bird Redevelopment target area, one of the 15 approved Reinvestment Strategy Areas in the Policy, and the proposed development is a mixed-income multifamily residential development providing 90 market rate and 210 units to households earning 60 percent or below of Area Median Income and provides future residents with access to opportunities such as transit, park, community center, and retail; and

WHEREAS, on February 27, 2019, City Council authorized (1) a development loan agreement with Palladium Redbird, Ltd. or an affiliate thereof in an amount not to exceed \$6,271,576.00 (comprised of \$3,575,276.00 in HOME Investment Partnerships Program Funds and \$2,696,300.00 of Community Development Block Grant Funds); (2) a conditional grant agreement with Palladium Redbird, Ltd. or an affiliate thereof for the development of a multifamily residential development to be located at the intersection of West Camp Wisdom Road and South Westmoreland Road, in an amount not to exceed \$2,028,424.00 in 2012 General Obligation Bond Funds; and (3) the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with Palladium Redbird, Ltd., and take an ownership interest in Palladium Redbird, Ltd. by Resolution No. 19-0385; and

September 25, 2019

WHEREAS, on June 12, 2019, City Council authorized the first amendment to Resolution No.19-0385 to: (1) amend the development loan amount with Palladium Redbird, Ltd. or an affiliate to only include an amount not to exceed \$5,000,000.00 in HOME Investment Partnership Program (“HOME”) funds for construction, (2) authorize a development loan agreement with Palladium Redbird, Ltd. or the City of Dallas Housing Finance Corporation (“DHFC”) for acquisition of land and construction, subject to DHFC Board of Directors’ approval, in an amount not to exceed \$1,271,576.00 in Community Development Block Grant (“CDBG”) funds, (3) allow the closing of the Palladium Redbird, Ltd. and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development, (4) allow Palladium Redbird, Ltd. and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under the agreement to be reimbursed the remaining loan and grant amounts, and (5) allow the City to maintain no less than 3rd lien position; and

WHEREAS, the City desires to move forward with the Palladium Redbird development to complete the project; and

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the terms and conditions of ~~agreed upon in~~ Resolution Nos. 19-0385, as amended, is hereby ~~and 19-0944 for the loan and conditional grant agreements are hereby~~ amended as follows:

1. Remove the requirement of Palladium USA, Inc. (Guarantor) to provide full, Resounconditional guarantee of repayment for Palladium Redbird development, for the grant and the loan; and
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by Palladium Redbird, Ltd. to its senior construction lender, if allowed by the permanent lender, for the grant and the loan; and
3. Add a minimum investment requirement by Palladium Redbird, Ltd. of \$30,000,000.00 to construct the improvements for the Palladium Redbird development as additional consideration, for the grant and the loan; and
4. Allow the nonprofit entity to assign certain obligations under the conditional grant agreement to Palladium Redbird, Ltd.; and
5. Allow the City’s deed restrictions to be subordinate to HUD’s covenants and restrictions, to the extent that it does not conflict with the City’s requirements.

September 25, 2019

SECTION 2. That all other terms and conditions contained in Resolution No. 19-0385, previously approved on February 27, 2019, as amended by ~~and~~ Resolution No. 19-0944, previously approved on June 12, 2019, shall remain unchanged and in full force and effect. ~~and binding upon Palladium Redbird, Ltd. and DHFC.~~

SECTION 3. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the agreements are duly approved by all parties and executed.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 19-1436

Item #: 37.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 25, 2019

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

EXECUTIVE: Michael Mendoza

SUBJECT

Authorize the second amendment to Resolution No. 19-0360, previously approved on February 27, 2019, [as amended](#), and the first amendment to the development loan with City of Dallas Housing Finance Corporation (DHFC) for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street (Development) to: **(1)** remove the permanent repayment guaranty requirement of RMGM Bryan Street, LLC; **(2)** add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by 2400 Bryan Street, LLC to its senior construction lender, if allowed by the permanent lender; and **(3)** add a minimum investment requirement for DHFC and 2400 Bryan Street, LLC of \$45,000,000.00 to construct the improvements for the Development - Financing: No cost consideration to the City

BACKGROUND

On February 27, 2019, City Council authorized a development loan and conditional grant agreement with 2400 Bryan Street, LLC (2400 Bryan) or its affiliate to develop a 15-story mixed-use development with approximately 10,000 square feet of retail space and a mixed-income multifamily rental residential with 217 units in downtown. The retail space will include an early childhood education or childcare facility. The proposed Development includes structured parking with approximately 312 spaces. Planned amenities for the development include a multipurpose room with fitness center and swimming pool. RMGM Bryan Street, LLC or RMGM Developers, LLC, both affiliates of Matthews Southwest, Inc. (MSW) will serve as the Developer for the development. As part of the terms, RMGM Bryan Street, LLC (Guarantor) would provide a completion and permanent repayment guaranty for the Development. MSW redeveloped the historic Old Dallas High School in partnership with the City using TIF funds from Deep Ellum TIF District which is adjacent to the proposed development.

On June 12, 2019, City Council authorized a development loan agreement with the City of Dallas Housing Finance Corporation (DHFC), instead of 2400 Bryan, for acquisition of land and construction, in Community Development Block Grant (CDBG) funds. On July 16, 2019, the DHFC closed on the land for the Development. While finalizing the loan documents for closing, it was realized that the City's loan is a recourse loan requiring a full repayment guaranty from Guarantor. However, the permanent guaranty requirement impacts the ability for the 9% housing tax credits, which will fund a portion of the costs for the Development, to be reallocated by the Investor for the Development. Therefore, Investors will not invest or participate under any scenario where debt is full recourse.

To finalize closing of the land, staff proposed bringing forward the following amendments to the terms previously agreed upon for Council approval:

1. Remove the requirement of Guarantor to provide full, unconditional guarantees of repayment for 2400 Bryan and the DHFC; and
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by 2400 Bryan to its senior construction lender, if allowed by the permanent lender; and
3. Add a minimum investment requirement for 2400 Bryan and DHFC of \$45,000,000.00 to construct the improvements for the Development as additional consideration.

Staff recommends amending the terms since there will be adequate measures in place to secure the City's financing. The Guarantor is providing completion and payment guaranty for construction in addition to an operating deficit guaranty to fund operating deficits on behalf of 2400 Bryan and DHFC. The City's loan and grant will be secured by a deed of trust on the property and all improvements. All other terms and conditions from the original Resolution No. 19-0360 approved on February 27, 2019, Resolution No. 19-0943 approved on June 12, 2019 and Contract No. HOU-2019-00010717, shall remain unchanged and in full force and effect.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 24, 2018, City Council supported the 2018 Texas Department of Housing and Community Affairs' 9% low-income housing tax credit application for the development at 2400 Bryan Street and authorized a line of credit agreement in the amount of \$500.00 for a commitment of development funding by Resolution No.18-0219.

On January 25, 2019, the DHFC Board of Directors approved owning the land, entering into a long-term ground lease, and taking an ownership interest in 2400 Bryan Street, LLC.

On February 19, 2019, the Economic Development and Housing Committee was briefed on the development loan agreement with 2400 Bryan Street, LLC and approved moving forward to Council for consideration.

On February 27, 2019, City Council authorized (1) a development loan agreement with 2400 Bryan Street, LLC or an affiliate thereof in an amount not to exceed \$13,026,943.00 (comprised of \$3,605,570.00 in HOME Investment Partnerships Program Funds, \$6,000,000.00 in Public/Private Partnership Funds, and \$3,421,373.00 of CDBG Funds); (2) a conditional grant agreement with 2400 Bryan Street, LLC or an affiliate thereof for the development of a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street in an amount not to exceed \$973,057.00 in 2012 General Obligation Bond Funds; and (3) the DHFC to purchase and own the land and to enter into a long-term ground lease with 2400 Bryan Street, LLC by Resolution No. 19-0360.

On June 12, 2019, City Council authorized the first amendment to Resolution No.19-0360, previously approved on February 27, 2019, for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street to: (1) amend the development loan amount with 2400 Bryan or an affiliate to only include an amount not to exceed \$6,000,000.00 in Public/Private Partnership funds for construction, (2) authorize a development loan agreement with the City of Dallas DHFC, instead of 2400 Bryan, for acquisition of land and construction, subject to DHFC Board of Directors' approval, in amount not to exceed \$7,026,943.00 in CDBG funds, (3) allow the closing of the 2400 Bryan and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development, (4) allow 2400 Bryan and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under Resolution No.19-0360 to be reimbursed the remaining loan and grant amounts and (5) allow the City to maintain no less than 3rd lien position

City Council was briefed by memorandum regarding this matter on September 13, 2019.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/DEVELOPER

2400 Bryan Street, LLC

2400 Bryan Street GP, LLC is the general partner, a formed entity with The Community Project, BETCO Consulting, LLC, and RMGM Bryan Street, LLC (RMGM Bryan Street) as members. (City of Dallas Housing Finance Corporation will be admitted as the sole member of the GP)

RMGM Bryan Street or RMGM Developers, LLC, both affiliates of Matthews Southwest Inc. will serve as the Developer.

Jack Matthews, President

City of Dallas Housing Finance Corporation

MAP

Attached

September 25, 2019

WHEREAS, on August 30, 2018, the City issued a Notice of Funding Availability in accordance with the Policy and 2400 Bryan Street, LLC, submitted an application for gap financing, and received a fundable score; and

WHEREAS, on January 25, 2019, the City of Dallas Housing Finance Corporation (DHFC) Board of Directors at its Board meeting approved entering into an agreement to purchase and own the land, enter into a long-term ground lease, and taking an ownership interest in 2400 Bryan Street, LLC; and

WHEREAS, on February 27, 2019, City Council authorized (1) a development loan agreement with 2400 Bryan Street, LLC or an affiliate thereof in an amount not to exceed \$13,026,943.00 (comprised of \$3,605,570.00 in HOME Investment Partnerships Program Funds, \$6,000,000.00 in Public/Private Partnership Funds, and \$3,421,373.00 in Community Development Block Grant Funds (CDBG); (2) a conditional grant agreement with 2400 Bryan Street, LLC or an affiliate thereof for the development of a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street in an amount not to exceed \$973,057.00 in 2012 General Obligation Bond Funds; and (3) the DHFC to purchase and own the land and to enter into a long-term ground lease with 2400 Bryan Street, LLC by Resolution No. 19-0360; and

WHEREAS, on June 12, 2019, City Council authorized the first amendment to Resolution No.19-0360, previously approved on February 27, 2019, for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street to: (1) amend the development loan amount with 2400 Bryan Street, LLC or an affiliate ("2400 Bryan") to only include an amount not to exceed \$6,000,000.00 in Public/Private Partnership funds for construction, (2) authorize a development loan agreement with the DHFC, instead of 2400 Bryan, for acquisition of land and construction, subject to DHFC Board of Directors' approval, in amount not to exceed \$7,026,943.00 in CDBG funds, (3) allow the closing of the 2400 Bryan and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development, (4) allow 2400 Bryan and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under Resolution No.19-0360 to be reimbursed the remaining loan and grant amounts and (5) allow the City to maintain no less than 3rd lien position; and

WHEREAS, the City desires to move forward with the 2400 Bryan Street development to complete the project; and

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

September 25, 2019

SECTION 1. That the City Manager is hereby authorized to execute a first amendment to the development loan agreement, approved to form by the City Attorney, with DHFC to remove the permanent repayment guaranty requirement of RMGM Bryan Street, LLC, to add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by 2400 Bryan Street, LLC to its senior construction lender, if allowed by the permanent lender and to add a minimum investment requirement for 2400 Bryan and DHFC of \$45,000,000.00 to construct the improvements for the 2400 Bryan Street development.

SECTION 2. That the terms and conditions of ~~agreed upon in~~ Resolution Nos. 19-0360, as amended, is ~~and 19-0943 for the loan and conditional grant agreements with 2400 Bryan are~~ hereby amended as follows:

1. Remove the requirement of RMGM Bryan Street, LLC, to provide full, unconditional guarantee of repayment for the 2400 Bryan development, for the grant and loan;
2. Add to the requirement that the City only be added as an additional obligee on payment and performance bonds furnished by 2400 Bryan Street, LLC to its senior construction lender, if allowed by the permanent lender, for the grant and loan; and
3. Add a minimum investment requirement by 2400 Bryan and DHFC of \$45,000,000.00 to construct the improvements for 2400 Bryan development as additional consideration, for the grant and loan.

SECTION 3. That all other terms and conditions contained in Contract No. HOU-2019-00010717, Resolution No. 19-0360, approved on February 27, 2019 and Resolution No. 19-0943 approved on June 12, 2019, shall remain unchanged and in full force and effect and binding upon 2400 Bryan and DHFC.

SECTION 4. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the agreements are duly approved by all parties and executed.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 19-1397

Item #: 50.

STRATEGIC PRIORITY: Human and Social Needs
AGENDA DATE: September 25, 2019
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Strategic Partnerships & Government Affairs
EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize an Interlocal Agreement with Dallas County to procure professional services for a Census 2020 Participation Initiative for the period [September 25, 2019 through July 1, 2020](#) [October 15, 2019 through September 30, 2020](#) - Not to exceed \$1,000,000.00 - Financing: General Fund

BACKGROUND

Texas Government Code, Chapter 791, authorizes local governments of the state to enter into contracts for governmental functions and services to increase their efficiency and effectiveness.

The United States Constitution requires that a Census count be conducted every ten years. The population count is then used to reapportion federal and state legislative districts, and to distribute billions in federal funds to states and local communities for schools, roads, housing, social services and much more. Private entities also rely on this data for key business decisions.

[Texas receives an estimated \\$43 billion annually in federal funds based on United States Census Bureau data. Each uncounted person represents a loss of approximately \\$1,578. In Fiscal Year 2016, Texas received \\$59.4 billion based on Decennial Census Data, which is approximately \\$2,132 for every Texas resident.](#) The City of Dallas (“City”) has over 200 Census tracts that are designated “hard to count” (“HTC”) because previous Census response rates are 73 percent or less. It is critical that all residents of Dallas are counted.

Over the past year, the City of Dallas has been hard at work on the Census 2020 outreach effort. The work City staff has completed includes developing a comprehensive strategic plan, mobilizing members of the City of Dallas Mayor’s Complete Count Committee (appointed by former Mayor Mike Rawlings with recommendations from the City Council), and laying the foundation for an awareness campaign, which is scheduled to be launched in the coming weeks.

City staff has also engaged with multiple civic organizations, business leaders, faith-based organizations, media outlets, government agencies at the local, state, and federal level, and others. The City of Dallas has been working with representatives from Dallas County ("County") since July 2018, ensuring their participation in, and awareness of, the City's efforts.

The purpose of this Interlocal Agreement is to establish a cooperative agreement whereby the City and County work together to most efficiently obtain a complete count of individuals in the City and County. The City and County can more efficiently utilize taxpayer funds by collaborating on contracting with an outside vendor, taking advantage of economies of scale.

Dallas County released a Request for Proposal ("RFP") on September 3, 2019 to contract with a vendor to provide Census outreach on behalf of the entire County. Bids will be evaluated by City and County staff, and a contract is expected to be awarded by the County in November 2019. As part of the RFP, the vendor will be required to use the framework already developed by the City of Dallas as a launch pad for their efforts to ensure momentum continues on the progress the City has made.

The successful vendor will have four overarching tasks: (1) Census Campaign Strategy Management and Oversight; (2) Census Data - Analysis, Mapping, and Reporting; (3) Census Messaging and Marketing; and (4) Community-Based Engagement.

Additionally, the selected vendor must work closely and coordinate with the City of Dallas Mayor's Complete Count Committee and share data, tools, and other materials. The vendor will evaluate the City's Census outreach campaigns and other processes and provide feedback and a set of tools, templates, other materials that can be utilized for the 2020 Census. Strategies shall be deployed in tandem and in collaboration with the work already being done by the City of Dallas to reach specific HTC populations as well as implementing HTC efforts in other cities across Dallas County to successfully achieve a complete and thorough count.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Human and Social Needs Committee was briefed on the City of Dallas's Census 2020 Strategy on March 18, 2019.

City Council was briefed [on](#) regarding this item on September 18, 2019.

FISCAL INFORMATION

General Fund - \$1,000,000.00

September 25, 2019

WHEREAS, the United States Constitution requires that a Census count be conducted every ten years; and

WHEREAS, the Census population count is used to reapportion federal and state legislative districts, City Council districts, and to distribute billions in federal funds to states and local communities for schools, roads, housing, social services and much more; and

~~**WHEREAS**, according to the United States Census Bureau, Texas receives an estimated \$43 billion annually in federal funds based on Census data and each uncounted person represents a loss of approximately \$1,5780.00; and~~

WHEREAS, in Fiscal Year 2016, Texas received \$59.4 billion based on Decennial Census Data, which is approximately \$2,132 for every Texas resident; and

WHEREAS, it is critical that all residents of Dallas are counted; and

WHEREAS, the City of Dallas has over 200 Census tracts that are designated “hard to count” because previous Census response rates are 73 percent or less; and

WHEREAS, over the past year, the City of Dallas has been hard at work on the Census 2020 outreach effort; and

WHEREAS, City staff has engaged with multiple civic organizations, business leaders, faith-based organizations, media outlets, government agencies at the local, state, and federal level, and others; and

WHEREAS, the City of Dallas has been working with representatives from Dallas County since July 2018, ensuring their participation in, and awareness of, the City of Dallas’ efforts; and

WHEREAS, in order to ensure a complete count of all Dallas residents, the City will establish a cooperative agreement whereby the City of Dallas and Dallas County work together to most efficiently obtain a complete count of individuals in the City and County; and

WHEREAS, the City and County can more efficiently utilize taxpayer funds by collaborating on contracting with an outside vendor, taking advantage of economies of scale; and

WHEREAS, the City of Dallas seeks to enter into an Interlocal Agreement with Dallas County to seek qualified vendors with the experience and capabilities to enhance the City of Dallas’s 2020 Census program and to oversee and perform Dallas County’s 2020 Census participation initiative.

September 25, 2019

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute an Interlocal Agreement with Dallas County, approved as to form by the City Attorney, to procure professional services for a Census 2020 Participation Initiative for the period ~~September 25, 2019 through July 1, 2020~~ October 15, 2019 through September 30, 2020 and execute any and all documents required by the Interlocal Agreement.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,000,000.00, in periodic payments to Dallas County (014003) from General Fund, Fund 0001, Department MGT, Unit 1145, Object 3070 for the 2020 Census Outreach.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **September 25th Upcoming Council Agenda Item No. 23, No. 24, and No. 25 – Urban Land Bank Demonstration Program Vendor Contracts**

The Council action will authorize the Dallas Housing Acquisition and Demonstration Corporation (DHADC) to enter into a one-year contract and to exercise four one-year renewal options to extend the contract, with Linebarger Goggan Blair & Sampson, LLP for legal services; Republic Title of Texas, Inc. for title services; and Terracon Consultants, Inc., for environmental services to provide services related to the acquisition and sale for up to 300 lots acquired by the DHADC during the one-year term of the contract in an amount not to exceed a total of 1,500,000.00 annually, subject to appropriation and approval by the DHADC or the City Council, if necessary.

Summary

The primary objective of the Urban Land Bank Demonstration Program (Program) is to acquire unproductive, vacant, and developable parcels of real property and parcels improved with abandoned, vacant, and uninhabitable structures for affordable housing or commercial development. DHADC is an instrument of the City and has been designated by the City to administer the Program on its behalf. The acquisition of unproductive parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low- and moderate-income households and, on appropriate parcels, allow commercial development that will complement the City's affordable housing strategy.

As an instrument of the City, certain actions of the DHADC are approved by both the Board of Directors of the DHADC and the City Council, including the vendor contracts discussed below.

For a parcel to be eligible for sale to the DHADC:

- The market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
- The parcel of land must not be improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and

DATE September 20, 2019

SUBJECT **September 25th Upcoming Council Agenda Item No. 23, No. 24, and No. 25 –
Urban Land Bank Demonstration Program Vendor Contracts**

- The parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

In order for the DHADC to operate the Program, it is necessary to obtain certain professional services, including title, legal and environmental.

Legal Services

The acquisition of properties to be included in the Program's inventory involves utilization of a foreclosure process. DHADC contracts with a legal services company to complete the foreclosure process for the properties that are strategically identified by the Program staff. The Urban Land Bank Demonstration Program Plan includes a list of properties eligible for acquisition to bring into the Program inventory. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure and the contract considered by this item is to retain the services of the legal firm to provide the required foreclosure services.

Title Services

After strategic identification of properties to be included in the Program's inventory, due diligence must be completed on each property including a title review to identify encumbrances on the title. The encumbrance information is provided to the law firm completing the foreclosure process for DHADC. A review of title is also required after the foreclosure process as part of the closing process when the properties are sold to a qualified developer. The DHADC anticipates that it will refer up to 25 properties per month for title services and the contract considered by this item is to retain the services of the title company to provide the required foreclosure services.

Environmental Services

After strategic identification of properties to be included in the Program's inventory, due diligence must be completed on each property including an environmental review to determine if the property has environmental issues that need to be addressed. The environmental review is required to allow DHADC to make an informed decision regarding whether to acquire the property or not.

Selection of Service Providers

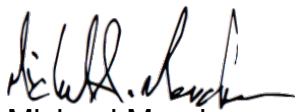
In order to select qualified companies to perform the necessary services, a Request for Qualifications (RFQ) was sent to respective firms and proposals were received. Staff evaluated the proposals pursuant to the standards set forth in the RFQ, which included determining whether the services companies had the experience and capacity to perform all related functions necessary to effectively operate of the Program. Each proposal was reviewed and scored by an evaluation committee. After determining the most qualified

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SUBJECT **September 25th Upcoming Council Agenda Item No. 23, No. 24, and No. 25 –
Urban Land Bank Demonstration Program Vendor Contracts**

proposer for each service, staff negotiated with each company regarding the terms of the contract. On August 8, 2019, the DHADC Board of Directors authorized a contract with Linebarger Goggan Blair & Sampson, LLP for legal services; Republic Title of Texas, Inc. for title services; and Terracon Consultants, Inc., for environmental services, subject to the City Council approval.

Should you have any questions please contact David Noguera, Director of Housing and Neighborhood Revitalization at (214) 670-5988.



Michael Mendoza

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **September 25th Upcoming Council Agenda Item No. 26 - for Title Clearing Program and Legal and Professional Services Contract**

The following Housing and Neighborhood Revitalization Department item will be considered by the City Council on the September 25, 2019 Agenda. This item proposes an amendment to the Comprehensive Housing Policy (CHP) and propose the contract for implementation of the Program.

Agenda Item No. 26 – Authorize (1) an amendment to the City of Dallas CHP, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to add a Title Clearing and Clouded Title Prevention Pilot Program to help clear title for low-to-moderate income families in order to establish marketable title, to encourage neighborhood stability, and to enable homeowners to become eligible for funding to invest in their homes; and (2) a three-year legal and professional services contract to implement a Title Clearing and Clouded Title Prevention Pilot Program with Cadillac Law, PLLC, most advantageous proposer of four - Not to exceed \$200,000.00 - Financing: General Fund

Background

Families with inherited real estate may consider themselves homeowners and may have lived in their homes their whole lives, yet their ownership is not properly documented in the deed records. This hampers their ability to qualify for City programs such as the Home Improvement and Preservation Program (HIPP), to obtain home improvement loans, and to sell the property when they are ready. It can erode the family's chances to pass the property on to their children or to access the equity in their property. Additionally, when a significant number of properties in a neighborhood have ownership clouds on the title and have fallen into disrepair, the lack of maintenance may affect the entire neighborhood's stability and future.

On June 24, 2019, at a special called meeting, City Council established strategic priorities for 2019 and 2020, several of which directly relate to housing, including programs to improve the City's housing stock and to improve community-oriented code compliance.

The Title Clearing and Clouded Title Prevention Pilot Program (Program) serves to address these City Council priorities and to implement the three broad goals of the CHP:

1. To maintain affordable housing
2. To provide greater fair housing choices
3. To overcome patterns of segregation and concentrations of poverty.

DATE September 20, 2019

SUBJECT **September 25th Upcoming Council Agenda Item No. 26 - for Title Clearing Program and Legal and Professional Services Contract**

City Council approval of this item will approve the amendment to the CHP, create the program, and authorize the City Manager to execute the contract.

Amendment to Comprehensive Housing Policy

The Program is a proposed legal services program to be administered by a third-party entity that is designed to focus on assisting qualified clients of the third-party entity (hereinafter referred to as “clients”) to clarify the legal ownership of their real property so that homeowners can apply for funding for home repair and other needs and can prevent future heirship issues; and clients with vacant land can sell or build on their land. A secondary focus is to provide associated services, including legal rights information sessions, prevention services, and program evaluation and measurement.

The Program is open to potential clients with an assumed or possible ownership interest in real property located within eligible geographic areas who have a household income less than or equal to 120 percent of the Dallas Area Median Family Income and who are unrepresented by counsel.

Although it is difficult to quantify with precision, preliminary data analysis of the location of HIPP denials related to title issues, indicates that the incidence of properties with unresolved title issues is greater in Southern Dallas.

For this reason, and to support the City Council’s emphasis on equity, areas of southern Dallas (south of the Trinity River west of downtown and south of Interstate Highway 30 east of downtown) in Market Value Analysis (MVA) Categories D, E, F, G, H, and I are eligible for the pilot program, with preference given to potential clients who have an assumed ownership interest in:

- a home in MVA categories G, H, and I
- real estate in City of Dallas-designated historic districts
- real estate in designated Reinvestment Areas.

Preference will also be given to those clients within the eligible geographic areas who have been denied City of Dallas Housing and Neighborhood Revitalization (the “Department”) funding for lack of ownership clarity on the title.

The Housing Policy Taskforce Steering Committee discussed this Program at the June 2019 meeting, received an email update in July 2019, and had a second discussion on the August 2019 meeting.

DATE September 20, 2019

SUBJECT **September 25th Upcoming Council Agenda Item No. 26 - for Title Clearing Program and Legal and Professional Services Contract**

Proposed Contract for Creation and Administration of a Pilot Program

On September 18, 2018, City Council approved the FY 2019 City budget, which included funding to support housing-related tools and strategies that can be used in areas that have been historically underserved. A portion of that money, not to exceed \$200,000.00, is proposed to be used for a contract to implement the Program.

In this contract, the selected vendor will be required to focus on providing legal and professional services to 1) assist a significant number of qualified clients to attain a marketable/insurable title to their property in three to five neighborhoods within the eligible geographic areas, and 2) provide associated services, including legal rights information sessions, legal services that prevent clouded titles (such as preparing wills and transfer on death deeds), and program evaluation and measurement. The vendor will also be required to commit to a universal representation model, providing representation to clients within the eligible geographical area up to capacity in a merits-blind manner.

On June 27, 2019 the City issued a request for proposals which stated that proposers may be a not-for-profit, educational, legal aid, or other legal services organization or group of organizations with a strong record of providing high-quality legal representation in low-income communities, experience with title law, applicable remedies, and knowledge of the Dallas community to apply for the initial funding for this Program and to create the details for a pilot program.

Cadillac Law, PLLC, the most advantageous proposer of four, is an Oak Cliff-based, woman-owned law firm that focuses primarily on real estate, estate planning, and probate issues. Cadillac Law, PLLC intends to partner with Quest for Greater Success, a Pleasant Grove-based non-profit that offers a food pantry and job training; Domino SEM, a woman-owned business that offers affordable marketing; and Howard Watkins, PLLC, a mediator and licensed attorney.

Cadillac Law, PLLC currently offers free monthly seminars regarding estate planning and has three years' experience clearing titles, performing title abstract and examination, and representing clients in probate cases. As needed, the firm offers phone consultations, offers free consultations, and makes affordable payment plan arrangements for clients.

In order to assist the City in implementing the Program, Cadillac Law, PLLC will provide the following:

- A marketing plan to ensure community knowledge about and access to the Program;
- Quarterly information sessions in various eligible neighborhoods to provide information about title issues, probate, and estate planning;
- Efficient and effective legal services to help clients resolve issues related to real estate title;

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- Additional services to prevent cloudy titles, such as estate planning services including wills, trusts, and transfer on death deeds; and
- Program evaluation and measurement.

Thank you for your consideration. Should you have any questions please contact David Noguera, Director of Housing and Neighborhood Revitalization at (214) 670-5988.



Michael Mendoza

Chief of Economic Development and Neighborhood Services

c: TC Broadnax, City Manager
Chris Caso, City Attorney (Interim)
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – September 19, 2019**

Updated Items

[Encampment Resolution Schedule – September 17, 2019 & September 24, 2019](#)

The Office of Homeless Solutions (OHS) has scheduled the following sites for homeless encampment resolution on:

September 17, 2019	September 24, 2019
<ul style="list-style-type: none">• 2929 Hickory Street (District 7)• 1800 South Boulevard (District 7)• 1107 South Riverfront Boulevard (District 2)• 600 Barry Avenue (District 2)• 3900 South Lamar Street (District 7)• 2292 E R L Thornton Freeway East bound (District 2)	<ul style="list-style-type: none">• Lyndon B Johnson Freeway- Eastbound and North Central Expressway- Southbound (District 11)• 9216 Lyndon B Johnson Service road- Eastbound (District 10)• Lyndon B Johnson Freeway- Eastbound and Greenville Avenue (District 10)• North Stemmons Freeway- Southbound and Royal Lane (District 6)• 9999 Denton Drive/Denton Drive at Northwest Highway (District 6)• 1121 Round Table Drive (District 6)• North Stemmons Freeway at Medical District (District 6)

OHS Street Outreach team will continue to engage with homeless individuals to provide notice of clean-up and connect to resources and shelter. OHS Community Mobilization staff are meeting with stakeholders to determine long-term sustainability of encampment sites and will provide periodic updates. Should you have any questions or concerns, please contact Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer, and Monica Hardman, Director of Office of Homeless Solutions.

[Map My Neighborhood Training](#)

On Saturday, September 28, 2019, the Planning and Urban Design Department will host a neighborhood capacity building workshop called “Data & Maps to Empower Your Neighborhood” from 9:30am-11:30am at the Meadows Conference Center, 2900 Live Oak St., Dallas, TX 75204. Residents will learn how to use the new [Map My Neighborhood](#) web tool and can register [here](#) to attend the workshop. Should you have any questions or concerns, please contact Peer Chacko, Director of Planning & Urban Design.

[Bachman Transfer Station Repairs and Restrictions Update](#)

The Bachman Transfer Station at 9500 Harry Hines Boulevard will be repaired on September 30 as originally planned. Repairs include an exterior wall and an interior wall reinforcement upgrade. Engineers are currently conducting a supplementary assessment due to additional deterioration and with the change in conditions, a portion of the waste processing area will be restricted while

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they determine what is needed to safely and fully reopen the facility. Due to the reduced capacity, the transfer station began restricting waste to City collection vehicles only, on Monday, September 16. These restrictions will remain in place until the interior portion of wall repairs are completed at the end of October. Commercial and residential customers have been directed to use alternative disposal options. **The Northeast and Southwest transfer stations will be available for residents only, on Wednesdays and Saturdays.** Residential and commercial/cash customers can still utilize the McCommas Bluff Landfill Monday through Saturday. Signage has been posted at the front of the Bachman Transfer station and staff will be available on-site to assist customers at the entrance of the facility regarding alternative disposal options. Information has been posted on the department's website and alerts have been posted through social media channels of Facebook, Twitter, and Nextdoor. Should you have any questions or concerns, please contact Joey Zapata, Assistant City Manager or Kelly High, Director of Sanitation Services.

[Age-Friendly Dallas Expo Follow-Up](#)

On Tuesday, September 10, 2019, the Office of Community Care and Senior Affairs Commission, in collaboration with the Office of Cultural Affairs, Parks and Recreation Department, and AARP hosted the first Age-Friendly Dallas Expo. More than 650 seniors attended and participated in the event and nearly 40 volunteers from AARP, Senior Source and Senior Affairs Commission supported the various learning sessions and senior engagement activities. The Expo featured a main stage with performances from OCA partners, two learning areas that featured programming such as Eating Well is a SNAP!, the Conversation Project, and Financial Planning among others, as well as dozens of vendors. Should you have any questions or concerns, please contact Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer, and Jessica Galleshaw, Director of Office of Community Care.

New Items

[2019 W-2 Changes](#)

Tax year 2019 W-2's will be mailed rather than distributed at employee work site locations. W-2's will be mailed to the address on record in the Lawson time reporting system. Please ensure that addresses are accurate and up to date to receive W-2's by the end of January 2020. September 30, 2019 is the deadline to complete this action. Should you have any questions or concerns, please contact Kimberly Tolbert, Chief of staff.

[Carbon Accreditation](#)

On September 15, 2019, Dallas Love Field (DAL) was recognized for taking steps to reduce its carbon footprint with a level two (reduction) carbon accreditation by the Airports Council International (ACI) and Airport Carbon Accreditation during the ACI Annual Conference. Reducing carbon emissions is a key pillar of success for the airport. The airport earned the level one (mapping) accreditation in 2018 after developing an AVI-wide policy statement on reducing greenhouse gas emissions and completing a verified carbon footprint. Should you have any questions or concerns, please contact Mark Duebner, Director of Aviation.

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Liquid Collection Station

On September 12, 2019, Dallas Love Field (DAL) launched a new liquid collection station as part of their continued efforts to enhance the passenger experience and promote environmental sustainability. The station will allow passengers to empty and recycle their drinking bottles before entering the TSA Security Checkpoint. DAL will be able to reduce the airport's total waste and ensure recycled materials are disposed of properly by launching this collection station. Should you have any questions or concerns, please contact Mark Duebner, Director of Aviation.

Institutional and Community Collaboration

On September 23, 2019, the Office of Equity (EQU) is hosting a screening and discussion of the short film "Segregated by Design" at the Hampton-Illinois Library's Black Box Theater, 2951 S. Hampton Rd. from 6:30pm-8:00pm. Equity Officer Victor Obaseki will moderate the discussion. This event is part of the EQU's ongoing City of Dallas "Undesign the Redline Exhibit Project". Should you have any questions or concerns, please contact Liz Cedillo-Pereira, Chief of Equity and Inclusion.

Speed Mentoring Workshop

On Friday, September 20, 2019, the Office of Welcoming Communities and Immigrant Affairs (WCIA), in partnership with Goldman Sachs and Mountain View College, will host a speed mentoring workshop at the Mountain View College Performance Hall Lobby, 4849 W. Illinois Ave., E. Bldg. WCIA has recruited community partners to volunteer in assisting with resumes and mock interviews. Participants will learn practical steps to achieve professional success. Should you have any questions or concerns, please contact Liz Cedillo-Pereira, Chief of Equity and Inclusion.

WIC Office Relocation

The relocation of the Lancaster WIC clinic into the District 8 (D8) community office is underway. Construction should be completed by mid-October and staff is working on a plan to utilize the D8 workstations and conference rooms until the office is fully relocated. Should you have any questions, please contact Nadia Chandler-Hardy, Assistant City Manager and Chief Resilience Officer.

Media Inquiries

As of September 17, 2019, the City has received media requests from various news outlets regarding the following topics:

- Columbia Ave. Project Progress
- Ethics Complaint Hearing
- Piles of Dirt on S. Lamar
- DFR Remembers the Victims of 9/11
- Five from DFR Honored with Star of Texas
- Electrical Short Destroys Bail Bonds Office
- Woman Found Dead in Southeast Dallas Apartment
- Fire Displaces Residents from Southeast Dallas Apartments
- Elderly Couple Safely Escapes North Dallas Fire
- Southeast Dallas Home Burns While Undergoing Renovations
- 2019 DFR Awards Banquet

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Please see the attached document compiling information provided to the media outlets for the September 9 – September 16, 2019 for your reference. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.



T.C. Broadnax
City Manager

- c:
- | | |
|--|---|
| Chris Caso, City Attorney (Interim) | Joey Zapata, Assistant City Manager |
| Mark Swann, City Auditor | Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer |
| Biliera Johnson, City Secretary | Michael Mendoza, Chief of Economic Development and Neighborhood Services |
| Preston Robinson, Administrative Judge | M. Elizabeth Reich, Chief Financial Officer |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | Laila Alequresh, Chief Innovation Officer |
| Majed A. Al-Ghafry, Assistant City Manager | M. Elizabeth Cedillo-Pereira, Chief of Equity and Inclusion |
| Jon Fortune, Assistant City Manager | Directors and Assistant Directors |

DATE September 20, 2019
SUBJECT **Taking Care of Business – September 19, 2019**

**Public Affairs & Outreach
Media Requests
September 9 – September 16**

Date: September 9, 2019
Topic: 311 Tweet
Summary of Statement: This was an unintentional share
Department: 311
Media Entity: WFAA

Date: September 9, 2019
Topic: Columbia Ave Project Progress
Summary of Statement: Coordinated an interview with assistant director, Chris Turner-Notware
Department: Public Works
Media Entity: D Magazine

Date: September. 10, 2019
Topic: Ethics complaint hearing
Summary of Statement: Provided agenda and instructions to file ORR for complaint
Department: City Secretary
Media Entity: WBAP

Date: September 11, 2019
Topic: Death of T. Boone Pickens
Summary of Statement: City Manager provided a statement to offer condolences to the family
Department: CMO
Media Entity: WFAA

Date: September 11, 2019
Topic: Piles of dirt on S. Lamar
Summary of Statement: PBW is investigation the source of dirt and proper removal
Department: Public Works
Media Entity: WFAA

Date: September 13, 2019
Topic: MLK center trees dying in the heat
Summary of Statement: Parks provided more information on irrigation, OCC provided grant information on how trees were paid for
Department: Park and Recreation, Office of Community Care
Media Entity: NBC 5

DATE September 20, 2019
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Dallas Fire-Rescue Department
Media Requests: September 9 - 15, 2019.

Tuesday, September 10th: Sent the following information to all the local media about a 9/11 event –

September 11 Remembrance Event

The Dallas Fire-Rescue Christian Firefighter Association is honored to invite you to participate the 2019 September 11 Remembrance Event.

Event Schedule:

Date: Wednesday, September 11, 2019

Location: Dallas Fire Station 26 (3303 Sheldon Avenue, Dallas, TX., 75211)

Times:

- 0700-0800 Breakfast served
- 0800-0830 Fellowship
- 0830-0845 Break
- 0845 -Assemble for Ceremony
- 0900- Apparatus will proceed out of the bays and position in front of the apparatus room doors.
- 0905- The time of the South Tower collapse, Department personnel will assemble at the station flagpole, and observe 10 seconds of silence/prayer, after which the flags will immediately be lowered to half-staff.
- 0923- Department personnel will reassemble at the flagpole.
- 0928- The time of the North Tower collapse, Department personnel will again observe 10 seconds of silence/prayer, after which the flags will immediately be raised to full staff.

Event Complete

Media – Please contact Christian Firefighter President, Joe Veracruz, at 972-965-7809, for questions or interview requests.

Wednesday, September 11th: Sent the following information to all the local media-

I am sending this email to advise you all that today, at the Texas State Capitol, 5 members from DFR will be posthumously awarded the Star of Texas Award. The Star of Texas Award was created by the Texas State Legislature to honor peace officers, firefighters and emergency medical first responders who were killed or sustained serious injuries in the line of duty. The following DFR members will be honored:

- Captain, Charlie Jaimes
- Captain, Thomas Johnson
- Driver Engineer, Marco Davila
- Driver Engineer, Jeffery Delbert

DATE September 20, 2019
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- Fire-Rescue Officer, Grant Dalton

I will send you pictures of the ceremony later this morning (and post some to social media) should you decide to mention this in your respective late afternoon/early evening news casts.

Later sent the following social media links so they could use the pictures for their respective news casts –

Twitter- https://twitter.com/DallasFireRes_q/status/1171945841730473984?s=19

Facebook-

https://m.facebook.com/story.php?story_fbid=2560805107275996&id=340809029275626

Instagram- <https://www.instagram.com/p/B2SsNBsBuhl/?igshid=5afqbhgy6org>

Wednesday, September 11th: Univision 23 (Marysol Gonzalez) - Can you please provide to us information in regard to the fire at 922 Riverfront Blvd once available.

City Response - On September 11th, at 3:11 a.m., Dallas Fire-Rescue units were assigned to investigate smoke in the area after someone called 911 to report what looked like smoke coming from the roof of Ace Bail Bonds, located at 922 North Riverfront Boulevard, near Downtown Dallas.

When firefighters arrived at the one-story commercial building, they observed smoke coming from the roof. They forced entry into the unoccupied structure to find fire in a middle office area. They initiated an offensive attack on the fire, and declared it extinguished in approximately 1 hour.

Fire Investigators determined that the fire was accidental in nature and began as the most probable result of an unspecified electrical malfunction of the fixed wiring near the middle of the office. There was smoke damage throughout the entire building, but fire damage was isolated mostly to the area of origin. There were no reported injuries.

Friday, September 13th: All local news desks - Is there any information available regarding the house fire at 3200 Elsie Faye Heggins St.? Incident number 2019219008.

City Response – On Friday, September 13th, at 3:30 a.m., Dallas Fire-Rescue was assigned to a 911 call for a structure fire at a home, located at the 3200 block of Elsie Faye Heggins Street, in Southeast Dallas.

When firefighters arrived on location they observed lots of fire coming from the one-story home. They were able to mount an offensive attack and extinguish the flames in a short amount of time, but unfortunately, they found the deceased body of an adult female inside the back of the home afterwards.

While Fire Investigators did speak with residents, potential witnesses as well as examine the scene, the cause of the fire will remain undetermined until the medical examiner determines the victims cause of death.

Friday, September 13th: Univision 23 (Jehova Azucena) - Can you please provide to us information if available of the following fires that were reported this morning once available.

DATE September 20, 2019

SUBJECT **Taking Care of Business – September 19, 2019**

- 2636 Blanton St
- 10815 Stone Canyon Pl
- 3727 Dixon Ave

Thank you.

City Response –

3727 Dixon Avenue – On Friday, September 13th, at 4:38 a.m., Dallas Fire-Rescue was assigned to a 911 call for a structure fire at an apartment complex, located at 3727 Dixon Avenue, in Southeast Dallas.

When firefighters arrived at the location, they found smoke and fire coming from a two-story apartment building. Firefighters were able to deploy hand lines, mount an offensive fire attack and put the fire out in just under an hour.

Investigators determined that the fire began in an apartment unit on the first floor, spread vertically, through the walls, to the common attic space. Though the unit of origin was the only one to sustain fire damage, the entire building (4 apartments) was left uninhabitable. The American Red Cross was notified to assist an unknown number of residents who'll be displaced.

There was no one in the apartment of origin, there were no injuries reported and the cause of the fire is undetermined.

10800 Stone Canyon Place – On Friday, September 13th, at 5:21 a.m., Dallas Fire-Rescue responded to a 911 call for a structure fire at a home, located on the 10800 block of Stone Canyon Place, in North Dallas.

When firefighters arrived at the one-story home, they found smoke coming from it. They deployed hand lines, initiated an offensive attack on a fire they found near the front of the home and had it fire extinguished in a matter of minutes; leaving behind minimal damage.

An elderly couple was in the house when the fire began, but they were both able to make it out unharmed.

Investigators were able to determine that the cause of the fire was accidental in nature and began as the most probable result of an unspecified electrical or mechanical malfunction of the home hot water heater.

2635 Blanton Street – On Friday, September 13th, at 5:46 a.m., Dallas Fire-Rescue responded to a 911 call for a structure fire at a home, located at 2635 Blanton Street, in Southeast Dallas.

When firefighters arrived at the one-story vacant home, they observed smoke and flames coming from the garage. After forcing entry, they were able to make it inside and extinguish the flames in about an hour.

With the house being vacant and under renovations, there was no one there and no injuries to report. Though investigators believe the fire originated in the home's garage, the exact cause is undetermined.

Saturday, September 14th: Sent the following links to the media in regards to the Department's 2019 Annual Awards Banquet –

DATE September 20, 2019
SUBJECT **Taking Care of Business – September 19, 2019**

Twitter - https://twitter.com/DallasFireRes_q?s=09

Facebook -

https://m.facebook.com/story.php?story_fbid=2569530213070152&id=340809029275626

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item #50, September 25, 2019 – Census 2020 Interlocal Agreement with Dallas County**

On Wednesday, September 25, 2019, the City Council will consider an item approving an Interlocal Agreement (ILA) with Dallas County to procure professional services for a Census 2020 Participation Initiative for the period October 15, 2019 through September 30, 2020, including authorizing a not to exceed amount of \$1 million. This item was discussed during Wednesday's Census 2020 Update briefing provided to the City Council. Additionally, funding for this initiative will come from FY 2018-19 appropriations, which was authorized by the City Council on September 11, 2019 in the End of Year Appropriations Adjustments Ordinance.

The purpose of the ILA is to establish a cooperative agreement whereby the City and County work together to most efficiently and effectively achieve a complete count of all individuals in the City and County. Through this agreement, the City and County can more efficiently utilize taxpayer funds by collaborating on contracting with an outside vendor, taking advantage of economies of scale. The selected vendor must work closely and coordinate with the City of Dallas Mayor's Complete Count Committee and share data, tools, and other materials that can be utilized for the 2020 Census outreach effort.

The County released a Request for Proposal on September 3, 2019. The ILA requires that any bids be evaluated by both City and County staff, and no contract will be awarded until the City Manager, or his designee, provides selection recommendations to Dallas County. The contract is expected to be awarded by the County in November. The City and the County will evenly split the cost of the contract, minus any contributions by other cities in Dallas County. Again, the City's contribution amount will not exceed \$1 million. The City will make periodic payments to the County for expenses under the ILA pursuant to agreed upon timelines and deliverables provided by the selected vendor. The contract with the vendor will not require the approval of the Dallas City Council.

We will continue to keep you updated on Census 2020 activities. If you have any questions, please contact me or Brett Wilkinson, Director of the Office of Strategic Partnerships and Government Affairs.

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

Kimberly Bizer Tolbert
Chief of Staff to the City Manager

c: T.C Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item #49: Dallas Fort Worth International Airport**

On September 25, 2019, the Dallas City Council will consider a Dallas Fort Worth International Airport (“Airport”) agenda item related to the Airport’s Public Facility Improvement Corporation (“PFIC”).

This item would authorize a concurrent resolution with the City Council of the City of Fort Worth that: **(1)** finds and determines that the Airport’s public facility projects that have been financed or refinanced with the proceeds of Airport bond obligations are public facilities within the meaning of the Airport’s PFIC Articles of Incorporation; **(2)** finds and determines that the payment of debt service on Airport bond obligations is consistent and in furtherance of the purposes of the PFIC; and **(3)** approves the payment of debt service of the Airport bond obligations that have been issued for Airport public facility projects as an “Approved Airport Project” (as defined in the Articles of Incorporation and Rules and Regulations of the PFIC).

The accompanying memo further explains the item.

If you have any questions or concerns, please contact Brett Wilkinson, Managing Director of the Office of Strategic Partnerships and Government Affairs at brett.wilkinson@dallascityhall.com.

M. Elizabeth Reich
Chief Financial Officer

[Attachment]

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

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
Laila Aleqresh, Chief Innovation Officer
Liz Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors



DFW

September 20, 2019

To the Honorable Mayor and Members of the Dallas City Council:

The Public Facilities Improvement Corporation (PFIC) owns and operates on behalf of DFW Airport, the City of Dallas, and the City of Fort Worth, airport hotels and the Rental Car Center. The Owner City Councils created the PFIC as a separate entity for managing airport assets and to ensure revenues generated at these facilities are used to maintain and improve the facilities. PFIC funds are separately managed by the airport and are not shared with the airlines. The Articles of Incorporation of the PFIC require that the Owner City Councils approve any proposed airport projects.

DFW would like to designate the Airport's debt service as an approved airport project. The PFIC generates positive cash flow each year and has a substantial unencumbered cash balance. Although it is very unlikely the Airport would ever need to use PFIC unencumbered cash for airport debt service, this authority makes it clear to rating agencies and investors that it is available, if needed. This action will result in a higher debt service coverage calculation and may ultimately result in an improved credit rating.

The PFIC annual budget is presented to the DFW Airport Board of Directors each year. Any use of PFIC funds for debt service would be reviewed and approved by the Airport Board.

This item was briefed to the Airport Board Finance/Audit Committee and was approved by the Board on August 1, 2019. Should you have any questions, please contact Chris Poinatte, Executive Vice President/Chief Financial Officer at 972-973-5210.

Sincerely,



Sean Donohue

cc: William Meadows, DFW Airport Board Chair
T.C. Broadnax, Dallas City Manager

Sean Donohue
Chief Executive Officer

sdonohue@dfwairport.com
T (972) 973 5200
F (972) 973 5751

Dallas Fort Worth
International Airport
P.O. Box 619428
DFW Airport, TX 75261-9428

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Community Care City Council Agenda Item #27 –
September 25, 2019**

The following Office of Community Care (OCC) item will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item Number 27: Authorize contracts with fully-licensed childcare providers (Exhibit A), and with other fully-licensed childcare providers, pursuant to the Early Childhood and Out-of-School Time Services Program (“program”) selected by eligible parents who meet the requirements of the program for the period of October 1, 2019 through September 30, 2020 – Not to exceed \$363,047.00 – Financing: 2019-20 Community Development Block Grant Funds

The Early Childhood and Out-of-School Time Services Program promotes stability for low-to-moderate income working parents and teen parents who are full-time high school students, by reducing the cost of the childcare and enable them to strive for self-sufficiency. The program pays \$50.00 per week per child, directly to contracted childcare providers for childcare services for working parents and pays 100% of the cost for the childcare for eligible teen parents, who are enrolled in high school full-time whose income falls in the low-to-moderate income range of Community Development Grant funding eligibility.

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

A handwritten signature in blue ink, appearing to read 'Nadia Chandler Hardy'.

Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Liz Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Community Care City Council Agenda Item #28 –
September 25, 2019**

The following Office of Community Care (OCC) item will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item Number 28– Authorize two one-year service contracts for teen pregnancy prevention/youth development programs - (1) After-School All-Stars in an amount not to exceed \$125,000.00; and (2) JUST SAY YES! - YOUTH EQUIPPED TO SUCCEED in an amount not to exceed \$125,000.00, most advantageous proposers of five - Total not to exceed \$250,000.00 - Financing: General Fund (subject to appropriations)

Background

Teen pregnancy was identified as one of nine drivers of poverty by the Mayors Task Force on Poverty. Teen birth rates in Dallas are above the national average, with certain zip codes having substantially higher rates. Teen pregnancy and teen birth contributes to increased child poverty rates, financial burden for the teen, increased risks for negative outcomes, and challenges to educational attainment.

As part of the FY2018 Adopted Budget, City Council allocated up to \$300,000 to distribute to a local nonprofit agency in support of a public education campaign. Funding was awarded to the North Texas Alliance to Reduce Unintended Pregnancy in Teens (NTARUPT) to provide a public awareness campaign, “Talk About It Dallas”, with the goal of reducing the teen birthrate in Dallas by 50% in the most afflicted areas by 2022. The campaign is modeled after a successful campaign in Milwaukee, which is credited with helping that city exceed an ambitious goal set in 2008 to reduce teen birth rates by 46% and to see a 65% reduction in teen birth rates since 2006.

City funding has enabled the development of collateral materials for the “Talk About It Dallas” campaign, which officially launched on February 27, 2019, with a press conference at City Hall. Additionally, City funding is supporting paid media placements for the campaign in 11 targeted zip codes in Dallas (75203, 75212, 75215, 75216, 75217, 75219, 75220, 75227, 75228, 75240 and 75231). City funding has allowed enabled NTARUPT to partner with local organizations to provide education to local teens and parents through family education programs and youth and parent conference events.

DATE

September 20, 2019

SUBJECT

**Upcoming Office of Community Care City Council Agenda Item #28 –
September 25, 2019**

Current Programming

For FY2019, the Teen Pregnancy Prevention program was adjusted to integrate a holistic approach focused on youth development. In order to continue the efforts in the first year of programming, \$50,000 was made available for education and outreach programming. The remaining \$250,000 was allocated to youth development programming. A Request for Proposals was issued that sought (1) youth development programming designed to help teens achieve their fullest potential by targeting risk factors and workforce opportunities and (2) pregnancy prevention outreach programming designed to educate targeted audiences about adolescent pregnancy and strategies to prevent pregnancy and reduce birth rates.

The Office of Procurement Services used its procurement system to send out 28 email bid notifications to vendors registered under respective commodities. Two proposals were for Youth Development programming and two proposals were for Pregnancy Prevention Outreach. One submission was incomplete.

Funding was awarded in the amount of \$50,000 to NTARUPT for the pregnancy prevention outreach programming component for the current fiscal year. This contract does not require City Council Action. This funding will enable the organization to continue the “Talk About It Dallas” campaign with materials production and paid advertising. For Youth Development, funding was recommended for the following organizations:

- After School All Stars - \$125,000 was awarded to After School All Stars to provide youth development and teen pregnancy prevention programming to students and their families at Thomas C Marsh Preparatory Academy and Life School Oak Cliff Secondary Academy. After School All Stars is targeting these schools because they each have several risk factors present for academic underperformance and teen pregnancy. The two schools targeted have 90% and 79% economically disadvantaged and 86% and 65% of their students considered “at risk” respectively. After School All Stars will partner with NTARUPT to connect teens and their parents to pregnancy prevention outreach services.
- Just Say YES (Youth Equipped to Succeed) - \$125,000 was awarded to Just Say YES (Youth Equipped to Succeed) to provide educational programming to teens with a focus on building knowledge and skills needed to graduate high school without becoming teen parents, workforce training opportunities, and connect them with services, programs and resources to reduce their likelihood of becoming teen parents by helping them achieve their full potential. In addition to targeting youth ages 20 and younger, youth living in poverty, the program will also make special effort to reach foster care youth, youth in the juvenile justice system and homeless youth.

Together, all three programs will reach youth throughout the City from a variety of populations at higher risk for teen pregnancy.

DATE September 20, 2019
SUBJECT **Upcoming Office of Community Care City Council Agenda Item #28 –
September 25, 2019**

Future Efforts

For future programming years, staff will completely repurpose funding with initiatives targeting future-focused workforce programming for youth and will become a component of the City's comprehensive workforce strategy.

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



Nadia Chandler-Hardy
Assistant City Manager and Chief Resilience Officer

- c: TC Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billerae Johnson, City Secretary
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Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
- Jon Fortune, Assistant City Manager
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Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
Liz Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #40 –
September 25, 2019**

The following Office of Homeless Solutions item will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item Number 40: Authorize **(1)** Supplemental Agreement No. 2 to the amended and restated Management Services Contract, Phase II, with Bridge Steps for continued operation, programming, and services at The Bridge for the period October 1, 2019 through September 30, 2020; **(2)** funding from the City of Dallas General Fund in an amount not to exceed \$4,443,847.00 for the period October 1, 2019 through September 30, 2020; **(3)** funding from the City of Dallas General Fund in an amount not to exceed \$200,000.00 for up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of \$12.00 per person per night for the period October 1, 2019 through September 30, 2020; and **(4)** Texas Department of Housing and Community Affairs (“TDHCA”) Homeless Housing and Services Program (“HHSP”) Grant Funds in an amount not to exceed \$843,421.00 from the FY 2020 TDHCA-Homeless Housing and Services Program 19-20 Fund for the period September 1, 2019 through August 31, 2020 - Total not to exceed \$5,487,268.00 - Financing: General Fund (\$4,643,847.00) and Texas Department of Housing and Community Affairs Grant Funds (\$843,421.00)

Background:

On December 13, 2017, City Council approved the amended and restated Management Services Contract, Phase II (“Restated Contract”), with Bridge Steps, for continued operation, programming, and management of The Bridge Homeless Assistance Center (“HAC”) located at 1818 Corsicana, as a low-barrier, housing-focused shelter committed to ending and preventing homelessness, with continued emphasis on using the Homeless Management Information System (“HMIS”) to record and report client and services data, and increased emphasis on fundraising and financial sustainability, by Resolution No. 17-1865. By floor amendment, the end date for the first renewal option was accelerated from September 30, 2020 to September 30, 2018, with a second renewal option, at the City’s discretion, to begin on October 1, 2018 and end of September 30, 2023.

On September 26, 2018, City Council approved the second renewal option to the Restated Contract with Bridge Steps, for continued operation of The Bridge beginning October 1, 2018; funding for the period October 1, 2018 through September 30, 2019; new good neighbor provisions relating to community engagement and internal and external operations; and up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of \$12 per person per night, for the period October 1, 2018 through September 30, 2019, by Resolution No. 18-1410. By floor amendment, City Council authorized an increase in funding from \$4,470,000.00 to \$4,700,000.00 and, at the same time, accelerated the end date for the second five-year renewal option from September 30, 2023 to September 30, 2020.

DATE September 20, 2019

SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #40 –
September 25, 2019**

On August 14, 2019, City Council approved acceptance of a grant from the Texas Department of Housing and Community Affairs (“TDHCA”) to provide services to the homeless through the Homeless Housing and Services Program (“HHSP”), for the period September 1, 2019 through August 31, 2020, by Resolution No. 19-950. The FY 2020 TDHCA HHSP Grant award included the general allocation in the amount of \$843,241.00 (which provides operating assistance to The Bridge).

Approval of this item will authorize continued operation of The Bridge for the final year of the Contract with Bridge Steps for the period October 1, 2019 through September 30, 2020; provide funding from the City of Dallas General Fund in an amount not to exceed \$4,443,847.00 for that period; provide funding from the City of Dallas General Fund in an amount not to exceed \$200,000.00 for up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of \$12.00 per person per night for the period October 1, 2019 through September 30, 2020; and provide TDHCA HHSP Grant Funds in an amount not to exceed \$843,421.00 for the period September 1, 2019 through August 31, 2020. A separate item would authorize an Interlocal Agreement with Dallas County to accept \$1,000,000.00, for homeless assistance services to be provided at The Bridge, for the period October 1, 2019 through September 30, 2020, as revenue to offset the City’s expense.

The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves almost 7,000 adult individuals experiencing homelessness per year, the majority of whom transition out of the agency’s collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/reentry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services and assists clients in obtaining employment/disability income and affordable/supportive housing.

Under this Supplement Agreement, the Restated Contract with Bridge Steps continues to remain consistent with the original intent of The Bridge as a low-barrier, housing-focused shelter and to retain supplementary provisions incorporated in FY 2017-18 regarding clearer service expectations; good neighbor expectations; additional metrics, reporting, and monitoring; and more detailed language outlining division of responsibility for City-owned facilities - all meant to improve accountability, transparency, and oversight functions for both parties.

The Supplemental Agreement also retains good neighbor expectations incorporated in the FY 2017-18 document and modified in the FY 2018-19 document to include community engagement (participation with neighborhood bodies and representatives; facilitation of regular clean-up events); internal operations (appropriate diversion of patrons to other shelters; culture of “no trash” and “no harassment”; drop-off procedures for other shelters); and external operations (dedicated phone/email for neighbors; communication with outside entities when Bridge is at capacity).

This Supplemental Agreement continues to make available up to 50 pay-to-stay shelter beds at The Bridge for stays of up to 90 days per person at a rate \$12.00 per person per night under Track 1 of the City of Dallas Office of Homeless Solutions (“OHS”) four-track strategy aimed at increasing shelter capacity for unsheltered homeless through contracted shelter beds. In FY 2019, The Bridge served more than 605 shelter resistant individuals through this project alone.

DATE September 20, 2019
SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #40 –
September 25, 2019**

New under this Supplemental Agreement are updates to the contract for standardized changes to project expectations, contract administration, and reporting so that this contract aligns with other OHS contracts. These changes are part of the department's effort to standardize provisions across all contracts to the greatest extent possible. These updates will result in a change in the payment method for City General Funds to Bridge Steps - from quarterly advance payments to monthly reimbursement payments. Since the inception of the contract in 2007, City of Dallas General Funds have been paid in quarterly advances. Beginning in the second quarter of this contract term (January 1, 2020), City payments will be paid on a monthly reimbursement basis. Grant funds and pay-to-stay shelter funds have always been paid on a monthly reimbursement basis.

CHC Feedback from September 12, 2019:

The proposed contract was briefed at the September 12, 2019 Citizen's Homelessness Commission meeting. The Commission provided feedback on the need to strengthen fundraising efforts by The Bridge as well as the need to increase affordable housing and staffing resources to address the increase in participants.

The Commission provided recommendation to forward the contract agreement, as proposed, to the full City Council for consideration and possible action.

Fiscal Impact:

General Fund - \$4,643,847.00 (with a \$1,000,000.00 contribution from Dallas County)
Texas Department of Housing and Community Affairs Grant Funds - \$843,421.00

Should you have any questions or concerns, please contact myself or Monica Hardman, Director, Office of Homeless Solutions.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

- c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
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Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #63 –
September 25, 2019**

The following Office of Homeless Solutions item will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item Number 63: Authorize an amendment to Resolution No. 19-1016, previously approved on June 26, 2019, to increase the contract amount by \$325,000.00 contingent upon performance and subject to appropriation with CitySquare, to administer the Landlord Subsidized Leasing Program for the period July 1, 2019 through September 30, 2020 - Not to exceed \$325,000.00, from \$1,300,000.00 to \$1,625,000.00 - Financing: General Fund

Background:

On August 1, 2018, the Office of Homeless Solutions briefed the City Council on its four-track Homeless Solutions Strategy to address homelessness in the City of Dallas. This Strategy includes Track 3, Landlord Subsidized Leasing Program, which aims to increase access to affordable housing units by addressing challenges faced by persons experiencing homelessness as they navigate the rental market.

On June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to implement a Landlord Subsidized Leasing Program under Track 3 of the Homeless Solutions Strategy by providing move-in and rental assistance for eligible individuals and families in need of temporary assistance and risk mitigation funds to landlords that reserve units for eligible individuals and families experiencing homelessness for the period July 1, 2019 through September 30, 2020, by Resolution No. 19-1016.

CitySquare was selected as the administrative entity through a competitive procurement process. On January 31, 2019, the Office of Procurement Services advertised a Request for Competitive Sealed Proposals ("RFCSP") (#BPZ1905) for Landlord Subsidized Leasing Program, The RFCSP closed on March 14, 2019, with two proposal submissions. CitySquare was recommended for award.

An additional \$325,000 is available due to budget set-aside to support services for capital bond projects. Dallas Homeless Investment Program RFP BC19-00010982 was released through Office of Procurement Services on July 15, 2019. The Office of Homeless Solutions received the evaluations of submitted proposals on August 1, 2019; however, they did not meet the requirements of shovel ready projects as defined by the RFP specification. Staff requests a repurpose of these general funds to support the Landlord Subsidized Leasing program to allow for CitySquare to house an additional 25 individual/families bringing the total number of persons/families served to 100.

DATE September 20, 2019
SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #63 –
September 25, 2019**

Fiscal Impact:

General Fund - \$325,00.00

Should you have any questions or concerns, please contact myself or Monica Hardman, Director,
Office of Homeless Solutions.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
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Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE September 20, 2019

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #64 –
September 25, 2019**

The following Office of Homeless Solutions item will be considered by City Council on the September 25, 2019 Agenda:

Agenda Item Number 64: Authorize the first amendment to the services contract with CitySquare, previously approved by Resolution No. 19-1013 on June 26, 2019, to increase funding and to increase the amount of people served under The Dallas Connector Project, which will provide regularly-scheduled transportation services for persons experiencing homelessness to access services necessary to secure healthcare, housing and employment - Not to exceed \$46,875.00, from \$187,500.00 to \$234,375.00 - Financing: General Fund

Background:

On June 26, 2019, City Council authorized a fifteen-month contract, with one twelve-month renewal option, with CitySquare to provide services under a System Enhancement Program including but not limited to case management, transportation, behavioral health services, workforce solutions, diversion, or re-entry services to homeless and at-risk individuals and families for the period July 1, 2019 through September 30, 2020, by Resolution 19-1013 in the amount of \$187,500.

CitySquare's Dallas Connector Project was recommended for funding through System Enhancement Request for Competitive Sealed Proposals (RFCSP). On January 31, 2019, the Office of Procurement Services advertised RFCSP #BKZ1909. The RFCSP closed on March 14, 2019, with 8 proposal submissions, including the Dallas Connector Project.

Under this contract, CitySquare will administer the Dallas Connector Project, which is a collaborative project between Austin Street Center, Stewpot/FBC, Salvation Army, and City Square. The project provides regularly scheduled transportation services for persons experiencing homeless to secure necessary services such as healthcare, housing, and employment. At least one vehicle will be available for on-demand transportation services.

The additional \$46,875.00 is available due to budget set-aside for support services for capital bond projects. Dallas Homeless Investment Program RFP BC19-00010982 was released through Office of Procurement Services on July 15, 2019. The Office of Homeless Solutions received the evaluations of submitted proposals on August 1, 2019; however, they did not meet the requirements of shovel ready projects as defined by the RFP specification. Staff requests a repurpose of these general funds to support the Dallas Connector project to allow for CitySquare to assist additional persons experiencing homelessness obtain necessary resources to secure healthcare, housing and employment. CitySquare's original request for funding was \$250,000. The increase in funds will enable CitySquare to operate two passenger vehicles per the original proposal submitted in March 2019.

DATE September 20, 2019
SUBJECT **Upcoming Office of Homeless Solutions City Council Agenda Item #64 –
September 25, 2019**

Fiscal Impact:

General Fund - \$46,875.00

Should you have any questions or concerns, please contact myself or Monica Hardman, Director, Office of Homeless Solutions.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

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

Joey Zapata, Assistant City Manager
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors