



DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, JANUARY 13, 2022
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FS
DALLAS, TEXAS 75201
214-670-4078

8:30 am: Administration and Finance Committee 6FS –
Videoconference/ in person

8:30 am: Planning and Design Committee, Room – **CANCELLED**

10:00 am: Park and Recreation Board, Room 6FS-
Videoconference/ in person

RECEIVED

2022 JAN-7 AM7:54

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

2 2 0015

Robb P. Stewart, Chair
Maria Hasbany, Vice Chair
Calvert Collins-Bratton
Timothy W. Dickey
Ernest "Bo" Slaughter
Lorena Tule-Romain

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL Room 6FS / Videoconference
THURSDAY, January 13, 2022
(8:30 A.M.)

This meeting will be held by videoconference and in the 6FS Conference room at City Hall.

Public are encouraged to attend the meeting virtually via the link below. City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols

Link: <https://bit.ly/3z8DsmK>

Password: cpJvim7kS32

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Fair Park (7) - Authorize a five-year lease agreement with one five-year renewal option between Fair Park First and the Dallas Convention and Visitors Bureau dba Dallas Sports Commission, (DSC) to lease and operate a portion of the ground floor office space of the Natural History Building at Fair Park located at 3535 Grand Avenue in Fair Park – Financing: No cost consideration to the City **(Committee Only Item)**
2. Lease Agreement (14) - Authorize **(1)** the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; **(2)** a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and **(3)** a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00
3. Lease Agreement (8) - Authorize a five-year lease between the City and Groco Specialty Coatings, LLC, for approximately 22,930 square feet of office and warehouse space located at 10818 C F Hawn Freeway to be used as a paint manufacturing company, for the period March 4, 2022 through March 3, 2027 — Estimated Revenue: Capital Gifts Donation & Development Fund \$216,000.00 **(Committee Only Item)**
4. Mural Policy (All) - Authorize approval of the Park and Recreation Department Mural Policy – Financing: No cost consideration to the City **(Committee Only Item)**

DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL Room 6FS / Videoconference
THURSDAY, JANURARY 13, 2022
(8:30 A.M.)

5. White Rock Boathouse (9) - Approve a Supplemental Agreement to amend sections 5.1, 5.3, 8.1, 8.15, add section 8.21 regarding Performance Indicators, and amend section 10.16, add section 10.17 and 10.18 of the development agreement between the City of Dallas and White Rock Boathouse, Inc. - Financing: No cost consideration to the City (**Committee Only Item**)

DISCUSSION ITEM

Business Partner Audit Update – John Lawrence, Assistant Director

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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2022 JAN-7 AM7:54

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

220016

Lane Conner, Chair
Fonya Mondell, Vice Chair
Harrison Blair
Estanislao "Jr" Huerta
Rudy Karimi
Jeff Kitner
Daniel Wood

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL Room 6FS- VIDEOCONFERENCE
THURSDAY JANUARY 13, 2022
(8:30 A.M.)

CANCELLED

Handgun Prohibition Notice for Meetings of Governmental Entities

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RECEIVED

2022 JAN-7 AM7:54

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

220017

POSTED CITY SECRETARY
DALLAS, TX

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL Room 6FS - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, JANUARY 13, 2022 10:00 A.M.

Arun Agarwal, President (District 15)

Estanislao "Jr" Huerta, District 1	Ernest "Bo" Slaughter, District 8
Fonya Naomi Mondell, District 2	Maria Hasbany, District 9
VACANT, District 3	Robb P. Stewart, District 10
Harrison Blair District 4	Jeff Kitner, District 11
Lorena Tule-Romain, District 5	Lane Conner, District 12
Timothy W. Dickey, District 6	Calvert Collins-Bratton 13
Daniel Wood, Vice President District 7	Rudy Karimi, District 14

This meeting will be held by videoconference and in the 6FS Conference Room at City Hall.

Public are encouraged to attend the meeting via the link below. City hall is available for those wishing to attend the meeting in person following ALL current pandemic-related public health protocols

Link: <https://bit.ly/3HjdRdQ>

Password: FfVF35DePU5

Members of the public wishing to speak should register *before 12 pm*
Wednesday, January 12, 2022 by email to yesenia.valdez@dallascityhall.com

1. Public Speakers (on any business)
2. Approval of Minutes of the November 4, 2021 as amended, and December 9, 2021 Park and Recreation Board Meeting

SPECIAL RECOGNITION

- Special Recognition of former Park Board member Barbara Barbee for her service to the Park and Recreation Board
- Special Recognition of Valerie Thomas for her service and dedication to the City and Park and Recreation Department

CONSENT AGENDA (3)

PLANNING AND DESIGN

3. Parkdale Lake (4) - Authorize acquisition by acceptance of a donation from Oncor Electric Delivery Company LLC of approximately 4,794,536 square feet (110.07 acres) of vacant land located at 5746 Parkdale Drive for development as future parkland adjacent to the future Trinity Forest Spine Trail – Financing: No cost consideration to the City

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL Room 6FS - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY JANUARY 13, 2022 10:00 A.M

ITEMS FOR INDIVIDUAL CONSIDERATION

4. Lease Agreement (14) - Authorize **(1)** the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; **(2)** a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and **(3)** a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00

BRIEFINGS

5. Budget Development Process- Rachel Berry, Interim Assistant Director
6. Park Curfew Hours - M. Renee Johnson, Assistant Director

OTHER/NON-ACTION ITEMS

7. Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
8. Staff Announcements – Upcoming Park and Recreation Department Events
9. Next Park Board meeting, 10:00 am Thursday, January 27, 2022
10. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL Room 6FS - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, JANUARY 13, 2022 10:00 A.M

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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Draft

Park and Recreation Board
Dallas City Hall – Park and Recreation
1500 Marilla Street 6FS
Dallas, Texas 75201

AMENDED - November 4, 2021 – 10:00 A.M

Regular Meeting: Arun Agarwal, President, presiding

Present: Arun Agarwal, President; Daniel Wood, Vice-President; Harrison Blair, Calvert Collins-Bratton, Lane Conner, Timothy W. Dickey, Maria Hasbany, Estanislao “JR” Huerta, Rudy Karimi, Jeff Kitner, Fonya Mondell, Ernest “Bo” Slaughter, Robb Stewart, Lorena Tule-Romain – 14

Absent: -

Vacant: District 3

This was a virtual meeting held via Cisco Webex and in person in the 6FS conference room. The public were able to view the Open Session meeting on the internet. The public were also able to attend in person.

President Agarwal called the meeting to order at 10:08 a.m.

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Don Williams- Reverchon Park
Richard Shaffer- Reverchon Baseball field
David Preziosi- Reverchon Ball Field Restoration
Gerry Mecca- Reverchon Ballfield
Ann Margolin- Reverchon Ballfield
Brian Barnett- Reverchon Ballfield
Silvia Salinas- Reverchon Field

Agenda Item 2. A motion by Bo Slaughter seconded by Lorena Tule-Romain, to approve the minutes of the October 21, 2021 Park and Recreation Board meeting was carried by unanimous vote.

SPECIAL RECOGNITION

- Special recognition of former Park Board member Amanda Schulz for her service to the park board.

CONSENT AGENDA (3-6)

Agenda Item 3. Dallas Arboretum (9) - A motion by Robb Stewart, seconded by Rudy Karimi, to authorize a twenty-four (24) month annual funding agreement with the Dallas Arboretum and Botanical Society, Inc. in the amount of \$374,393.00 to provide services and program support within the city of Dallas for the period of January 1, 2022 through December 31, 2022 and in the amount of \$424,393 for the period of January 1, 2023 through December 31, 2023 – Not to exceed \$798,786.00 – Financing: General Fund (**considered by committee on November 4, 2021**), was carried by unanimous vote.

Agenda Item 4. Cedar Ridge Preserve (3) - A motion by Robb Stewart seconded by Rudy Karimi, to authorize a twelve (12) month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for Cedar Ridge Preserve in the amount of \$56,002.00 to provide services and programs within the city of Dallas for the period of January 1, 2022, through December 31, 2022 – Not to exceed \$56,002.00 – Financing: General Fund (**considered by committee on November 4, 2021**), was carried by unanimous vote.

Agenda Item 5. Texas Discovery Gardens (7) - A motion by Robb Stewart seconded by Rudy Karimi, to authorize a twelve-month funding agreement with Texas Discovery Gardens in the amount of \$138,569.00, approved as to form by the City Attorney, to provide community outreach services, horticulture information services and presentations at community centers and special facilities within the city of Dallas for the period of January 1, 2022 through December 31, 2022 – Not to exceed \$138,569.00 – Financing: General Fund (**considered by committee on November 4, 2021**), was carried by unanimous vote.

Draft
Agenda Item 6. Twin Falls Park (3) – A motion by Robb Stewart, seconded by Rudy Karimi, to authorize interpretive signage in support of section “B” of the Park and Recreation Board Interpretive Signage Policy in connection with the Tribute to Arthello Beck Jr. sculpture at Twin Falls Park, located at 6300 South Polk Street – Financing: Office of Arts and Culture Collection Management Fund, was carried by unanimous vote.

ITEMS FOR INDIVIDUAL CONSIDERATION

Director John Jenkins explained to the board the management agreement was not ready to be voted on and asked that they take no action on agenda item 7.

Agenda Item 7. The Board took no action on this item.

Management Agreement (14) - Authorize (1) declaration of approximately 3,280 square feet of undevelopable City-owned land unwanted and unneeded, located east of the intersection of Main and South Akard Streets, and authorize its sale to Main Street Investors Joint Venture, the abutting owner; and (2) a twenty-year management and maintenance agreement with one five-year renewal option, such renewal option to be approved by the Park Board, with Main Street Investors Joint Venture for the management and maintenance of an existing second and third floor balcony and an existing ground level patio area - Revenue: Park Fund \$345,000.00 – Revenue: \$345,000.00,

Agenda Item 8. Park Board Resolution (All)- A motion by Bo Slaughter seconded by Harrison Blair, to authorize Dallas Park and Recreation Board resolution supporting federal, state, and local efforts providing the COVID-19 vaccine., was carried by unanimous vote.

ITEM FOR RECONSIDERATION

Manager John Reynolds explained to the board the contractor, C. Green Scaping is not able to fulfill the contract. Therefore, procedurally the board must vote to reconsider their vote from October 21, 2021.

Agenda Item 9. A motion by Robb Stewart seconded by Daniel Wood, for the Reconsideration of the Park and Recreation Board vote on October 21, 2021 authorizing a construction services contract with C. Green Scaping to perform work at Kidd Springs Japanese Garden – Financing: No cost consideration to the City [**Item #10 cannot be considered until the passage of item #9**], was carried by unanimous vote.

Agenda Item 10. Kidd Springs Garden (1)- A motion by Robb Stewart seconded by JR Huerta, to deny the Authorization of construction services contract with C. Green Scaping, LP, lowest responsive bidder of three responsive bids, for the construction of the Kidd Springs Park Japanese Garden renovations located at 700 West Canty Street – Not to exceed \$932,588.00 Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund).[Item from October 21, 2021], was carried by unanimous vote.

WORKSHOP

Agenda Item 11. Reverchon Ballfield Restoration workshop- Board will review options and finalize the scope of work.

Ryan O'Connor presented. Board members were given 3 rounds for discussion in district order. The board provided the following recommendations (including, but not limited to) to staff:

- [That the consultant should proceed with a historical design concept](#)
- [The restrooms, concessions and electrical room should be located underneath the grandstand.](#)
- [The concession area should be enclosed with roll-top windows.](#)
- [The ballfield should have natural grass.](#)

[for further information, please see video of meeting on City of Dallas website]

EXECUTIVE SESSION – DIRECTOR’S PERFORMANCE REVIEW

Closed Session

PARK AND RECREATION BOARD, NOVEMBER 4, 2021

Draft
Agenda Item 12. Clarification of the performance rating of the Director of Park and Recreation, John D. Jenkins – Tex Govt Code 551.074

The Park and Recreation Board entered into closed session at 1:56pm.

The Park and Recreation Board entered back into open session at 2:53pm.

In open session President Agarwal read in to the record that Director Jenkins received a 5% merit increase.

OTHER/NON-ACTION ITEMS

Agenda Item 13. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Friends of Preston Ridge Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Board announcements:

Maria Hasbany announced the White Rock Hills Park celebration on Saturday, November 6, 2021 from 10:00am to 1:00pm.

Fonya Mondell announced yoga event at Samuel Grand Park on Saturday, November 6, 2021 at 10:00am.

Rudy Karimi announced a Neighbors United Kickball game, Dallas Police Department vs. the Neighborhood Association at Willis Winters Park on Saturday November 13, 2021 at 1:00pm.

Tim Dickey announced The Trinity River Audubon Center had a successful fundraising event- Songbirds and Supper. Where they were able to raise over \$73,000.

Daniel Wood announced the Rolling Stones concert that took place on November 2, 2021 at the Cotton Bowl in Fair Park, the World Food Championships on November 5 through November 7, 2021 at Centennial Hall in Fair Park.

Agenda Item 14. Staff Announcements – Upcoming Park and Recreation Department Events.

None.

Agenda Item 15. Next Park Board meeting (RETREAT). The next Park Board meeting will be Thursday, November 18, 2021 at 9:00 a.m.

Agenda Item 16. President Agarwal adjourned the Board meeting at 3:02pm.

Anthony M. Becker, Secretary
Park and Recreation Board

Arun Agarwal, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

Draft

Park and Recreation Board
Dallas City Hall – Park and Recreation
1500 Marilla Street 6FS
Dallas, Texas 75201
December 9, 2021 – 11:00 A.M.

Regular Meeting: Arun Agarwal, President, presiding

Present: Arun Agarwal, President; Daniel Wood, Vice-President; Lane Conner, Timothy W. Dickey, Maria Hasbany, Estanislao “JR” Huerta, Rudy Karimi, Jeff Kitner, Fonya Mondell, Ernest “Bo” Slaughter, Robb Stewart, Lorena Tule-Romain – 12

Absent: Harrison Blair, Calvert Collins-Bratton - 2

Vacant: District 3

This was a virtual meeting held via Cisco Webex and in person in the 6FS conference room. The public were able to view the Open Session meeting on the internet. The public were also able to attend in person.

President Agarwal called the meeting to order at 11:01 a.m.

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

David Preziosi- Historic Designation of Reverchon Ball Field

Agenda Item 2. A motion by Tim Dickey seconded by Fonya Mondell, to amend the minutes of the November 4, 2021 Park and Recreation Board meeting to reflect the Board recommendations to staff regarding Reverchon Ballfield design was carried by unanimous vote.

SPECIAL RECOGNITION

- Special recognition of former Park Board member Barbara Barbee for her service to the park board.

This item was postponed until the January 13, 2021 meeting.

CONSENT AGENDA (3-8)

Agenda Item 3. Master Agreement (All) - A motion by Bo Slaughter, seconded by Daniel Wood, to authorize a three-year master agreement for bedding plants 6 inches or less for the Park and Recreation Department – from: **(1)** ABventure Designs, LLC. in the estimated amount of \$360,800.92, and **(2)** Katie Caroline Kippenbrock, LLC. dba Bread’ n’ Butter in the estimated amount of \$140,708.63, lowest responsive and responsible bidders of two - Total award not to exceed \$501,509.55- Financing: Current Funds (subject to annual appropriations), was carried by unanimous vote.

Agenda Item 4. Sheltering Agreement (All) - A motion by Bo Slaughter, seconded by Daniel Wood, to authorize a three-year agreement with the American National Red Cross (Red Cross), the Dallas Chapter, to permit the temporary use of Park and Recreation facilities, as Red Cross public shelter during a declared or undeclared natural disaster or other condition or event requiring the activation of the disaster relief functions of the Red Cross - Financing: No cost consideration to the City, was carried by a unanimous vote.

Agenda Item 5. Job Order Contract (All) – A motion by Bo Slaughter, seconded by Daniel Wood, to authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, Phoenix 1 Restoration & Construction, Ltd., and METCO Engineering, Inc., most advantageous proposers of fifteen - Not to exceed \$11,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$9,000,000.00) and General Funds (\$2,000,000.00) (subject to appropriations), was carried by unanimous vote.

Agenda Item 6. Judge Charles R Rose (8) – A motion by Bo Slaughter, seconded by Daniel Wood, to authorize a twelve-month extension of the Development Agreement with The Trust for Public Land for the Development of Judge Charles R. Rose Community Park located at 3200 Simpson Stuart Road – Financing: No cost consideration to the City, was carried by unanimous vote

Draft
Agenda Item 7. Kidd Springs (1) – A motion by Bo Slaughter, seconded by Daniel Wood, to authorize a construction services contract with Gilbert May Inc DBA Phillips May Corporation, lowest responsive bidder of two responsive bids, for the construction of the Kidd Springs Park Japanese Garden renovations located at 700 West Canty Street – Not to exceed \$1,073,770.00. Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund), was carried by unanimous vote

Agenda Item 8. Kidd Springs (1) – A motion by Bo Slaughter, seconded by Daniel Wood, to authorize a liquidation of the Bid Bond from the construction services contract with C. Green Scaping, LP, in the amount of \$46,629.40, for the construction of the Kidd Springs Park Japanese Garden renovations located at 700 West Canty Street – Revenue: \$46,629.40 for forfeiture of Bid Bond, was carried by a unanimous vote.

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda Item 9. Board Meeting Schedule (All) – A motion by Rudy Karimi, seconded by Maria Hasbany, to authorize adoption of the proposed 2021-2022 Park and Recreation Board Meeting Schedule - Financing: No cost consideration to the City, was carried by unanimous vote.

Agenda Item 10. Annual Report (All) - A motion by Robb Stewart, seconded by Calvert Collins-Bratton, to authorize adoption of the Park and Recreation Board Annual Report for Fiscal Year 2020-2021 – Financing: No cost consideration to the City, was carried by unanimous vote.

BRIEFINGS

President Agarwal took the following briefings out of agenda order and began with Item #12 before continuing to #11.

Agenda Item 11. 2021 State Fair of Texas Recap- Ryan O'Connor, Assistant Director

Mr. O'Connor introduced Mitch Glieber, President of State Fair of Texas.

Mr. Glieber presented and was available for questions.

Agenda Item 12. Friends of Northaven Trail- M. Renee' Johnson, Assistant Director

Ms. Johnson and Mr. Kitner introduced Hon. Lee Kleinman (former City Councilmember) and Will Dawson, members of the Friends of Northaven Trail Board.

Mr. Kleinman and Mr. Dawson presented and were available for questions.

Agenda Item 13. Parkdale Lake Land Donation- Ryan O'Connor, Assistant Director

Mr. O'Connor presented and was available for questions.

At 12:53pm Chair Agarwal called for a recess until 1:30pm.

At 1:33pm Chair Agarwal reconvened the meeting

Agenda Item 14. Brimer Bill Briefing- Ryan O'Connor, Assistant Director

Mr. O'Connor presented and was available for questions.

Brian Luallen, Chief Executive Officer of Fair Park First was also available for questions.

DISCUSSION

- Historic Designation of Reverchon Ballfield

Director Jenkins wanted to gain clarification from the board on their desire to seek historical designation. He explained the significance of historical designation to the design process.

President Agarwal recognized each board member in district order.

The majority of the board agreed a historical designation design should be pursued.

[for further information, please see video of meeting on City of Dallas website]

OTHER/NON-ACTION ITEMS

Agenda Item 15. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Friends of Preston Ridge Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Board announcements:

Maria Hasbany announced a holiday market at Klyde Warren Park on Saturday December 11, 2021, and the donation of a five-million-dollar gift to the Children's Garden.

Jeff Kitner announced the Dallas Museum of Art interactive Van Gogh popup at Fretz Park.

Fonya Mondell announced a ribbon cutting for the Crockett Dog Park on Saturday December 11, 2021 at 10:00am.

Lorena Tule-Romain announced a holiday decorating event at Crawford Park on Saturday December 11, 2021.

Agenda Item 16. Staff Announcements – Upcoming Park and Recreation Department Events.

Staff announced the ribbon cutting for the Crockett Dog Park on Saturday December 11, 2021 at 10:00am, and the Holiday at the Farm event on Saturday December 11, 2021 from 4:00pm to 8:00pm at Samuell Farm.

Anthony Becker, Secretary to the Board reminded the board about the Texas Recreation & Park Society (TRAPS) conference.

Agenda Item 17. Next Park Board meeting. The next Park Board meeting will be Thursday, January 13, 2022 at 10:00 a.m.

Agenda Item 18. President Agarwal adjourned the Board meeting at 2:49 pm.

Anthony M. Becker, Secretary
Park and Recreation Board

Arun Agarwal, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

DATE: January 13, 2022
COUNCIL DISTRICT: 4
STAFF: Christina Turner Noteware, (214) 948-4259

SUBJECT

Authorize acquisition by acceptance of a donation from Oncor Electric Delivery Company LLC of approximately 4,794,536 square feet (110.07 acres) of vacant land located at 5746 Parkdale Drive for development as future parkland adjacent to the future Trinity Forest Spine Trail – Financing: No cost consideration to the City

BACKGROUND

This item authorizes the acquisition by acceptance of a donation from Oncor Electric Delivery Company LLC of approximately 4,794,536 square feet (110.07 acres) of vacant land located at 5746 Parkdale Drive, being more particularly described in Exhibit A attached hereto, for development as future parkland. The City will receive the property by deed without warranty.

The donated land is adjacent to the future Trinity Forest Spine Trail.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

FISCAL INFORMATION

This item has no cost consideration to the City.

COMMITTEE ACTION

The Planning and Design Committee will not meet on January 13, 2022. This item will be considered by the full Park and Recreation Board.

This item will be scheduled for City Council approval by the Department of Sustainable Development's Real Estate Office.

Authorize acquisition by acceptance of a donation from Oncor Electric Delivery Company LLC of approximately 4,794,536 square feet (110.07 acres) of vacant land located at 5746 Parkdale Drive for development as future parkland adjacent to the future Trinity Forest Spine Trail – Financing: No cost consideration to the City - Page 2

STAFF RECOMMENDATION

Staff recommends approval of this acquisition by donation with the condition that this property is not officially dedicated as municipal parkland until such time the entire property is developed for its intended use.

ATTACHMENTS

Map and Exhibit

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

BEING a 110.07 Acre (4,794,536 Square Foot) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, City of Dallas Block Number 5800, and being part of a called 279.808 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company LLC, recorded in Instrument Number 201000003665 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and part of Lots 14, 15, 16, 17, and 18, of the Silas Lagow Land Partition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 250, Page 234 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1-inch found iron pipe for the northeast corner of Lot 10 of said Silas Lagow Land Partition, said corner being at the intersection of the south right-of-way line of Union Pacific Railroad (a variable with right-of-way, Volume 748, Page 642, D.R.D.C.T.) and the west right-of-way line of Parkdale Street (a variable width right-of-way, Volume 250, Page 234, D.R.D.C.T.);

THENCE with the south right-of-way line of said Union Pacific Railroad, the following bearings and distances:

South 82 degrees 29 minutes 56 seconds West, with the north line of said Lot 10, passing at a distance of 696.70 feet the common northwest corner of said Lot 10 and the northeast corner of said Lot 16, and continuing with the north line of said Lot 16, passing at a distance of 1,382.59 feet the common northwest corner of said Lot 16 and the northeast corner of said Lot 15, and continuing with the north line of said Lot 15, in all a total distance of 1,658.60 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for the northeast corner of a called 0.69 acre tract of land described in Warranty Deed to the Texas and Pacific Railway Co., recorded in Volume 1774, Page 636, D.R.D.C.T.;

South 07 degrees 30 minutes 04 seconds East, with the east line of said 0.69 acre tract, a distance of 60.00 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for the southeast corner of said 0.69 acre tract;

South 82 degrees 29 minutes 56 seconds West, with the south line of said 0.69 acre tract, a distance of 569.17 feet to the southwest corner of said 0.69 acre tract;

North 41 degrees 36 minutes 03 seconds East, with the west line of said 0.69 acre tract, a distance of 91.64 feet to the northwest corner of said 0.69 acre tract and the northeast corner of said Lot 14;

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

South 82 degrees 29 minutes 56 seconds West, with the north line of said Lot 14, passing at a distance of 306.42 feet the northeast corner of a called 5.5 acre tract of land described in deed to City of Dallas, recorded in Volume 3213, Page 317, D.R.D.C.T., and continuing with the north line of said Lot 14 and said 5.5 acre tract, a distance of 793.04 feet to the northwest corner (not monumented) of said Lot 14 and said 5.5 acre tract;

South 42 degrees 20 minutes 42 seconds West, with the west line of said Lot 14 and said 5.5 acre tract, passing at a distance of 22.50 feet the northeast corner of Lot 13 of said Silas Lagow Partition, as recorded in Volume 250, Page 234, D.R.D.C.T., same being the northeast corner of a tract of land described in deed to the Texas and New Orleans Railroad (T. & N.O. RR.), recorded in Volume 2170, Page 215, D.R.D.C.T., and continuing with said west lines and the east lines of said Lot 13 and said T. & N.O. RR. tract, in all a total distance of 453.20 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for the west corner of said 5.5 acre tract and for the **POINT OF BEGINNING**;

THENCE over and across said Lots 14 and 15 and with the southeast line of said 5.5 acre tract, the following bearings and distances:

South 60 degrees 19 minutes 18 seconds East, a distance of 334.80 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA & ASSOC." for corner;

North 29 degrees 40 minutes 42 seconds East, a distance of 50.00 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 53 degrees 36 minutes 09 seconds West, a distance of 46.66 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 29 degrees 39 minutes 17 seconds West, a distance of 61.90 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

North 76 degrees 39 minutes 27 seconds East, a distance of 111.89 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

South 76 degrees 49 minutes 18 seconds East, a distance of 40.00 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

South 69 degrees 51 minutes 12 seconds East, a distance of 18.13 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner;

THENCE South 33 degrees 12 minutes 26 seconds East, departing the south line of said 5.5 acre tract, and over and across said Lots 14 and 15, a distance of 585.28 feet to a corner in the White Rock Creek (not monumented);

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

THENCE South 03 degrees 57 minutes 08 seconds West, over and across said Lots 15, 16, 17 and 18, a distance of 2,528.75 feet to a corner in the White Rock Creek (not monumented);

THENCE South 25 degrees 34 minutes 28 seconds West, over and across said Lot 18, a distance of 511.92 feet to a corner in the White Rock Creek (not monumented);

THENCE South 19 degrees 27 minutes 33 seconds West, over and across said Lot 18, a distance of 159.61 feet to a corner in the White Rock Creek (not monumented) on the northeast line of a called 6.2424 acre tract of land described as "1st Tract" in Warranty Deed to City of Dallas, recorded in Volume 1959, Page 265 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE with the northeast line of said 6.2424 acre tract and over and across said Lots 15, 16, 17, and 18, the following bearings and distances:

North 55 degrees 59 minutes 18 seconds West, a distance of 1,543.13 feet to a 1-inch found iron pipe for the point of curvature of a tangent circular curve to the left, having a radius of 552.50 feet, and a chord that bears North 63 degrees 27 minutes 18 seconds West, a distance of 143.59 feet;

Northwesterly, with said curve, through a central angle of 14 degrees 56 minutes 00 seconds, an arc distance of 144.00 feet to a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." for corner;

North 70 degrees 55 minutes 18 seconds West, a distance of 192.95 feet to a 1/2-inch set iron rod with cap stamped "HALFF" for corner on the east right-of-way line of Houston and Texas Central Railroad Company (a variable width right-of-way, First Tract, Volume 732, Page 555, D.R.D.C.T.);

THENCE with the east right-of-way line of said Houston and Texas Central Railroad Company, the following bearings and distances:

North 18 degrees 58 minutes 42 seconds East, a distance of 816.60 feet to the point of curvature of a tangent circular curve to the left, having a radius of 2,965.00 feet, and a chord that bears North 12 degrees 58 minutes 42 seconds East, a distance of 619.85 feet, from which a 3/4-inch found iron pipe bears North 89 degrees 32 minutes 24 seconds West, a distance of 0.51 of a foot;

Northerly, with said curve, through a central angle of 12 degrees 00 minutes 00 seconds, an arc distance of 620.99 feet a corner, from which a 5/8-inch found iron rod with cap stamped "GORRONDONA AND ASSOC." bears North 80 degrees 09 minutes 49 seconds West, a distance of 0.64 of a foot;

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

North 06 degrees 58 minutes 42 seconds East, a distance of 349.20 feet to a fence corner post for the southwest corner of said T. & N.O. RR. Tract, said corner being on the common northwest line of said Lot 14 and the southeast line of Lot 13 of said Silas Lagow Land Partition;

THENCE North 42 degrees 20 minutes 42 seconds East, with the northwest line of said Lot 14 and the southeast line of said Lot 13, a distance of 1,274.30 feet to the **POINT OF BEGINNING AND CONTAINING** 110.07 acres (4,794,536 square feet) of land, more or less.

**Field Notes Describing a 110.07 Acre (4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**

NOTES:

1. This property description is accompanied by a parcel plat of even date.
2. This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.
3. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System of 1983, North Central Zone (4202). Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Andrew Chavchalov, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that "This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared."

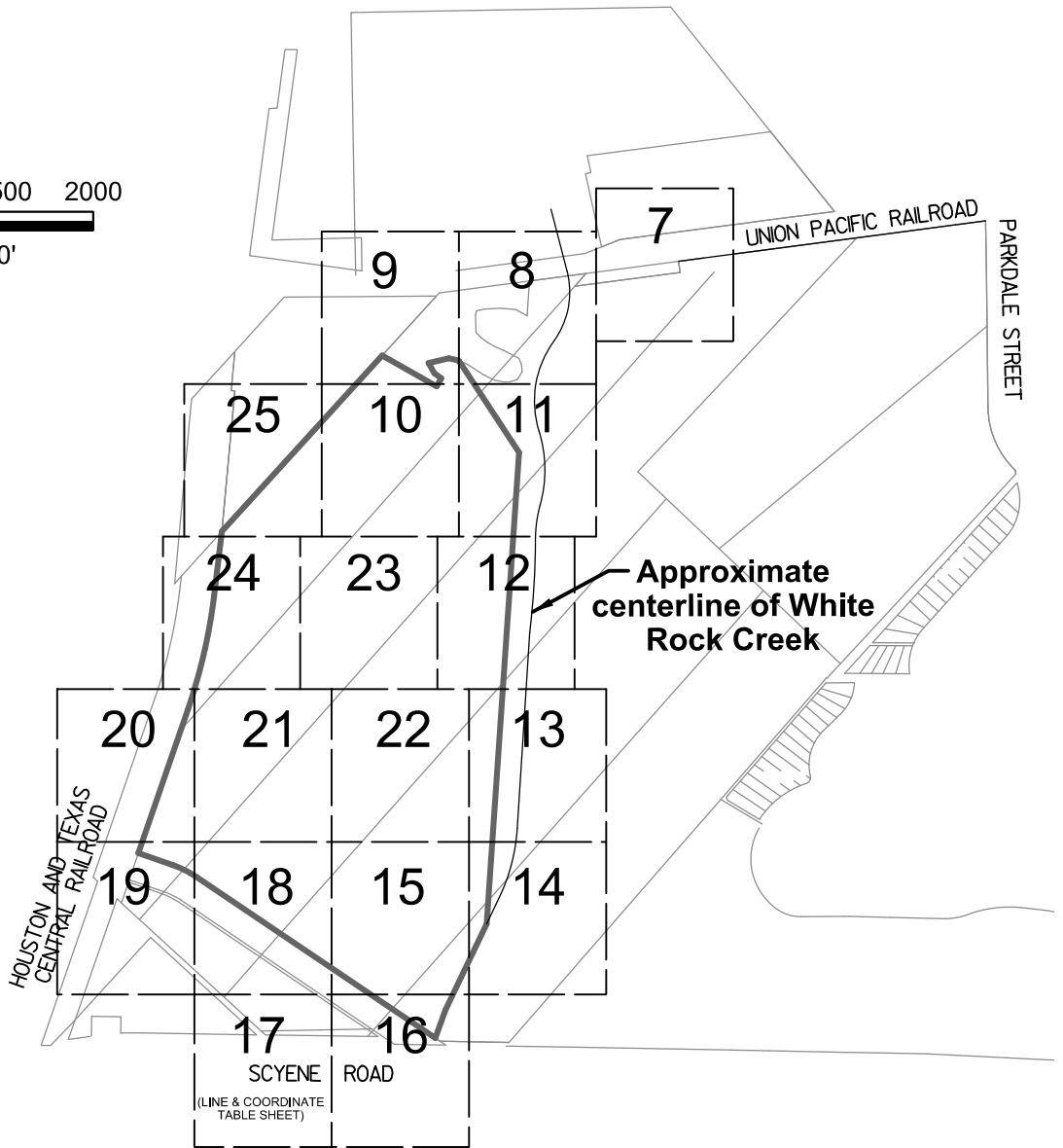
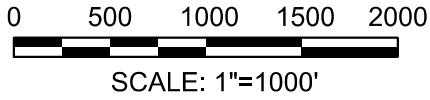
Andrew Chavchalov

12/14/2021

Andrew Chavchalov
Registered Professional Land Surveyor
Texas No. 6708
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 346-6200
TBPELS Firm No. 10029600



KEYMAP



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LEGEND

— PAGE OUTLINE & MATCHLINE

— BOUNDARY LINE

19 PAGE NUMBER

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 6 OF 25

0 50 100 150 200

SCALE: 1"=100'

N



LOT 3, BLOCK G/5800

DALLAS PARK AND RECREATION CENTRAL
SERVICE CENTER COMPLEX ADDITION
VOL. 86155, PG. 2412
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

POINT OF
COMMENCING

5/8" FIR
W/CAP stamped
"GORRONDONA & ASSOC."
(C.M.)

UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642
D.R.D.C.T.

TEXAS & PACIFIC
RAILROAD COMPANY
VOL. 1774, PG. 636
D.R.D.C.T.

5/8" FIR
W/CAP stamped
"GORRONDONA & ASSOC."
(C.M.)

LOT 10
SILAS LAGOW LAND
PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 16
SILAS LAGOW LAND
PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

CITY OF DALLAS BLOCK
5800

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

PARKDALE ST. VOL. 250, PG. 234, D.R.D.C.T.
(VARIABLE WIDTH R.O.W.)

MATCH LINE PAGE 8 OF 25

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 7 OF 25

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SCALE: 1"=100'

Note:
See Sheet 17 for dimensions and coordinates.



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642, D.R.D.C.T.

MATCH LINE PAGE 9 OF 25

MATCH LINE PAGE 7 OF 25

(CALLED 5.5 ACRES)
CITY OF DALLAS
VOL. 3213, PG. 317
D.R.D.C.T.

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 20100003665
O.P.R.D.C.T.

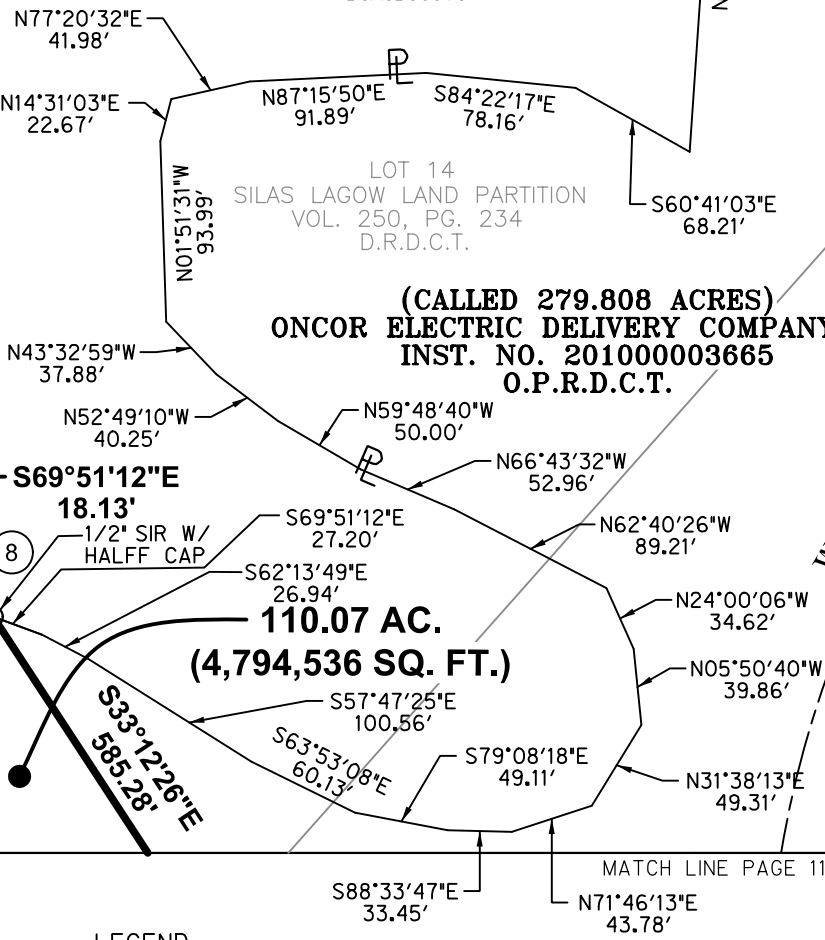
LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

Approximate
centerline of White
Rock Creek

White Rock Creek

LOT LINE



LEGEND

- NOT MONUMENTED (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℙ PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 8 OF 25

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SCALE: 1"=100'

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UNION PACIFIC RAILROAD

(VARIABLE WIDTH R.O.W.)
VOL. 748, PG. 642
D.R.D.C.T.

S82°29'56"W
793.04'

22.50'

N89°30'51"E

815.48'

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 13
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

(CALLED 5.5 ACRES)
CITY OF DALLAS
VOL. 3213, PG. 317
D.R.D.C.T.

TEXAS & NEW ORLEANS RAILROAD
VOL. 2170, PG. 215
D.R.D.C.T.

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

POINT OF BEGINNING

1/2" SIR
W/HALFF
CAP

1/2" SIR
W/HALFF
CAP

1/2" SIR
W/HALFF
CAP

1/2" SIR
W/HALFF
CAP

N42°20'42"E
1,274.30'

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

S60°19'18"E

N76°39'27"E
111.89'

334.80'

MATCH LINE PAGE 10 OF 25

MATCH LINE PAGE 8 OF 25

Note:

See Sheet 17 for dimension and coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

**Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**



HALFF

TBPELS FIRM NO.10029600

1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

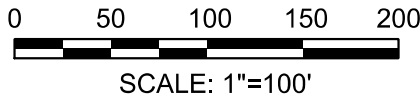
PAGE 9 OF 25

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LOT 13
SILAS LAGOW
LAND PARTITION
VOL. 250,
PG. 234
D.R.D.C.T.

N42°20'42"E
LOT LINE
1,274.30'



S60°19'18"E
334.80'

5/8" FIR
W/CAP STAMPED
"GORRONDONA
& ASSOC."

N29°40'42"E
50.00'

2



LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

Note:
See Sheet 17 for dimension and coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
R	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

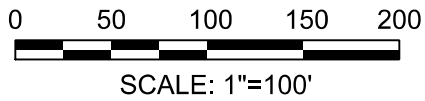
TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 10 OF 25

LOT 14
SILAS LAGOW
LAND PARTITION
VOL. 250,
PG. 234
D.R.D.C.T.



LOT LINE

S33°12'26"E

585.28'

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)



2,528.75'

White Rock Creek

LOT LINE

Approximate
centerline of White
Rock Creek

(CALLED 279.808 ACRES)
**ONCOR ELECTRIC DELIVERY
COMPANY LLC**
INST. NO. 201000003665
O.P.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

Note:
See Sheet 17 for coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
R	PROPERTY LINE

**Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

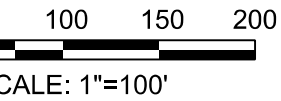
DATE: 12/14/2021

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PAGE 11 OF 25

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.



LOT LINE

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

2,528.75'

White Rock Creek

Approximate
centerline of White
Rock Creek

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

S03°57'08"W

LOT LINE

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

Note:
See Sheet 17 for coordinates.

LEGEND

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
R	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 12 OF 25

LOT 16
SILAS LAGOW
LAND PARTITION
VOL. 250,
PG. 234
D.R.D.C.T.

0 50 100 150 200

SCALE: 1"=100'



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

110.07 AC.
(4,794,536 SQ. FT.)

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

2,528.75'

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY
COMPANY LLC
INST. NO. 20100003665
O.P.R.D.C.T.

Approximate
centerline of White
Rock Creek

White Rock Creek

S03°57'08"W

LOT LINE

LOT 18
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LEGEND

Note:
See Sheet 17 for coordinates.

○	NOT MONUMENTED (UNLESS OTHERWISE NOTED)
●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
R	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



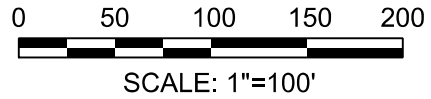
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TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

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PAGE 13 OF 25



LOT 17
SILAS LAGOW
LAND PARTITION
VOL. 250,
PG. 234
D.R.D.C.T.

2,528.75'

S03°57'08"W

White Rock Creek

LOT LINE

110.07 AC.
(4,794,536 SQ. FT.)

LOT 18
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

Approximate
centerline of White
Rock Creek

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

S25°34'28"W
511.92'

⑩

LOT LINE
S41°03'08"W
1,725.81'

(CALLED 54.704 ACRES)
PARK BOARD OF THE
CITY OF DALLAS
VOL. 2940, PG. 215
D.R.D.C.T.

MATCH LINE PAGE 15 OF 25

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Note:
See Sheet 17 for coordinates.

LEGEND

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D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
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1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 14 OF 25

0 50 100 150 200



SCALE: 1"=100'



LOT LINE

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 20100003665
O.P.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

N55°59'18"W



1,543.13'

(CALLED 6.2424 ACRES)
CITY OF DALLAS
1ST TRACT
VOL. 1959, PG. 265
D.R.D.C.T.

LOT LINE

Approximate
centerline of White
Rock Creek

White Rock
Creek
S25°34'28"W
511.92'

LOT 18
SILAS LAGOW LAND
PARTITION
VOLUME 250, PG. 234
D.R.D.C.T.

MATCH LINE PAGE 16 OF 25

MATCH LINE PAGE 18 OF 25

MATCH LINE PAGE 14 OF 25

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LEGEND

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- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℞ PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



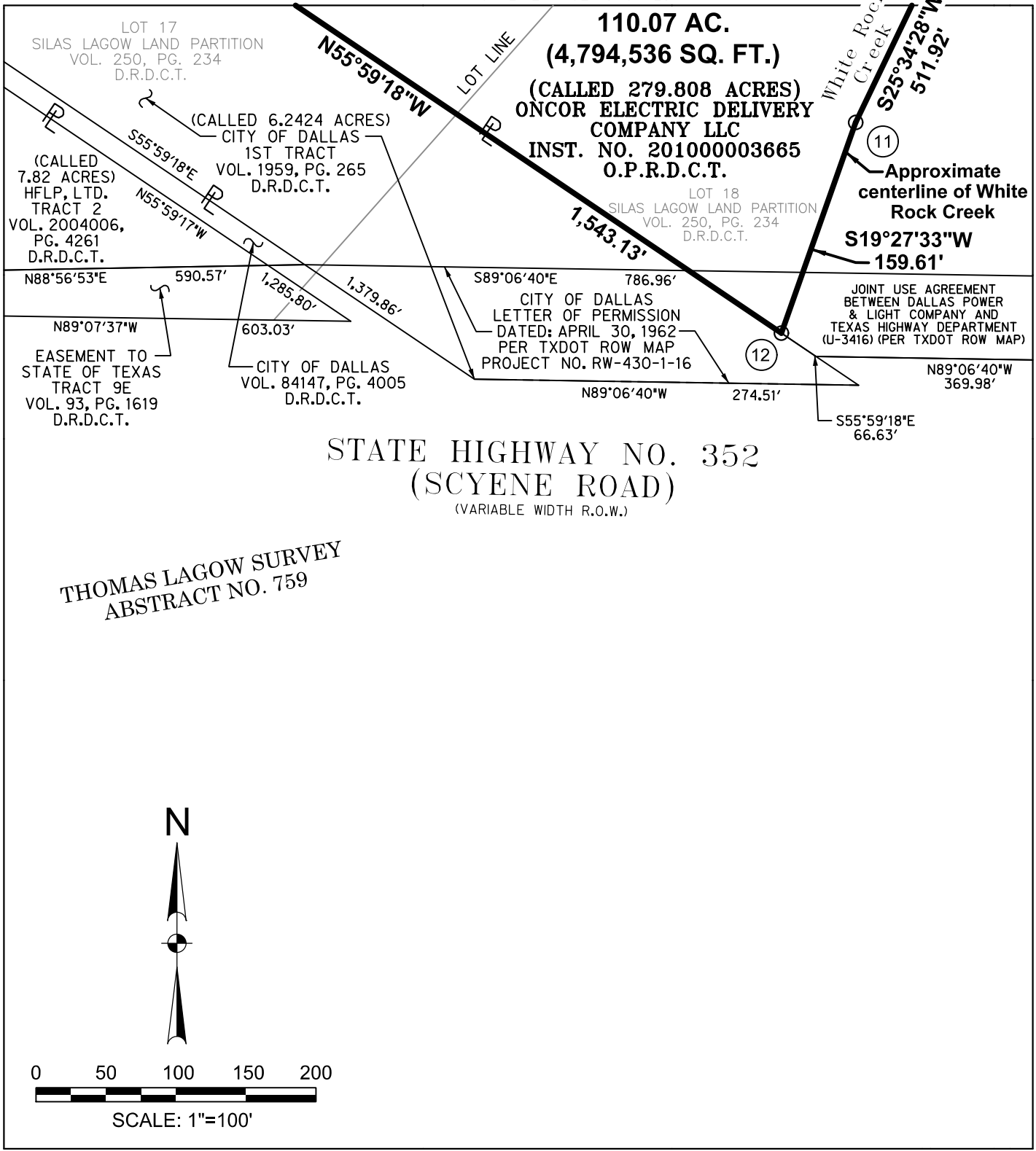
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TBPELS FIRM NO.10029600
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TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

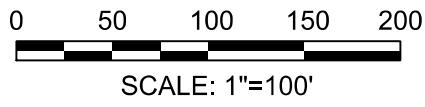
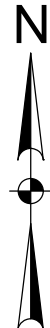
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PAGE 15 OF 25



STATE HIGHWAY NO. 352
(SCYENE ROAD)
 (VARIABLE WIDTH R.O.W.)

THOMAS LAGOW SURVEY
ABSTRACT NO. 759



Note:
 See Sheet 17 for coordinates.

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- ℙ PROPERTY LINE

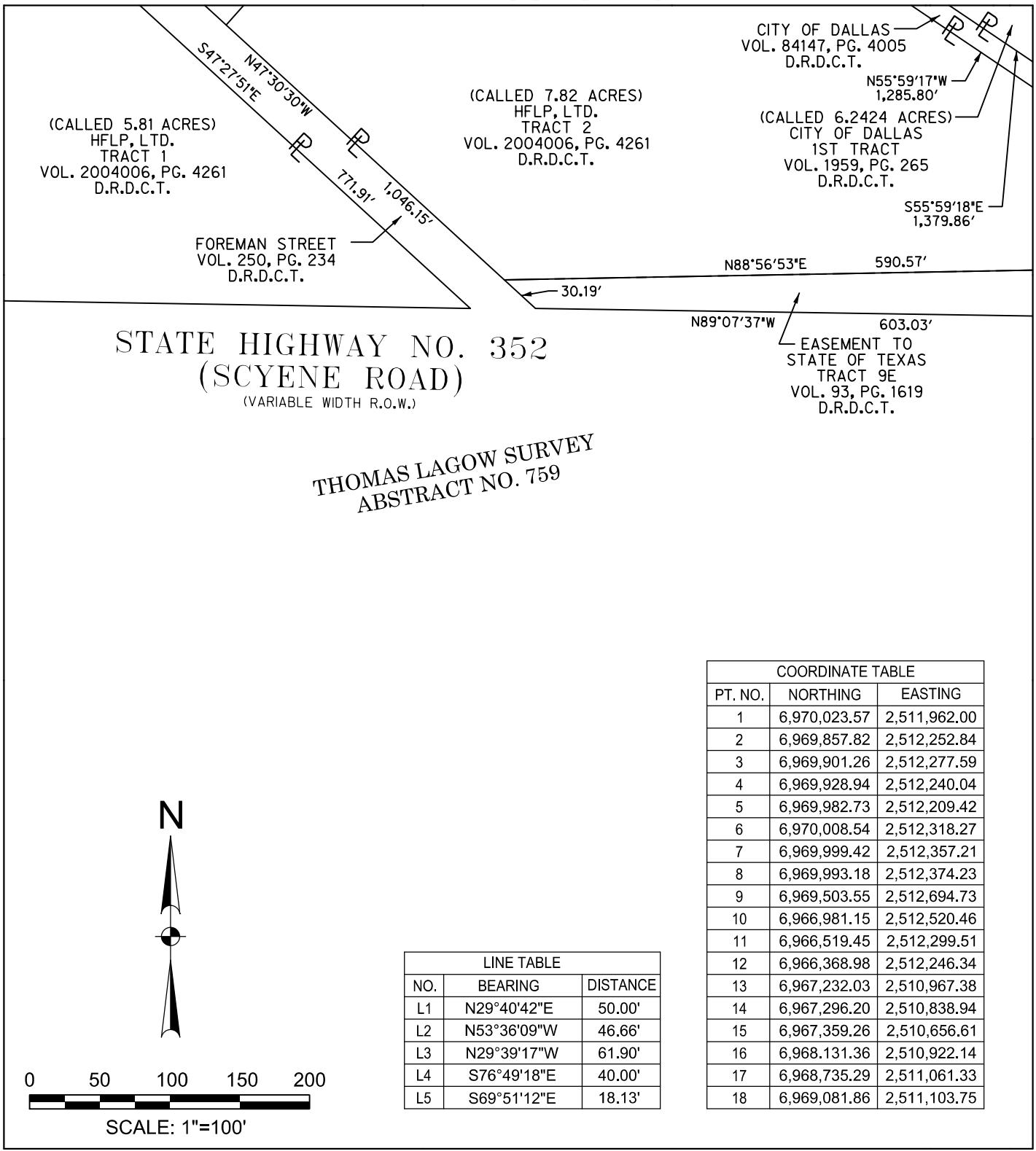
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To Be Acquired in City of Dallas Block Number 5800
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HALFF
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DATE: 12/14/20214
 AVO.: 33378.001
 PAGE 16 OF 25

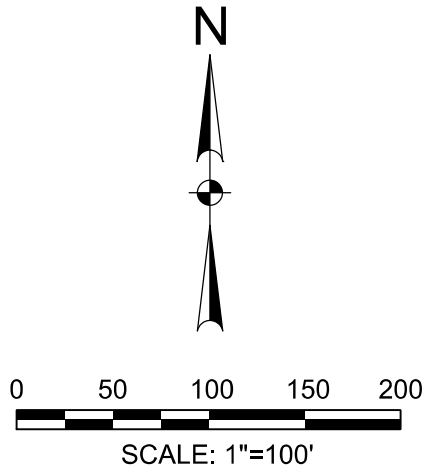
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MATCH LINE PAGE 17 OF 25



COORDINATE TABLE		
PT. NO.	NORTHING	EASTING
1	6,970,023.57	2,511,962.00
2	6,969,857.82	2,512,252.84
3	6,969,901.26	2,512,277.59
4	6,969,928.94	2,512,240.04
5	6,969,982.73	2,512,209.42
6	6,970,008.54	2,512,318.27
7	6,969,999.42	2,512,357.21
8	6,969,993.18	2,512,374.23
9	6,969,503.55	2,512,694.73
10	6,966,981.15	2,512,520.46
11	6,966,519.45	2,512,299.51
12	6,966,368.98	2,512,246.34
13	6,967,232.03	2,510,967.38
14	6,967,296.20	2,510,838.94
15	6,967,359.26	2,510,656.61
16	6,968,131.36	2,510,922.14
17	6,968,735.29	2,511,061.33
18	6,969,081.86	2,511,103.75

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N29°40'42"E	50.00'
L2	N53°36'09"W	46.66'
L3	N29°39'17"W	61.90'
L4	S76°49'18"E	40.00'
L5	S69°51'12"E	18.13'



LEGEND

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- FIP FOUND IRON PIPE (AS NOTED)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℙ PROPERTY LINE

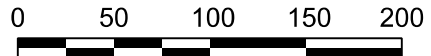
**Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC**


HALFF^{*}
 TBPELS FIRM NO.10029600
 1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2014
AVO.: 33378.001
PAGE 17 OF 25

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MATCH LINE PAGE 16 OF 25



SCALE: 1"=100'



LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

$\Delta = 14^{\circ}56'00''$ (LT)
R= 552.50'
L= 144.00'
CL= 143.59'
CB= $N63^{\circ}27'18''$ W

$N55^{\circ}59'18''$ W

(CALLED 6.2424 ACRES)
CITY OF DALLAS
1ST TRACT
VOL. 1959, PG. 265
D.R.D.C.T.

LOT 17
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

(CALLED 7.82 ACRES)
HFLP, LTD.
TRACT 2
VOL. 2004006, PG. 4261
D.R.D.C.T.

CITY OF DALLAS
VOL. 84147, PG. 4005
D.R.D.C.T.

MATCH LINE PAGE 19 OF 25

MATCH LINE PAGE 15 OF 25

Note:
See Sheet 17 for coordinates.

LEGEND

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FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
P	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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HALFF

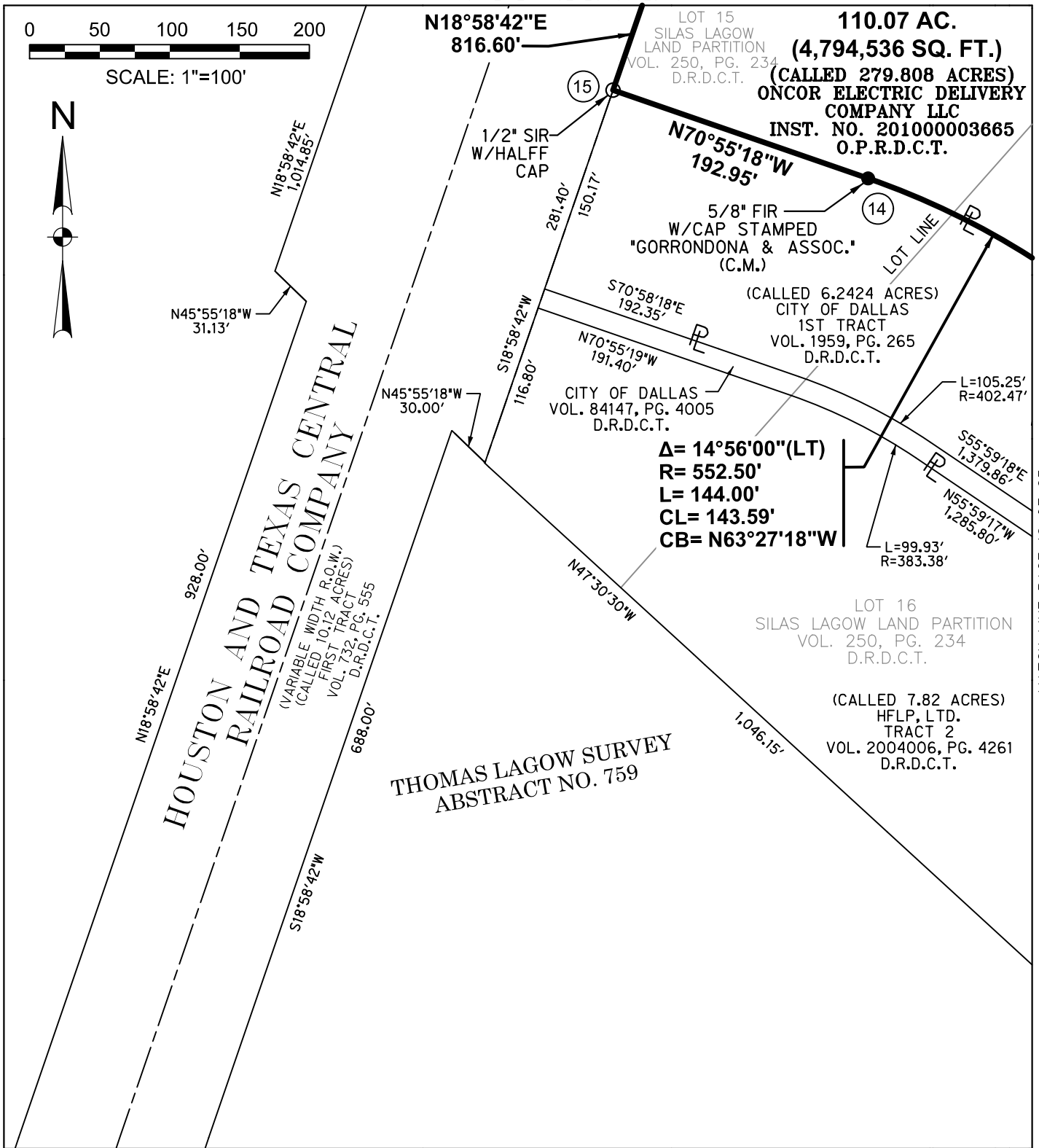
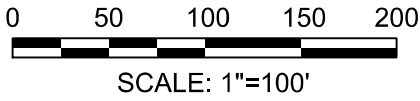
TBPELS FIRM NO.10029600

1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 18 OF 25



MATCH LINE PAGE 18 OF 25

LEGEND

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●	FOUND MONUMENT (AS NOTED)
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FIP	FOUND IRON PIPE (AS NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
ℙ	PROPERTY LINE

Note:
See Sheet 17 for coordinates.

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Boundary Survey
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PAGE 19 OF 25

0 50 100 150 200



SCALE: 1"=100'



L=588.00'
R=2,785.00'

$\Delta = 12^\circ 00' 00''$ (LT)
R= 2,965.00'
L= 620.99'
CL= 619.85'
CB= $N12^\circ 58' 42''$ E

3/4" FIP BEARS
 $N89^\circ 32' 24''$ W, 0.51'

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

LOT LINE

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

$N18^\circ 58' 42''$ E
1,014.85'

HOUSTON AND TEXAS CENTRAL
RAILROAD COMPANY
(VARIABLE WIDTH R.O.W.)
(CALLED FIRST 10.12 ACRES)
VOL. 732, PG. 555
D.R.D.C.T.

816.60'

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY
COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

Note:
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D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
R	PROPERTY LINE

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
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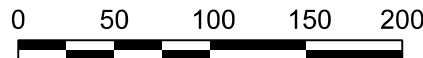
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PAGE 20 OF 25



SCALE: 1"=100'



LOT LINE

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

**110.07 AC.
(4,794,536 SQ. FT.)**

**(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.**

LOT LINE

LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

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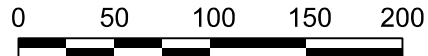
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PAGE 21 OF 25

LOT LINE

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.



SCALE: 1"=100'



LOT 16
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

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LOT 17
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VOL. 250, PG. 234
D.R.D.C.T.

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VOL.	VOLUME
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PAGE 22 OF 25

0 50 100 150 200



SCALE: 1"=100'

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT NO. 759



LOT LINE

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
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INST. NO. 201000003665
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VOL. 250, PG. 234
D.R.D.C.T.

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- PG. PAGE
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- ℞ PROPERTY LINE

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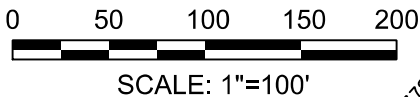
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TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 23 OF 25



LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

N06°58'42"E
82.30'

HOUSTON AND TEXAS CENTRAL
RAILROAD COMPANY

L=1,685.14'
R=2,785.00'

(VARIABLE WIDTH R.O.W.)
(CALLED 10.12 ACRES)
FIRST TRACT
VOL. 732, PG. 555
D.R.D.C.T.

N06°58'42"E
349.20'

17
5/8" FIR
W/CAP STAMPED
"GORRONDONA
& ASSOC." BEARS
N80°09'49"W, 0.64'

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

LOT LINE

THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 15
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

MATCH LINE PAGE 20 OF 25

MATCH LINE PAGE 21 OF 25

MATCH LINE PAGE 23 OF 25

LEGEND

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- FOUND MONUMENT (AS NOTED)
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- FIP FOUND IRON PIPE (AS NOTED)
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- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- (C.M.) CONTROLLING MONUMENT
- ℙ PROPERTY LINE

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 24 OF 25

0 50 100 150 200

SCALE: 1"=100'



THOMAS LAGOW SURVEY
ABSTRACT NO. 759

LOT 13
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

TEXAS & NEW ORLEANS RAILROAD
VOL. 2170, PG. 215
D.R.D.C.T.

1,274.30'
LOT LINE

LOT 14
SILAS LAGOW LAND PARTITION
VOL. 250, PG. 234
D.R.D.C.T.

110.07 AC.
(4,794,536 SQ. FT.)

(CALLED 279.808 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY LLC
INST. NO. 201000003665
O.P.R.D.C.T.

HOUSTON AND TEXAS CENTRAL
RAILROAD COMPANY

(VARIABLE WIDTH R.O.W.)
(CALLED 4.9 ACRES)
FIRST TRACT
VOL. 748, PG. 642
D.R.D.C.T.

755.00'
N05°14'42"E

N42°20'42"E

S42°20'42"W
322.91'

N06°58'42"E
349.20'

FENCE
CORNER
POST

(18)

MATCH LINE PAGE 24 OF 25

MATCH LINE PAGE 23 OF 25

MATCH LINE PAGE 10 OF 25



12/14/2021

Note:
See Sheet 17 for coordinates.

Field Notes Describing a 110.07 Acres(4,794,536 Square Foot)
Boundary Survey
To Be Acquired in City of Dallas Block Number 5800
From Oncor Electric Delivery Company LLC



HALFF

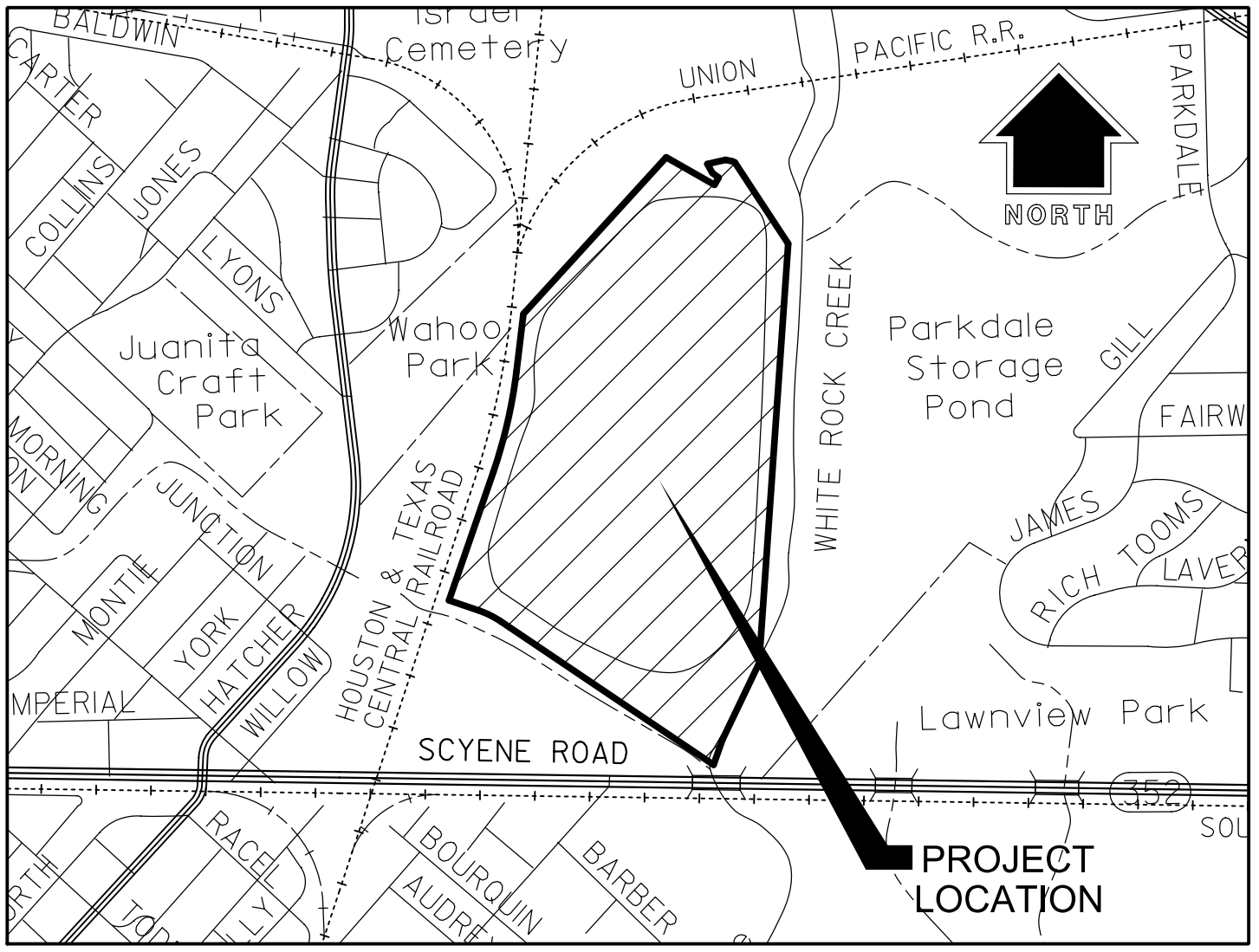
TBPELS FIRM NO.10029600
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: 12/14/2021

AVO.: 33378.001

PAGE 25 OF 25

Andrew Chavchalo



LOCATOR MAP

NOT TO SCALE



Parkdale Lake Acquisition

5746 Parkdale Dr

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: January 13, 2022

COUNCIL DISTRICT: 14

STAFF: Christina Turner Noteware, (214) 948-4259

SUBJECT

Authorize **(1)** the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; **(2)** a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and **(3)** a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area, – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00

BACKGROUND

This item authorizes (1) the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street, improved with one commercial building (Exhibit A) (Premises), to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; (2) a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Comp (Lessee's intended successor in interest) with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and (3) a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland with Lessee or 1520 Main, LLC as successor in interest, for the management and maintenance of an existing second and third floor balcony and an existing ground level patio area (Exhibit B). The licensed area shall be improved by the Licensee, at its sole cost, with park enhancements to include but not limited to: planters, seating, landscaping, and graffiti abatement.

Authorize (1) the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; (2) a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and (3) a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area, – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00 – page 2

The City acquired Pegasus Plaza in 1992. The sale to the City restricted the use, by deed restriction, to a public plaza and related uses. In order to develop and activate the plaza the City then desired to enter into a lease agreement with the adjacent landowner (Main Street Investors Joint Venture, located at 1520 Main St) whereby Main Street Investors Joint Venture as Lessee would develop approximately 3,280 square feet of the plaza (Premises) to construct, maintain, and operate a well-designed indoor/outdoor sidewalk café, restaurant, roof-top gardens, and vending spaces in addition to stair and elevator access between Pegasus Plaza and Lessee's adjacent property. On December 3, 2002 the previous owner of the Pegasus Plaza property executed a partial release of the plaza deed restriction to allow the City to lease the Premises to Main Street Investors Joint Venture as Lessee for the purposes stated above. The City entered into a forty-year lease agreement with Main Street Investors Joint Venture on January 2, 2003.

Lessee now desires to sell its property located at 1520 Main Street to 1520 Main, LLC. Upon acquisition of 1520 Main Street, 1520 Main, LLC desires to enter into a forty-year lease with the City, under similar terms to the existing lease, of the approximately 3,280 square feet of City land currently being leased by Main Street Investors Joint Venture. The lease area is improved with a three-story building, elevator, restaurant, and basement which is connected to structurally and functionally the same with the building on Lessee's adjacent property.

Effective upon Main Street Investors Joint Venture's (Lessee) sale of its adjacent property located at 1520 Main St to 1520 Main, LLC, the Lease between the City and Lessee shall terminate and be replaced with a new forty-year Lease with four ten-year renewal options between the City and 1520 Main, LLC.

The special terms and conditions of the new lease shall include the following:

- a) The term of the lease shall be for forty years and commence on the date of closing of Lessee's sale of the adjacent property, located at 1520 Main Street, to 1520 Main, LLC. The parties shall execute a term agreement to evidence the forty-year term.
- b) The lease shall include four ten-year renewal options, with each option subject to Park Board and City Council approval.
- c) Rent:
 - (i) Commencing on the closing date and continuing to June 1, 2043, Lessee shall pay rents pursuant to the rental rates set forth in the original lease between the City and Main Street Investors Joint Venture: The initial base rental payment shall be \$1,177.92 per month beginning upon the commencement date and

Authorize (1) the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; (2) a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and (3) a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area, – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00 – page 3

ending on the two (2) year anniversary of the commencement date, with adjustments on each two (2) year anniversary of the commencement date to June 1, 2043, to reflect the increases in the Consumer Price Index. The base monthly rent shall never adjust to an amount less than \$1,1177.92 per month.

- (ii) Effective June 1, 2043 through the expiration of the lease, Lessee shall pay rental rates equivalent to market rates, or as mutually negotiated by the parties. The rental rate of each ten-year renewal option shall be equivalent to market rate or as mutually negotiated by the parties.
- d) Lessee shall make leasehold improvements on the Premises of not less than \$100,000, to be completed no later than December 31, 2024. Prior to commencement of construction, Lessee shall submit the leasehold improvements to the Park and Recreation Department Director for approval.
- e) Lessee accepts the Premises in an “As Is, Where Is, With all Faults” condition, subject to all reservations, easements, and matters of record including but not limited to existing Dallas Area Rapid Transit's easements and temporary construction easement.
- f) Such other terms and requirements of the lease and/or disclaimers as the City deems may be required to update.

In researching the lease of the Premises, staff discovered several encroachments by Main Street Investors Joint Venture, the current Lessee, onto the adjacent Pegasus Plaza. Specifically, a portion of Lessee's leasehold improvements, namely a patio area and steps were constructed outside the lease area. Additionally, at the patio area a small section of the second and third floor balconies hang over the lease boundary by approximately six feet. Lastly, approximately seven inches of the area of the building containing the elevator is outside the lease area into the plaza. As a cure to the above encroachments the Lessee, and/or its successors and assigns from the intended sale, shall enter into a twenty-year agreement with one five-year renewal option, which option shall be subject to Park Board approval, for the continued management, maintenance, and operations of the developed areas outside the current lease. 1520 Main, LLC, as the prospective buyer of Lessee's adjacent property, also desires to enter into a license agreement for the encroached area adjacent to the lease area of approximately 1,818 square feet of land. Failure to enter into the License Agreement shall be deemed and constitute a default under the Lease Agreement.

The special terms and conditions of the License Agreement shall include the following:

Authorize (1) the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; (2) a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LLC; and (3) a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area, – Estimated Net Revenue: Capital Gifts Donation & Development Fund \$565,402.00 – page 4

- a) The licensed area shall consist of approximately 1,818 square feet of City's adjacent Pegasus Plaza property currently encroached upon by a portion of Lessee's leasehold improvements, (the "encroached area"), being more fully described in Exhibit "B", attached herein and made a part of hereof for all purposes.
- b) The License Agreement shall be for a term of twenty-years, plus one five-year renewal option period subject to Park Board approval.
- c) During the term of the License Agreement, Licensee shall, at its sole cost, provide enhanced improvements, including planters, seating, landscaping, and graffiti abatement ("Enhanced Improvements") on the encroached area.
- d) Licensee is subject to DART's easements and temporary construction easement.
- e) Such other terms and requirements of the license and/or disclaimers as the City deems necessary, convenient, or appropriate.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 20, 2002, City Council authorized a forty-year Lease Agreement by Resolution 02-3348.

FISCAL INFORMATION

Revenue: Capital Gifts, Donation and Development Fund \$565,401.60

COMMITTEE ACTION

The Administration and Finance Committee will consider this item on January 13, 2022 and will present its recommendation to the full Park and Recreation Board on the same day.

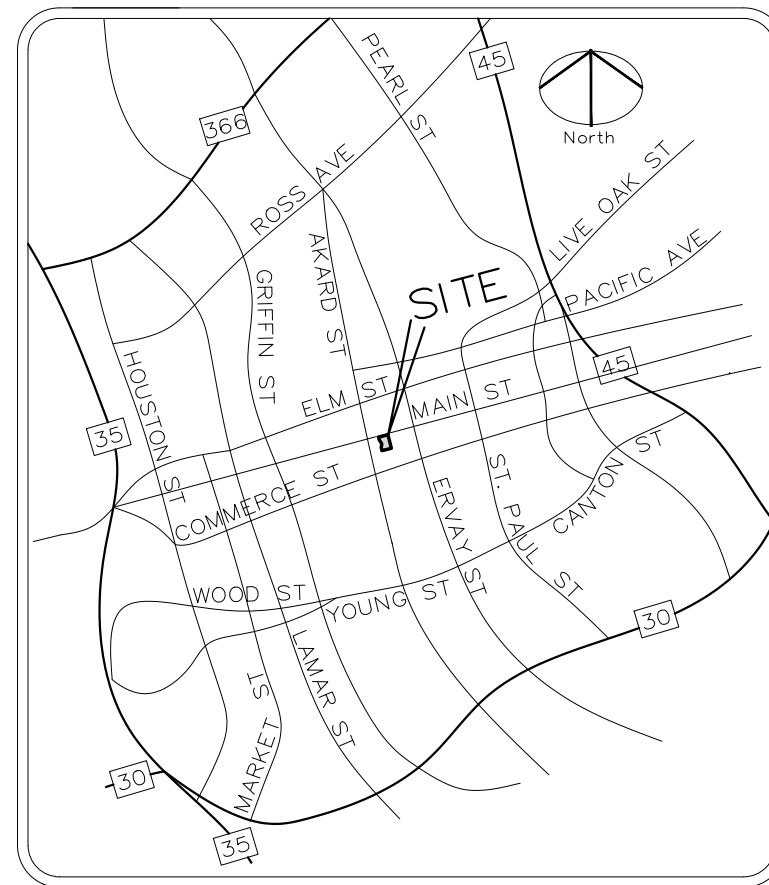
This item will be scheduled for City Council consideration by the Real Estate Division on January 26, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

MAP and EXHIBITS

Attached



VICINITY MAP

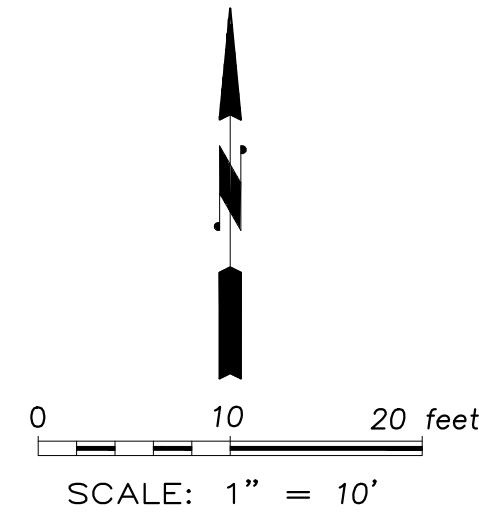


Exhibit A



- LEGEND**
- cleanout
 - column w/ light pole
 - edge of asphalt
 - electric vault
 - gas meter
 - gas valve
 - light standard
 - manhole
 - parking meter
 - property corner
 - sign
 - sprinkler valve
 - trash can
 - water meter
 - water vault
 - building overhang
 - guardrail/handrail
 - wall
 - wood fence
 - brick
 - concrete

NOTES:
 brass man = 1" brass monument stamped "RLG INC" found for corner
 cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner
 "x" set = "x" cut in concrete set for corner
 Survey completed without benefit of title commitment.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C03454, dated August 23, 2001. Property is in Zone X, unshaded.

Utility information is based upon field measurements. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items.

BASIS OF BEARINGS:

Bearings are based on the Special Warranty Deed to Main Street Investors Joint Venture recorded in Volume 789, Page 381 Deed Records, Dallas County, Texas.

Copyright 2021 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

PROPERTY DESCRIPTION

TRACT 1
 BEING a 0.078 acre (3,406 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County Texas and being all of the land conveyed to Main Street Investors JV by deed recorded in Volume 2002010, Page 12087 Deed Records, Dallas County, Texas (D.R.D.C.T.), some being part of Lot 10, Block 122/77 of Smith, Murphy and Martin Addition, an addition to the City of Dallas according to the plat recorded in Volume 143, Page 403 D.R.D.C.T. and being more particularly described as follows:

BEGINNING at a corner in a building in the southeasterly line of Main Street (a 79.5 foot public right-of-way), said corner being in the northwesterly line of said Lot 10 and also being North 76°00'00" East a distance of 68.94 feet from the west corner of Lot 11, Block 122/77 of said Smith, Murphy and Martin Addition;

THENCE North 76°00'00" East, along said southeasterly line of Main Street for a distance of 34.06 feet to a corner in a building, said corner being in a southwesterly line of Lot 4A, Block 77 of Joule, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500042887 Official Public Records, Dallas County, Texas, said corner also being South 14°00'00" East a distance of 1.00 foot from a 1 inch brass monument stamped "RLG INC" found for said Lot 4A most northerly west corner;

THENCE South 14°00'00" East, along said southwesterly line of Lot 4A for a distance of 100.00 feet to a corner in a building, said corner being an inner-el corner of said Lot 14 and the east corner of aforementioned Lot 10;

THENCE South 76°00'00" West, along a northeasterly line of said Lot 4A for a distance of 34.06 feet to a corner;

THENCE North 14°00'00" West, departing said northeasterly line of Lot 4A and traveling over and across aforementioned Lot 10 for a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.078 acres, or 3,406 square feet of land, more or less.

TRACT 2 - LEASEHOLD TRACT
 BEING a 0.075 acre (3,280 square foot) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County Texas and being a portion of the land conveyed to City of Dallas by deed recorded in Volume 93005, Page 442 Deed Records, Dallas County, Texas (D.R.D.C.T.), some being part of Lots 10 and 11, Block 122/77 of Smith, Murphy and Martin Addition, an addition to the City of Dallas according to the plat recorded in Volume 143, Page 403 D.R.D.C.T. and being more particularly described as follows:

BEGINNING at an "x" cut in concrete set for corner in the southeasterly line of Main Street (a 79.5 foot public right-of-way), said "x" being in the northwesterly line of said Lot 11 and also being North 76°00'00" East a distance of 32.94 feet from its west corner;

THENCE North 76°00'00" East, along said southeasterly line of Main Street, passing the north corner of said Lot 11 and the west corner of aforementioned Lot 10 to a distance of 18.56 feet, traveling a total distance of 36.00 feet to a corner in a building;

THENCE South 14°00'00" East, traveling over and across said Lot 10 for a distance of 100.00 feet to a corner in a northwesterly line of Lot 4A, Block 77 of Joule, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500042887 Official Public Records, Dallas County, Texas;

THENCE South 76°00'00" West, along said northwesterly line of Lot 4A, passing a west corner of said Lot 4A and the north corner of the remainder of Lot 18 of aforementioned Smith, Murphy and Martin Addition at a distance of 35.44 feet, traveling a total distance of 36.00 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West, departing the northwesterly line of said Lot 18 and traveling over and across aforementioned Lot 11 for a distance of 23.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE North 10°26'38" East for a distance of 24.17 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West for a distance of 7.00 feet to an "x" cut in concrete set for corner;

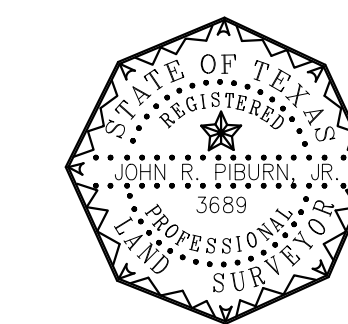
THENCE North 33°39'14" West for a distance of 29.73 feet to an "x" cut in concrete set for corner;

THENCE North 14°00'00" West 20.00 feet to the **POINT OF BEGINNING** and containing 0.075 acres, or 3,280 square feet of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on April 24, 2021.

Date of Plat or Map: June 15, 2021



PRELIMINARY, FOR REVIEW ONLY
 John R. Piburn, Jr., R.P.L.S.
 Registration No. 3689

ALTA/NSPS Land Title Survey
 1518 & 1520 Main Street
 City of Dallas
 Dallas County, Texas

Piburn & Company, LLC
 801 East Campbell Road Suite 575
 Richardson, Texas 75081
 Ph: 214.328.3510 Fax: 214.328.3512
 www.piburncompany.com email@piburncompany.com
 Surveying Firm #100871-00 Engineering Firm #12324

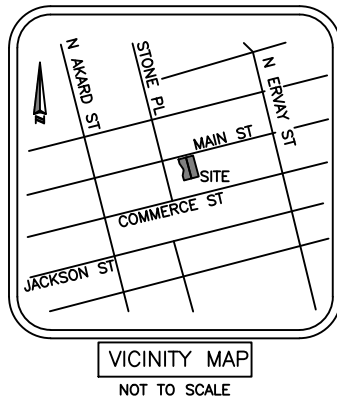
Scale:	1" = 10'
Date:	June 15, 2021
Field Tech:	C.S.
Office Tech:	M.P.
Project Manager:	Hersey
PN:	21015



Exhibit B

- FOUND MONUMENT AS NOTED
- ◆ COMPUTED POINT
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- NOT TO SCALE
- ⊗ WATER VALVE
- ⊙ GAS METER
- ⊕ WATER METER
- ⊖ GRATED INLET
- ⊗ FIRE HYDRANT
- ⊕ STORM WATER
- ⊙ LIGHT
- ⊖ HANDICAP PARKING
- ⊕ MANHOLE
- ⊗ UTILITY VAULT
- ⊙ CLEANOUT
- N/F NOW OR FORMERLY
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- B.H.L.x BUILDING HEIGHT LOCATION
- L/A LANDSCAPED AREA
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE OF ROAD

LEGEND



PROPOSED LICENSE AREA

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (80' RIGHT OF WAY) BEING LOCATED NORTH 76 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 108.45 FEET FROM ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AKARD STREET (100' RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, NORTH 76 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, SOUTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 33 DEGREES 39 MINUTES 14 SECONDS EAST, A DISTANCE OF 29.73 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.00 FEET;

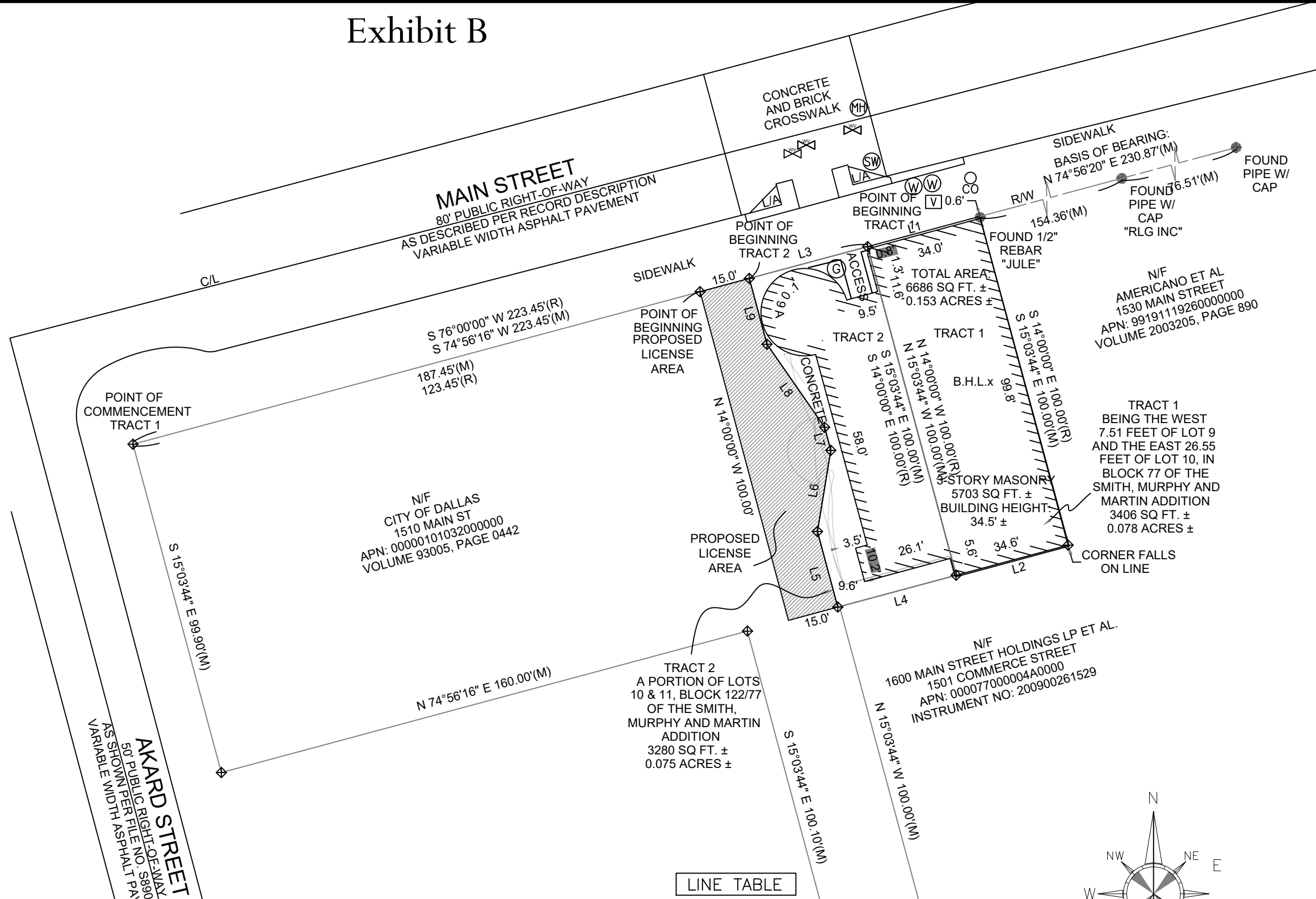
THENCE SOUTH 10 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 24.17. FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF THE BEGINNING;

CONTAINING WITHIN THESE METES AND BOUNDS 0.0417 ACRES OR 1,818 SQUARE FEET OF LAND MORE OR LESS.



1 PROPOSED LICENSE AREA
1/32" = 1'-0"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 74°56'16" E	34.06'	L1(R)	N 76°00'00" E	34.06'
L2(M)	S 74°56'16" W	34.06'	L2(R)	S 76°00'00" W	34.06'
L3(M)	N 74°56'16" E	36.00'	L3(R)	N 76°00'00" E	36.00'
L4(M)	S 74°56'16" W	36.00'	L4(R)	S 76°00'00" W	36.00'
L5(M)	N 15°03'44" W	23.00'	L5(R)	N 14°00'00" W	23.00'
L6(M)	N 09°22'54" E	24.17'	L6(R)	N 10°26'38" E	24.17'
L7(M)	N 15°03'44" W	7.00'	L7(R)	N 14°00'00" W	7.00'
L8(M)	N 34°42'58" W	29.73'	L8(R)	N 33°39'14" W	29.73'
L9(M)	N 15°03'44" W	20.00'	L9(R)	N 14°00'00" W	20.00'
L10(M)	S 74°56'16" W	28.00'	L10(R)	N/A	N/A

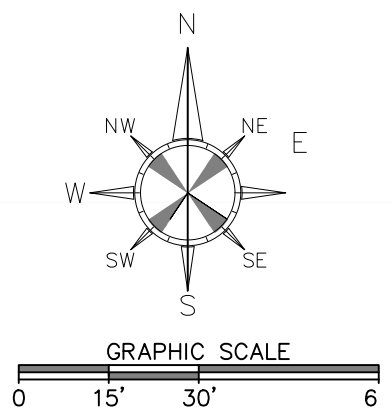


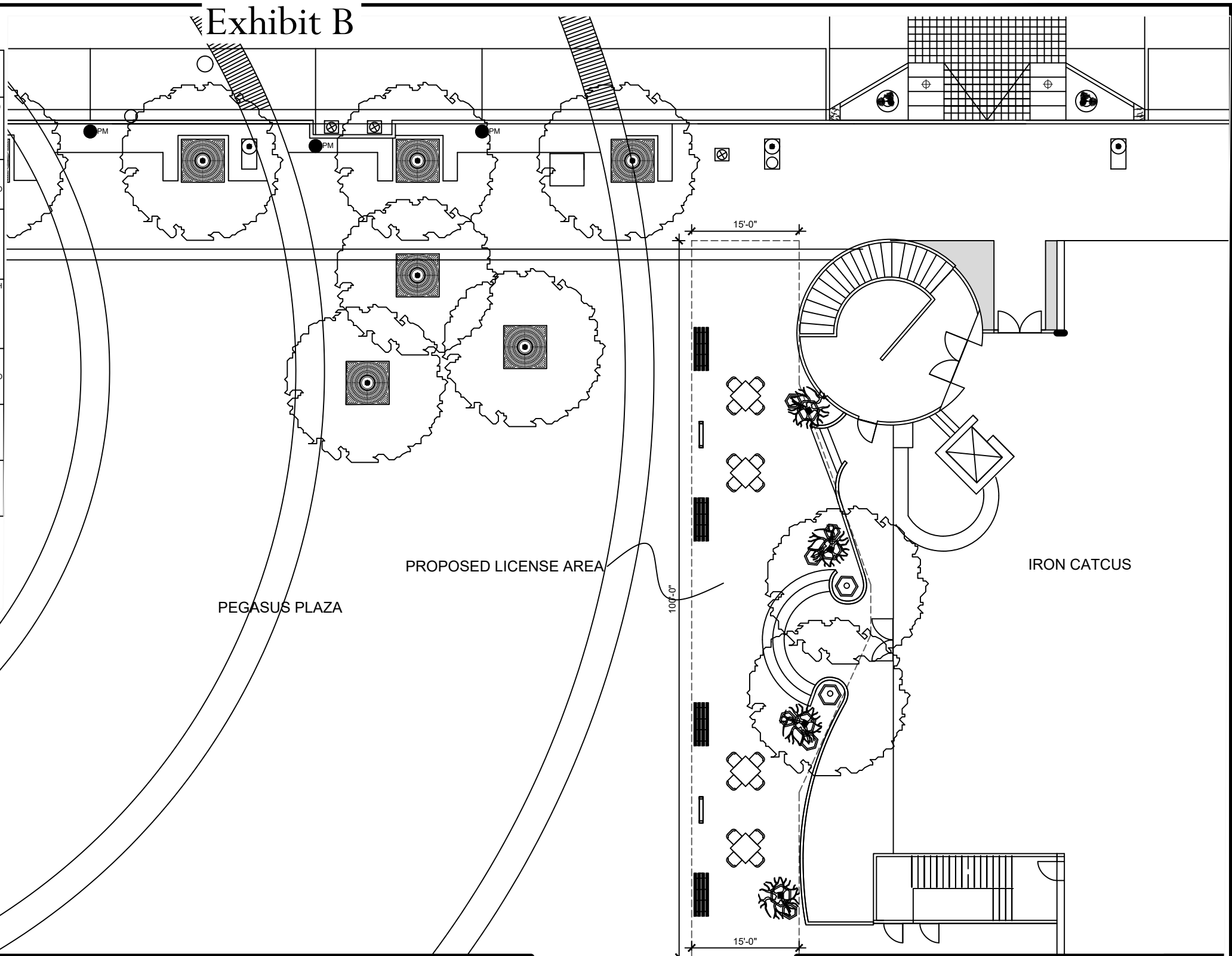
Exhibit B

LANDSCAPING/HARDSCAPING KEY

KEY	SYMBOL	DESCRIPTION	FINISH	COLOR	COMMENTS
1		REMOVABLE TREE GRATE W/ CONCRETE TOP SLAB		GREY	PRODUCT: IRONSMITH TWO PIECE PAVER GRATE W/(2) LIGHTWELLS. PRODUCT #: 7220-8K, CONTACT: BILL EVANS (760)776-5077. CONTRACTOR SHALL REQUEST 30" TREE OPENING FROM MFG. FORM CONCRETE TOPPING SLAB FLATWORK PER MFG. INSTRUCTIONS, TYP.
2		OUTDOOR CAFE TABLE	POWDERCOAT	DARK BRONZE	(X4) KNOLL 1966 ARMLESS CHAIR, (X1) KNOLL 1966 DINING TABLE. FINISH DARK BRONZE. OUTDOOR RATED
3		BIKE RACK	WEATHERED STEEL	NATURAL	(X1) CAPITOL BIKE RACK BY FORMS & SURFACES. BOLT TO CONCRETE PAD PER MFG. INSTRUCTIONS. SET ON 4" THICK, 30" X 72" LITHOCRETE PAD TO MATCH HARDSCAPE NOTE #1.
4		PLANTER POT		GRAPHITE / CHARCOAL OR OTHER DARK GRAY	HEXAGONAL PLANTER. DAISY-CHAIN DRAINS THROUGH PLANTER POT CLUSTERS. POT BY OWNER. PLANTER POT PROCUREMENT BY OWNER. PLANTER POT W/ IRRIGATION & PLANTING SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR. SIZES: (X2) 45" TALL X 28" WIDE, (X6) 38" TALL X 38" WIDE, (X7) 27" TALL X 27" WIDE, (X4) 18" TALL X 30" WIDE.
5		BENCH	TEAK		6' TEAK BENCH W/ STEEL SUPPORTS. FINISH: CLEAR-COAT WEATHERPROOF SEALER, TYP. REFER TO DETAILS.
6		FORTUNE'S OSMANTHUS <i>Osmanthus spp. 'Fortune'</i>			B&B, NURSERY GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED.
7		ALLEE ELM <i>Ulmus parvifolia 'Emer II'</i>			NURSERY GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, STRONG CENTRAL LEADER.

NOTES:

- ALL LANDSCAPING AND HARDSCAPING TO CARRY OVER DESIGN FROM 'EYEPARK' AND 1615 MAIN.
- ALL IMPROVEMENTS ARE TO BE DONE INSIDE OF PROPOSED LICENSE AREA.
- ALL SEATING AND IMPROVEMENTS ARE FOR GENERAL PUBLIC USE.
- IMPROVEMENTS WILL BE INSTALLED AND MAINTAINED BY OWNER OF 1520 MAIN.



1

PROPOSED LICENSE AREA IMPROVEMENTS

1/16" = 1'-0"

LANDSCAPING/HARDSCAPING KEY








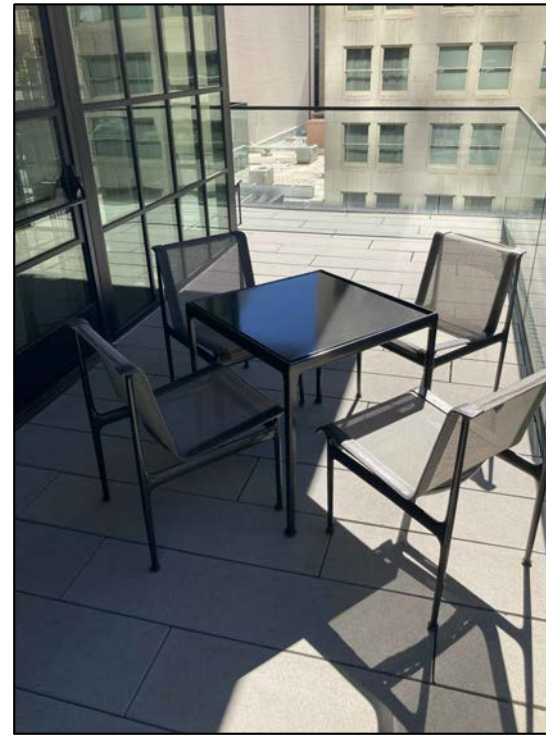
KEY	SYMBOL	DESCRIPTION	FINISH	COLOR	COMMENTS
1		REMOVABLE TREE GRATE W/ CONCRETE TOP SLAB		GREY	PRODUCT: IRONSMITH TWO PIECE PAVER GRATE W/(2) LIGHTWELLS. PRODUCT #: 7220-8K, CONTACT: BILL EVANS (760)776-5077. CONTRACTOR SHALL REQUEST 30" TREE OPENING FROM MFG. FORM CONCRETE TOPPING SLAB FLATWORK PER MFG. INSTRUCTIONS, TYP.
2		OUTDOOR CAFE TABLE	POWDERCOAT	DARK BRONZE	(X4) KNOLL 1966 ARMLESS CHAIR, (X1) KNOLL 1966 DINING TABLE. FINISH DARK BRONZE. OUTDOOR RATED
3		BIKE RACK	WEATHERED STEEL	NATURAL	(X1) CAPITOL BIKE RACK BY FORMS & SURFACES. BOLT TO CONCRETE PAD PER MFG. INSTRUCTIONS. SET ON 4" THICK, 30" X 72" LITHOCRETE PAD TO MATCH HARDSCAPE NOTE #1.
4		PLANTER POT		GRAPHITE / CHARCOAL OR OTHER DARK GRAY	HEXAGONAL PLANTER. DAISY-CHAIN DRAINS THROUGH PLANTER POT CLUSTERS. POT BY OWNER. PLANTER POT PROCUREMENT BY OWNER. PLANTER POT W/ IRRIGATION & PLANTING SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR. SIZES: (X2) 45" TALL X 28" WIDE, (X6) 38" TALL X 38" WIDE, (X7) 27" TALL X 27" WIDE, (X4) 18" TALL X 30" WIDE.
5		BENCH	TEAK		6' TEAK BENCH W/ STEEL SUPPORTS. FINISH: CLEAR-COAT WEATHERPROOF SEALER, TYP. REFER TO DETAILS.
6		FORTUNE'S OSMANTHUS <i>Osmanthus</i> spp. 'Fortune'			B&B, NURSERY GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED,
7		ALLEE ELM <i>Ulmus parvifolia</i> 'Emer II'			NURSERY GROWN, MATCHED, FULL AND WELL ROOTED, WELL BRANCHED, STRONG CENTRAL LEADER,

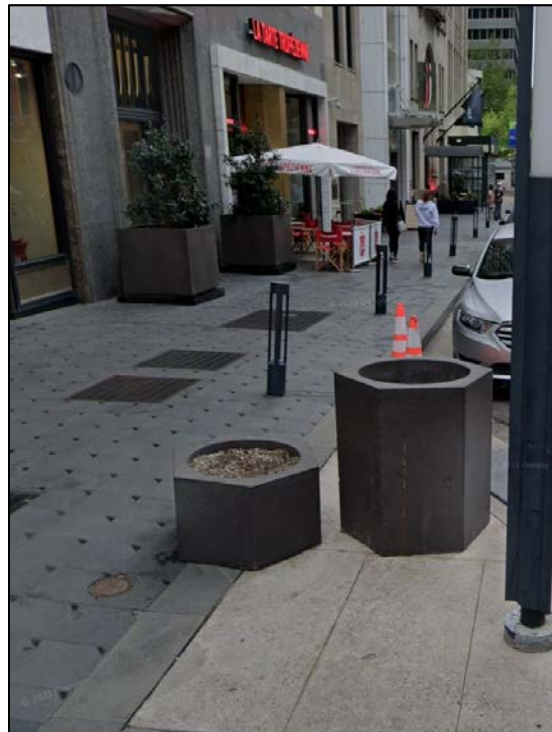
Exhibit B



2 OUTDOOR CAFE TABLE



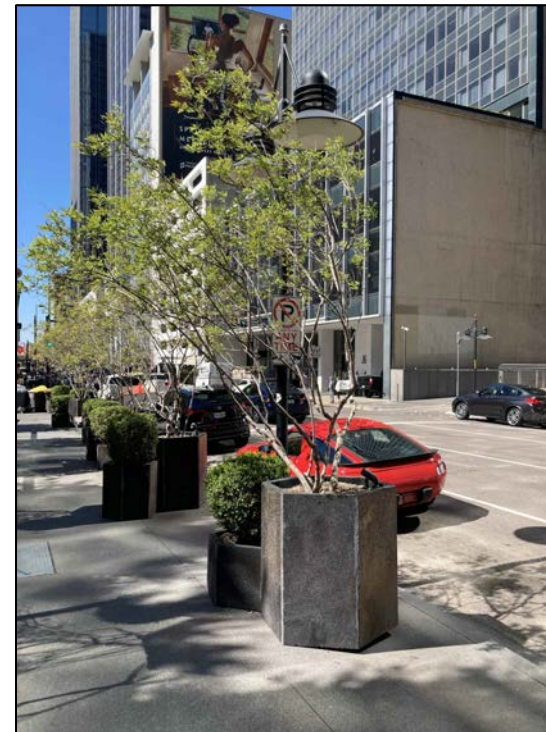
3 BIKE RACK



4 PLANTER POT



5 BENCH



6 FORTUNE'S OSMANTHUS



7 ALLEE ELM



Pegasus Plaza
(1516 and 1518 Main St)

District
14

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: January 13, 2022
COUNCIL DISTRICT(S): 7
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize a five-year lease agreement with one five-year renewal option between Fair Park First and the Dallas Convention and Visitors Bureau dba Dallas Sports Commission, (DSC) to lease and operate a portion of the ground floor office space of the Natural History Building at Fair Park located at 3535 Grand Avenue in Fair Park – Financing: No cost consideration to the City

BACKGROUND

On November 1, 2018, the City entered into a 20-year management agreement with Fair Park First (FPF) to operate, manage, promote, enhance and improve Fair Park. Pursuant to the Management Agreement, Fair Park First is authorized to negotiate leases in excess of a one-year term subject to Park and Recreation Board and City Council approval.

Fair Park First has negotiated a lease agreement with Dallas Convention and Visitors Bureau dba Dallas Sports Commission to lease and operate a portion of the ground floor office space at the National History Building at Fair Park and seeks approval from the Park and Recreation Board and City Council.

The salient terms of the negotiated lease include the following:

Term: Five (5) years with one five-year renewal option.

Rent: In lieu of rent, Dallas Sports Commission shall facilitate, coordinate or otherwise provide no less than \$100,000 per year in event programming for the first two years, from commencement date until October 31, 2023, increasing to \$110,000 per year for the next three years, and then increasing to \$120,000 per year for the five-year renewal period.

Tenant Improvement Allowance: Dallas Sports Commission shall have the ability to make all necessary improvements and upgrades to the leased premises of the Natural History Building in order to support activities for the DSC. Once DSC achieves the first year of programming funding, Fair Park First shall rebate DSC during their first and/or second years of their term up to 50% of capital improvement funds.

DSC shall also pay \$1,000.00 per month to FPF for utilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 24, 2018, by Resolution No. 18-1531, the City Council authorized a twenty-year management contract, with two five-year extension options, with Fair Park First for the management and operation of Fair Park for the Park & Recreation Department.

On June 9, 2021, by Resolution No. 21-1017, the City Council authorized a first amendment to the Fair Park First management agreement, under which, Fair Park First was authorized to negotiate lease agreements, subject to Park and Recreation Board and City Council approval.

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance committee will consider this item on January 13, 2022 and will present its recommendation to the full Park Board on January 27, 2022.

This item has been scheduled for City Council approval on February 23, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

OWNER

Dallas Convention and Visitors Bureau dba Dallas Sports Commission

Jill Larsen, Chief Financial Officer

ATTACHMENTS

Dallas Sports Commission Term Sheet



Natural History Building – Dallas Sports Commission Term Sheet

Thursday Sept. 30, 2021

Parties:	Fair Park First ("Lessor") and Dallas Convention and Visitors Bureau dba Dallas Sports Commission ("Lessee")
Nature of the Agreement:	To lease and operate a portion of the ground floor office space located at the premises associated with the Natural History Building at Fair Park, located at 3535 Grand Ave Dallas, TX 75210 . Each Party shall bear its own costs and expenses incurred in connection with the negotiation of the definitive lease agreement lease (subject to the approval of the Dallas Park and Recreation Board and the Dallas City Council), any necessary financing and fundraising, governmental approvals, and the design and approval of Lessee's initial improvements to the Premises, including all attorneys' fees, costs of due diligence, and other professional, design and engineering fees. The Premises will be leased to Lessee in its "as is, where is" condition, without any representations or warranties concerning the condition of the Premises or its mechanical or operating systems.
Duration of the Agreement:	Up to 5 years at Lessee's option, with a 5-year extension at the Lessor's discretion.
Annual Rent:	In lieu of rent, Dallas Sports Commission to facilitate, coordinate or otherwise provide not less than \$100,000 per year in event programming for first two years (from commencement date until Oct 31 2023),

increasing to \$110,000 per year for the next 3 years, and then increasing to \$120,000 per year for the five year extension period. Any funds provided to either Fair Park First or a third-party promoter/entity which effectively bring revenue driving programs or events to Fair Park shall count towards this total. If in any year, contribution towards programs or events does not meet the programming minimum, the deficit shall be added to the following fiscal year.

Upgrades
and
Renovations:

Lessee shall have the ability (subject to requisite approvals for major or exterior improvements) to make all necessary improvements and upgrades to the Facilities in order to create and maintain an experience capable of housing the relevant offices and support activities for the Dallas Sports Commission and staying commercially viable. Once the Dallas Sports Commission achieves the first year of programming funding, Fair Park First shall rebate the Dallas Sports Commission during the first and/or second years of this term up to 50% of capital improvement funds utilizing local matching funding in excess of programming target.

Exclusive
Rights:

The Dallas Sports Commission is granted exclusive rights to occupy and operate an agreed upon portion of Facilities and to co-utilize common spaces within Fair Park, subject to scheduling availability and approval by Fair Park First. As part of its lease, The Dallas Sports Commission shall have the right to 10 parking spaces located in the lot immediately adjacent to the premises, and non-exclusive parking use of other parking spaces on an as needed basis.

Obligations
of the
Lessee:

Lessee is responsible for any and all operating expenses related to their utilization of office space including but not limited to phones, TV, Internet, Security Monitoring, etc. In addition, Dallas Sports Commission shall pay \$1000.00 per month in

ACCEPTED AND AGREED

This 30th day of September, 2021:

Dallas Sports Commission,
a Texas limited liability company

By: Jill Larsen

Name of Signatory: Jill Larsen

Title: Chief Financial Officer

Obligations
of the
Lessor:

utilities to Fair Park First.

Lessor shall keep common areas of Fair Park including the grounds adjacent to the Natural History Building in good condition. Lessor agrees to allow Lessee to have quiet enjoyment of the Facilities, to promote the Dallas Sports Commission on all Fair Park marketing collateral and create an atmosphere within Fair Park that is conducive to business growth. Lessor will make its maintenance and related operational personnel available to Lessee on an "as needed" basis at standard rates.

If the details of this Summary of Lease Terms are agreeable, please execute a copy of this LOI where indicated below and return same to the undersigned by facsimile or email transmission.

This Summary of Lease Terms shall be deemed withdrawn by Lessor if not countersigned by Lessee and returned to Lessor no later than Friday October 29 2021, at 5:00 pm, CDST.

Sincerely,

Spectra,

As agent of behalf of Fair Park First

By: 

Peter Sullivan, its General Manager

FAIR PARK FIRST,

a Texas nonprofit corporation

By: 

Brian Luallen, its CEO

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: January 13, 2022
COUNCIL DISTRICT(S): 8
STAFF: Christina Turner Noteware, (214) 948-4259

SUBJECT

Authorize a five-year lease between the City and Groco Specialty Coatings, LLC, for approximately 22,930 square feet of office and warehouse space located at 10818 C F Hawn Freeway to be used as a paint manufacturing company, for the period March 4, 2022 through March 3, 2027 — Estimated Revenue: Capital Gifts Donation & Development Fund \$216,000.00

BACKGROUND

This item authorizes a five-year lease between the City (Lessor) and Groco Specialty Coatings, LLC (Lessee) for approximately 22,930 square feet of office and warehouse space located at 10818 C F Hawn Freeway (Premises) (Exhibit A). Lessee is currently leasing the land from the City.

10818 C F Hawn Freeway, along with the adjoining 10770 C F Hawn Freeway parcel, were acquired by the City on December 17, 2019 for the proposed relocation of the Park and Recreation Department Maintenance District 2 Service Center, currently located in Crawford Memorial Park. The City acquired the property subject to a lease agreement with Lessee who is occupying three buildings totaling approximately 22,930 square feet located at the 10770 C F Hawn Freeway parcel at a rental rate of \$3,500 per month. The existing lease term expires March 3, 2022.

Groco is a manufacturer of high-quality waterborne products that meet or exceed all Environmental Protection Agency standards while being Volatile Organic Compound content compliant. Groco manufactures coatings used in the automotive and aerospace industries as well as in commercial, industrial, and residential painting.

The adjacent 10818 C F Hawn Freeway parcel consists of one finished unoccupied building. This building was unoccupied at the time of acquisition by the City.

Before the Service Center can be relocated the Department must develop architectural drawings, plat the land, and perform other preliminary work. Due to budget constraints preparatory work and site modifications are not expected to be completed for several

years. Until the department is ready to make renovations to the leased property it is desirable to continue to have the property occupied by the Lessee.

The special terms and conditions of the new lease shall include the following:

- a) The term of the lease shall be for five years and commence on March 4, 2022.
- b) One year after commencement of the lease (March 4, 2023) the City or the Lessee reserve the right to terminate the lease upon 270 days written notice for convenience, with or without cause. The lease is subject to termination by default of the Lessee for the entire period of the lease.
- c) Rent: Lessee shall pay rent of \$3,600.00 per month for the term of the Lease.
- d) Lessee accepts the Premises in an “As Is, Where Is, With all Faults” condition, subject to all reservations, easements, and matters of record.

Such other terms and requirements of the lease and/or disclaimers as the City deems may be required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

None.

FISCAL INFORMATION

Revenue: Capital Gifts, Donation and Development Fund \$216,000.00

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance committee will consider this item on January 13, 2022 and will present its recommendation to the full Park Board on January 27, 2022.

This item will be scheduled for City Council approval by the Department of Sustainable Development’s Real Estate Division on February 9, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

MAP and EXHIBITS

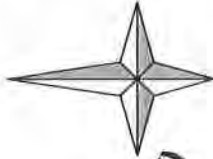
Attached



*C F Hawn Freeway Property
10770 and 10818 C F Hawn Fwy
Exhibit A*



N



**U.S. HIGHWAY 175
(C. F. HAWN FREEWAY)**
(Variable Width Right-of-Way)

1/2" I.R. Fnd.
RECORD MON.
& POINT OF
BEGINNING
6940876.76
2540543.63

CAVETT SUBDIVISION
Volume 88179, Page 3232

Ruibal Farms, LP
Int. #201500298071

**LOT 1
BLOCK
1/8777**

1/2" I.R. Fnd.
RECORD MON.
6940581.41
2539759.49

605.59', N 89°22'51" E

1/2" I.R. Fnd.
RECORD MON.
6940538.11
2539759.20

N 00°23'01" E

S 36°19'03" W

1/2" I.R. Fnd
RECORD MON.
6940413.42
2540013.69

1/2" I.R. Fnd
RECORD MON.
6940373.06
2539984.02

50.09'

377.58', N 53°43'02" W

**BLOCK
8775**

Dallas Area Rapid Transit
(Variable Width Right-of-Way)

**JAMES R. RYLIE SURVEY
ABSTRACT NO. 1245**

* Indicates Corner Not Monumented.

Bearings and Coordinates are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011. All distances are surface projection, scale factor 1.000136506.

Omega Ind., Tract I
Alberto M. Cedano
Int. #2008030762

**BLOCK
8777**

UNION CENTRAL LIFE
INSURANCE CO. ADDITION
Volume 5, Page 282

LOT 19

1/2" I.R. Fnd.
RECORD MON.
6940587.959
2540365.037

74.50'

SAVE & EXCEPT
12,606 Sq. Ft. (0.289 Ac.)
Tower Site &
Access Easement
Int. #201200011743

232,106 Square Foot
(5.328 Acre) Net Area
To Be Acquired

MM Rylie Holdings, LLC
Int. #201700063274

TOWN OF RYLIE
UNRECORDED ADDITION

Page 4 of 4



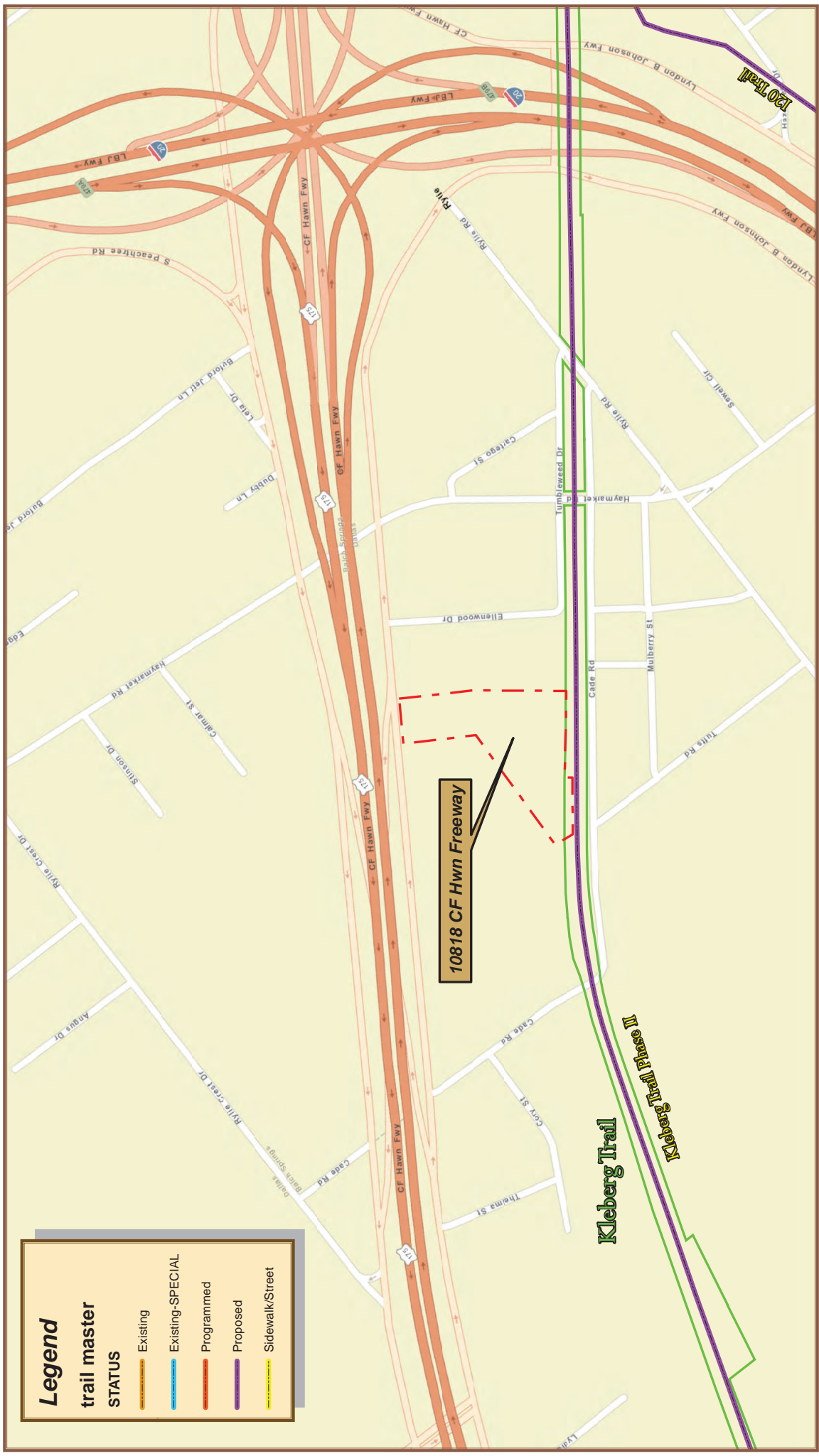
10818 CF HAWN FREEWAY
Dallas Park & Recreation

District #2 Maintenance Acquisition

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION, CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGSURVEY\HOLT\Park Property\Grogan.dgn	AS Noted	11-18-19
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Peck	Holt	Blocks 8777 & 8775	041D-89



Legend

trail master STATUS

- Existing
- Existing-SPECIAL
- Programmed
- Proposed
- Sidewalk/Street



Maintenance District 2 Service Center Acquisition
(10818 C F Hawn Freeway)

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

AGENDA DATE: January 13, 2021

COUNCIL DISTRICT(S): All

STAFF: M. Renee' Johnson, (214) 670-8871

SUBJECT

Authorize approval of the Park and Recreation Department Mural Policy– Financing: No cost consideration to the City

BACKGROUND

The Park and Recreation Board approves policies pertaining to artwork in parks. The Mural Policy establishes a process for the selection, placement, and maintenance of temporary art murals that complement and enhance the visual experience of park visitors. All policies established by the Park and Recreation Board must comply with City Code, City Charter, and State Law.

This action requests the Board to adopt the Mural Policy.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

No previous action on this item.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

The Administration and Finance Committee discussed this item on May 5, 2021, November 4, 2021 and December 9, 2021.

The Administration and Finance Committee will consider this item on January 13, 2022. The full Park and Recreation Board will consider this item on January 27, 2022.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Draft Mural Policy

Park and Recreation Board Policy



Title: Mural Policy
No. 25: XX-XX-2021

1. PURPOSE

To establish a process for the selection, placement, and maintenance of temporary art murals at City of Dallas parks that complement and enhance the visual experience of park visitors.

2. DEFINITION

“Mural” A mural is a painting or other work of art executed directly on a wall. A mural can be created from various materials including paint, mounted mosaic tile, a collage of elements, and digitally produced imagery that is printed out and attached to the surface.

3. APPLICATION PROCESS

Any group or individual who wishes to paint or create a mural on park property must provide certain information to the Park and Recreation Review Committee (which includes one (1) representative from the Office of Arts and Culture and two (2) representatives from the Park and Recreation Department), the Park and Recreation Director and the respective Park and Recreation Board Member, to ensure conformance with all applicable city ordinances, including but not limited to land use and environmental regulations. Mural applications will be accepted by the Park and Recreation Department beginning on September 1st ending on March 1st. A maximum of 2 murals per Council District can be approved per fiscal year.

Information to be provided by the artist **or supporting friends' organization** to include but is not limited to the following:

- a) Mural Application
- b) Proposed installation location
- c) Proposed installation methods-including safety measures
- d) Appropriateness of content for general audiences
- e) **Durability for defined life span between 1 to 5 years**
- f) The artist's **or supporting friends' organization's** plan for maintenance during the defined lifespan of the art project
- g) The artist's **or supporting friends' organization's** plan for removal upon end-of-life span or upon deterioration
- h) The artist's **or supporting friends' organization's** plan for graffiti remediation
- i) Obtain the required insurance as defined by the Office of Risk Management
- j) Supporting friends or neighborhood group endorsement is encouraged

Park and Recreation Board Policy



City of Dallas

Title: Mural Policy
No. 25: XX-XX-2021

-
- k) Youth (under 18) may participate in the mural design process. If youth are handling art materials, paint, painting tools, Park Maintenance Division will include that information in the volunteer waiver required for Youth (under 18) to be completed by the guardian

4. CRITERIA FOR ACCEPTANCE

Murals must meet the following criteria:

- a) Community murals must be undertaken under the direction of an experienced artist who can provide documentation of professional work commensurate with the scope of the mural project.
- b) Review of mural design and location must be approved by the Director, Park and Recreation Review Committee and the Park and Recreation Board before work commences. Artist **or supporting friends' organization** will be provided a written Notice to Proceed when the approval has been done.
- c) Engage the surrounding community through at least two (2) public input meetings to help ensure mural art projects align with the community's priorities and values. The Park Maintenance and Operations Division will assist with the management of the process with the artist **or supporting friends' organization**, Homeowners Association, and other similar organized groups. Bi-lingual public meeting notification flyers shall be mailed to property owners within a 500' minimum radius for mini and neighborhood parks and a 1000' minimum radius for community, metropolitan and regional parks. The notification radius for special use areas, linear and conservancy parks will be either 500' or 1000' depending on comparable size and service classifications.
- d) **Acceptable mural locations include exterior walls at bridge underpasses on trails, retaining walls and walls attached to permanent structures in parks. Mural designs at historical parks or fixtures, on walking surfaces, or on living materials such as plant life, trees, etc., will not be accepted. Also, mural designs on the exterior or interior of Recreation Centers are not accepted. Excluded from this process include existing interior and exterior murals at Recreation Centers commissioned by the City of Dallas and Management Agreements such as Arboretum, Klyde Warren, etc.**

Park and Recreation Board Policy



City of Dallas

Title: Mural Policy
No. 25: XX-XX-2021

-
- e) Themes should be consistent with the surrounding area that enhance the park and could include nature, landscapes, and the scenic environment.
 - f) Mural cannot serve as advertisement.
 - g) If vandalism/graffiti to the mural occurs, it is the responsibility of the artist or supporting friends' organization to remove graffiti within 48 hours after notification. If the graffiti is not removed and the mural is not repaired by the artist or supporting friends' organization, the Park Department will remove the graffiti using the department's standard removal materials.
 - h) Repairs to the mural are the responsibility of the artist or supporting friends' organization within 72 hours after notification by the Park and Recreation Department.
 - i) It is the responsibility of the artist or supporting friends' organization to create and maintain the mural in good repair with periodic maintenance to be performed by the artist or supporting friends' organization. By submitting the application, the artist or supporting friends' organization agrees that should the mural be defaced and/or not repaired, maintained, and preserved to the satisfaction of the Park and Recreation Department, the Director has the authority to remove the mural.
 - j) It is the responsibility of the artist or supporting friends' organization to develop a mural removal plan after the mural has reached its life expectancy. The site is expected to be returned to its original state.
 - k) It is the responsibility of the artist or supporting organization to develop COVID-19 Safety Guidelines to observe during installation/deinstallation of the mural.
 - l) Materials that are environmentally safe, durable, graffiti resistant and weather resistant are required.
 - m) Proper preparation of the site and mural installation is required to preserve the mural during the term of the agreement. Murals painted directly on brick, plaster, and concrete walls offer the best surface for longevity.

If the mural application is accepted, the artist is expected to begin installation within 6 months after the permit is issued. If installation does not occur within the required timeframe, the applicant will be required to resubmit an application. Also, the applicant will enter into an agreement with the City of Dallas through the Park and Recreation Department that outlines the terms and conditions of the work to be performed at a Dallas park. By approving the mural project, the City of Dallas Park and Recreation Department does not assume any financial obligation of its creation, upkeep, or repair. It is the responsibility of the artist to create and

Park and Recreation Board Policy



City of Dallas

Title: Mural Policy
No. 25: XX-XX-2021

maintain the mural. The City of Dallas requires that the mural be kept in good repair.

If a denial of the project is recommended, the application will be returned to the mural applicant.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

DATE: January 13, 2022

COUNCIL DISTRICT(S): 9

STAFF: John Lawrence, (214) 670-4073

SUBJECT

Approve a Supplemental Agreement to amend sections 5.1, 5.3, 8.1, 8.15, add section 8.21 regarding Performance Indicators, and amend section 10.16, add section 10.17 and 10.18 of the development agreement between the City of Dallas and White Rock Boathouse, Inc. - Financing: No cost consideration to the City

BACKGROUND

On August 23, 2006, the City entered into a nineteen-year agreement with White Rock Boathouse, Inc. (Boathouse) whereby the City authorized the Boathouse to construct, renovate, maintain, operate and manage the Filter Building, the sedimentation basins, and the grounds immediately surrounding the facilities, (defined as “Premises” in the Contract), as well as to continue to promote various physical training and rowing programs for the use and enjoyment to all segments of the Dallas Community.

A Business Partner Audit was conducted in 2019 which identified areas of improvement needed on the part of the Boathouse and the Park and Recreation Department (PKR). Below are the necessary revisions and additions to be included in a Supplemental Agreement which aid in addressing the audit findings.

ARTICLE V. COMPENSATION TO CITY

Amend Section 5.1, Payments to City, to the define the term “Gross Revenues” as all monies collected by WRBI solely for the hourly rental rate attributable to the right to occupy the Filter Building’s physical facilities less sales tax.

Amend Section 5.3, White Rock Lake Beautification Fund, to include for any current funds remaining in the recreation program funds to be transferred by the City into a new fund called the White Rock Lake and Filter Building/Boathouse Major Maintenance and Improvement Fund.

BACKGROUND (continued)

ARTICLE VIII. OPERATIONS OF THE PREMISES

Amend Section 8.1, Boathouse's Management and Operation of the Premises, to require the Boathouse to provide a minimum of \$25,000 annually in scholarships towards its needs-based financial program. Records of scholarship will be provided on an annual basis in conjunction with annual Performance Plans.

Amend Section 8.15, Budget's Financial Records and Audits, to require the Boathouse to provide the statements of activities and function expenses to the Director no later than sixty (60) days after the end of each quarter and within one hundred twenty (120) days after the close of the Boathouse's fiscal year. The year-end financial information shall be prepared in conformity with GAAP (Generally Accepted Accounting Principles); and audited by an independent certified public accountant ("CPA") or alternatively examined by an independent CPA presented by an Examination-Level Attestation Report that allows the certified public accountant to express an opinion and to provide assurance that: develop agreed upon procedures to periodically provide some assurance that (A) Filter Building gross sales and revenues reported are materially complete and accurate; and (B) Boathouse is conducting proper accounting and internal control for material expenses and credit card usage.

Add Section 8.21, Performance Indicators, requiring the Boathouse to submit Performance Indicators beginning January 31, 2022 and no later than January 31st of each calendar year thereafter, during the Term of this Agreement.

ARTICLE X. GENERAL PROVISIONS

Amend existing Section 10.16 Entire Agreement, to be renumbered to a new Section 10.18.

Replace Section 10.16 with a new Section 10.16, Conflict of Interest conditions to the agreement.

Add Section 10.17, Miscellaneous to include conditions including the prohibition of engagement in business with foreign terrorist organizations.

FISCAL INFORMATION

No cost consideration to the City.

Approve a Supplemental Agreement to amend sections 5.3, 8.1, 8.15, add section 8.21 regarding Performance Indicators, and amend sections 10.16, 10.17 and 10.18 of the development agreement between the City of Dallas and White Rock Boathouse, Inc. -
Financing: No cost consideration to the City
- page 3

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance Committee was briefed on this item on April 8, 2021. The Park and Recreation Board Administration and Finance committee will consider this item on January 13, 2022 and will present its recommendation to the full Park Board on January 27, 2022.

This item has been tentatively scheduled for City Council consideration February 10, 2022.

STAFF RECOMMENDATION

Staff recommends approval of this Supplemental Agreement.