

# Memorandum



CITY OF DALLAS

DATE February 21, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **February 26, 2020 City Council FINAL Agenda - Additions/Revisions/Deletions**

On February 14, 2020, a DRAFT City Council Agenda for February 26, 2020 was provided for your review. This memo outlines 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:**

65. 20-303 Authorize the following: **(1)** a conditional grant agreement with EmDev Fund, LLC or an affiliate thereof (“Developer”) for the development of the AT LAST! Project located at 405 East Overton Road, Dallas, Texas 75216 in an amount not to exceed \$400,000.00; and **(2)** an increase in appropriations in an amount not to exceed \$400,000.00 in the ECO (I) Fund - Not to exceed \$400,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)
66. 20-228 Authorize **(1)** adoption of a Resolution of Support for S Zang, LP, or its affiliate (“Applicant”), related to its application to the Texas Department of Housing and Community Affairs for 9% Competitive Low Income Housing Tax Credits (“LIHTC”) for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments; **(2)** a line of credit for the proposed multifamily development in an amount not to exceed \$500.00 related to the Resolution of Support; and **(3)** an amended and restated redevelopment loan agreement with the Applicant (originally with WCH Limited Partnership, the current owner of the property) for low income housing for families at the Parks at Wynnewood, to **(a)** require the Applicant to obtain 2020 9% Low Income Housing Tax Credit for the HighPoint at Wynnewood Apartments; **(b)** extend the timeline for completion by 10 years, to 2027; **(c)** extend the maturity date by 10 years, to 2027; **(d)** lower the number of units to be built from 160 to 120; **(e)** require a fifteen year affordability period; **(f)** allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms; and **(g)** require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$50,000.00 for social services, as consideration

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to the City for such amendments - Not to exceed \$500.00 - Financing Public/Private Partnership Fund

67. 20-403 Authorize **(1)** the adoption of a Resolution of Support for Dallas Stemmons, Ltd., an affiliate of Palladium USA International, Inc. (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Dallas Stemmons Apartments; and **(2)** an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

**Revisions:**

5. 20-311 Authorize an amendment to ~~Resolution No. 18-0279, previously approved on February 14, 2018, the loan agreement and conditional grant agreement~~ with East Dallas Community Organization for construction of ~~8~~ eight homes for low and moderate mixed income families to **(1)** extend the ~~HOME loan agreement and the Bond Conditional Grant Agreement completion date~~ from December 31, 2018 to December 31, 2021; **(2)** increase the affordable units under the conditional grant agreement from two to six and include reporting/performance thresholds; and **(3)** reduce the ~~HOME amount of units under the loan agreement from \$807,740.00~~ six to two, reduce funding from up to \$900,000.00 to \$198,256.00 and ~~close out the appropriation; and (3) amend the terms and include reporting/performance thresholds of the 2012 Bond Conditional Grant Agreement~~ - Financing: No cost consideration to the City
8. 20-57 Authorize acquisition from Shing Mao and wife Chung-Fong Mao, Yun-Seng Chou, May Liu Chen and Ying Chen Ho, Trustees, of approximately 141,339 square feet of land located near the intersection of Kit Lane and Coit Road for the District 11 New Park at Kit Lane Project - Not to exceed \$1,500,000.00 (\$1,480,000.00, plus closing cost and title expenses not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
17. 20-127 Authorize the execution of a contract with Child Poverty Action Lab for the period ~~January 22, 2020~~ February 2, 2020 through ~~January 31, 2021~~ April 24, 2021 to **(1)** provide research and technical support to the City of Dallas for the Supplemental Nutrition Program for Women, Infants and Children (WIC) Program administered by the City to support efforts to improve client outcomes and increase participation in the WIC Program; **(2)** fund \$13,293.00 in cost to the Corporation for National and Community Service on behalf of the City to provide AmeriCorps Volunteers in Service to

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America who will perform volunteer services to the City in support of the WIC Program; and **(3)** execute all terms, conditions, and documents required by the contract - Financing: No cost consideration to the City

39. 20-186 Adopt a resolution **(1)** authorizing and approving the creation of a public facility corporation in accordance with the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended (“Act”), to be named the Dallas Public Facility Corporation (“Corporation”); and **(2)** approving the Corporation’s proposed Articles of Incorporation and Bylaws - Financing: No cost consideration to the City
49. 20-233 Authorize a two-year ~~cooperative purchasing agreement~~ construction contract for citywide on-site glass installation of window glass and glass repairs with Peruna Glass, Inc. dba Glass Doctor of North Texas, LLC through the Texas Association of School Boards cooperative agreement - ~~Estimated amount of~~ Not to exceed \$975,000 - Financing: General Fund (\$225,000) and Capital Construction Fund (\$750,000)

**Deletions:**

55. 20-251 Authorize Supplemental Agreement No. 12 to increase the service contract with TriTech Software Systems for maintenance and support of the City’s existing computer-aided dispatch system for the Department of Information and Technology Services - Not to exceed \$8,588,795.53, from \$7,317,196.93 to \$15,905,992.46 - Financing: 9-1-1 System Operations Fund (subject to annual appropriations)

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  
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  
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 Alequresh, Chief Innovation Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors