

# Economic Development Committee **DRAFT**

## Meeting Record November 16, 2015

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

**Meeting Date:** November 16, 2015      **Meeting Start time:** 9:04 AM

**Committee Members Present:**

Rickey D. Callahan (Chair)  
Casey Thomas, II (Vice Chair)  
Lee M. Kleinman  
B. Adam McGough  
Carolyn King Arnold  
Adam Medrano

**Other Council Members Present:**

Erik Wilson

**Staff Present:**

Jill Jordan, P.E., Assistant City Manager,  
City Manager's Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
J. Hammond Perot, Assistant Director, Office  
of Economic Development  
David Cossum, Director, Sustainable  
Development & Construction  
Neva Dean, Assistant Director, Sustainable  
Development & Construction  
Mark Duebner, Director, Aviation  
Laura Morrison, Assistant City Attorney, City  
Attorney's Office

**Other Presenters:**

Peter Brodsky, Manager, 3662 West Camp  
Wisdom, LLC

**1. Approval of November 2, 2015 Minutes of the Economic Development Committee**

**Presenter(s):**

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**2. Southwest Center Mall Partnership Proposal**

**Presenter(s):** Karl Zavitkovsky, Director, Office of Economic Development

**Action Taken/Committee Recommendation(s):** Motion made to recommend the item to full council

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Thomas

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: X (with Ms. Arnold voting No)

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**3. DCA 145-005 Application to Amend Cell Tower Regulations - Temporary Towers and Height Restrictions**

**Presenter(s): David Cossum, Director, Sustainable Development & Construction**

**Action Taken/Committee Recommendation(s):** Motion made to recommend the item to full council

**Motion made by:** Mr. Kleinman  
Item passed unanimously: \_\_\_\_\_

**Motion seconded by:** Mr. Thomas  
Item passed on a divided vote: X (with Ms. Arnold and Mr. Medrano Voting No)

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**4. Dallas Executive Airport Master Plan**

**Presenter(s): Mark Duebner, Director, Aviation**

**Action Taken/Committee Recommendation(s):** Motion made to recommend the item to full council

**Motion made by:** Mr. Thomas  
Item passed unanimously: X

**Motion seconded by:** Mr. Kleinman  
Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**Upcoming Agenda Items**

December 9, 2015

**Office of Economic Development**

- A. Authorize rescission of Resolution Nos. 14-1052 and 14-1053, previously approved on June 25, 2014, which authorized a ten-year tax abatement agreement in the amount of 90 percent of the taxes on added value to the real property and a Chapter 380 economic development grant agreement in an amount not to exceed \$1,760,000 respectively, with DLH Master Land Holding, LLC associated with a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas - Financing: No cost consideration to the City

\*Authorize a real property tax abatement agreement with DPF TX I Bonnie View, L.L.C., for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$15,143; ten-year revenue estimated at \$151,430 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,362,870)

\*Authorize a Chapter 380 economic development grant agreement with DPF TX I Bonnie View, L.L.C., for necessary assistance with public infrastructure and other land development costs for a proposed new commercial distribution development located east of Bonnie View Road, south of Telephone Road and north of Wintergreen Road in southern Dallas within the International Inland Port of Dallas in accordance with the City's Public/Private partnership Program -Total not to exceed \$1,300,000 - Financing: General Obligation Commercial Paper Funds

- B. Authorize a grant agreement with Blocks GKM, LP for retail incentives and dedication of TIF funding in an amount not to exceed \$5,000,000 for the Victory Park Cinema Project, which is the construction of a theatre in the Victory Sub-district from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) – Not to exceed \$5,000,000 – Financing: Sports Arena TIF District Funds (subject to appropriations)
- C. Authorize an amendment of the grant agreement with Victory Park UST Joint Venture I, LP, for 359 reserved parking spaces for American Airlines Center events in the Victory South Parking Garage to clarify UST's commitment to increase Dallas Central Appraisal District appraised values of undeveloped/underdeveloped lots with in the district by \$50M will be satisfied by development of Block M within the District – No cost consideration to the City
- D. Authorize an amendment to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) and the Project Plan and Reinvestment Zone Financing Plan for the Oak Cliff Gateway TIF District to clarify language related to planned improvements as part of creating recreational amenities and entry portals allowing pedestrian and bicycle access into the Trinity River corridor/trail system amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City
- E. Authorize an amendment to the Oak Cliff Gateway TIF District Grant Program to update the program map consistent with the current boundaries of the TIF district and add additional criteria related to grant consideration. - Financing: No cost consideration to the City
- F. Authorize an amendment to the TIF development agreement with Bishop Arts LLC, previously approved on December 10, 2014, by Resolution Nos. 14-2180, as amended to (1) increase the Bishop Arts Phase I development agreement by \$25,000 for additional project costs that benefit the Oak Cliff Gateway TIF District to be used towards the cost of a parking consultant study to ensure that adequate parking will be available to support the economic activity in the area and will be payable upon completion of the study and any related conditions; and (2) extend project deadlines for Phase I by six months - Financing: No cost consideration to the City
- G. Authorize a Chapter 380 economic development conditional grant agreement with OneSource Virtual, Inc. in an amount not-to-exceed \$800,000 for the relocation and expansion of its U.S. headquarters to a new office facility at 9001 Cypress Waters Boulevard, pursuant to the Public/Private Partnership Program - Not to exceed \$800,000 - Financing: Public/Private Partnership Funds
- H. Authorize a real property tax abatement agreement with US Real Estate Limited Partnership for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new industrial/warehouse facility located south of IH-20, on the northwestern corner of the Old Hickory Trail and Autobahn Drive intersection within the Southfield Park 35 Industrial Park within a State Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$14,346; ten-year revenue estimated at \$143,460 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,291,140)

Due to time constraints, all upcoming 12/9/15 Agenda Items moved forward for Council consideration, without Committee endorsement will be discussed at the 12/7/15 Economic Development Committee Meeting

### Aviation

- I. Authorize (a) a termination agreement with Banc of America Community Development Corporation for that certain lease of land located south of Dallas Executive Airport entered into on April 23, 2002 by and between the City of Dallas and the City of Dallas Business Development Corporation; and (b) the acceptance of a \$25,000 payment from Banc of America Community Development Corporation in lieu of the remaining three

hundred sixteen rent payments left on the current lease - Financing: Revenue (\$25,000) and Estimated Revenue Foregone (\$195,418) in rent over three hundred sixteen months

- J. Authorize adoption of the Airport Master Plan for Dallas Executive Airport and approval of the recommendations contained therein as a guide in the implementation of future airport development to service forecasted operational demand - Financing: No cost consideration to the City
- K. Authorize to execute an early Termination Agreement with Jet Center of Dallas, LLC concerning two of its leases at Dallas Executive Airport to accommodate the Commemorative Air Force for approximately 45,000 square feet of improved land, 7,000 square feet of office space, 11,000 square feet of hangar space, and 10 acres of unimproved land and to pay Jet Center a termination deposit payment equal to \$1,900,000, which will be credited towards the final termination payment at a future date - Financing: Aviation Current Funds (\$1,900,000) and Revenue (\$1,000) annual rent from Commemorative Air Force
- L. Authorize a thirty-year lease agreement with a purchase option with Scarborough Maple Manor V, LP for approximately 16.79 acres of land and improvements located at 6333 Denton Drive to use for Dallas Love Field operations - Financing: Aviation Current Funds - \$3,400,000 (subject to appropriations)
- M. Authorize a two-year master agreement for hot mix asphalt and cold patch materials – Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)

### **Sustainable Development & Construction**

- N. Authorize a five-year extension of the license agreement with AIDS Arms, Inc., for approximately 13,250 square feet of City-owned land located at 210 Sunset Avenue for the use of 30 parking spaces for the period December 15, 2015 through December 14, 2020 - Annual Revenue: \$8,400
- O. Authorize a ten-year lease agreement with Columbia Colson Corporation for approximately 5,500 square feet of office space located at 2910 Broadway Boulevard, Garland, Texas to be used as a Women, Infants and Children Clinic for the period January 1, 2016 through December 31, 2025 - Not to exceed \$1,079,376 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- P. Authorize an amendment for rental payments to Marcer Investments, LLC for the use of approximately 1,600 square feet of office space located at 6925 Lake June Road for the Women, Infants and Children Clinic for the period October 1, 2014 through July 31, 2015 – Not to exceed \$35,560 – Financing: Department of State Health Services Grant Fund (subject to annual appropriations)
- Q. . An ordinance abandoning portions of Alpine Street and Owenwood Avenue to Southern Foods Group, LLC, the abutting owner, containing approximately 76,840 square feet of land, located near the intersection of Dolphin Road and Spurlock Street and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- R. An ordinance abandoning a portion of an alley to Benedetto Revocable Trust and Lillian Rose Lampo Catalina, John Anthony Lampo, Jr. and Peter Gerard Lampo, the abutting owners, containing approximately 1,412 square feet of land, located near the intersection of Munger Avenue and Johnson Place- Revenue: \$17,650, plus the \$20 ordinance publication fee
- S. An ordinance abandoning a portion of an alley to City of Dallas, the abutting owner, containing approximately 7,693 square feet of land, located near the intersection of Hillcrest Road and Aberdeen Avenue, and authorizing the quitclaim - Revenue: \$161,553, plus the \$20 ordinance publication fee

- T. An ordinance abandoning three fire lane easements to Wal-Mart Real Estate Business Trust, the abutting owner, containing a total of approximately 76,544 square feet of land, located near the intersection of Harvest Hill and Midway Roads - Revenue: \$5,400, plus the \$20 ordinance publication fee
- U. An ordinance abandoning a water easement and fire lane easement to Kroger Texas L.P., the abutting owner, containing a total of approximately 1,908 square feet of land located near the intersection of Midway and Frankford Roads – Revenue: \$5,400, plus the \$20 ordinance publication fee
- V. An ordinance abandoning two water easements to Old Dominion Freight Line, Inc, the abutting owner, containing a total of approximately 1,908 square feet of land, located near the intersection of Duncanville Road and Keist Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee
- W. An ordinance abandoning a drainage easement to Logic Land, LTD, the abutting owner, containing approximately 1,393 square feet of land, located near the intersection of Cypress Waters Boulevard and Saintsbury Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- X. An ordinance abandoning a drainage easement to TG Flats, LP, the abutting owner, containing approximately 224 square feet of land, located near the intersection of Singleton Boulevard and Borger Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Y. An ordinance abandoning a portion of a sanitary sewer easement to City of Dallas, the abutting owner, containing approximately 7,426 square feet of land, located near the intersection of Bruton and St. Augustine Roads, and providing for the dedication of approximately 13,500 square feet for a needed water and wastewater easement - Revenue: \$5,400, plus the \$20 ordinance publication fee
- Z. An ordinance abandoning a portion of a utility easement to Intercity Investment Properties, Inc., the abutting owner, containing approximately 13,467 square feet of land, located near the intersection of Edgemere Road and Bandera Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee
- AA. An ordinance amending Ordinance No. 29441, previously approved on September 10, 2014, which abandoned aerial rights to Hunt Dallas Office, L.P., the abutting owner containing approximately 316 square feet of land, to extend the building deadline from 18 months to five years, located near the intersection of North Akard Street and Munger Avenue - Revenue: \$5,400, plus the \$20 ordinance publication fee
- BB. An ordinance amending Article XI of the Dallas Development Code previously approved on November 26, 2007, by Ordinance No. 27016, as amended, including tax exemptions, conservation easements, and transfer of development rights - Financing: No cost consideration to the City

**Action Taken/Committee Recommendation(s):** Motion made to recommend the items to full Council

**Motion made by:** Mr. Medrano

**Motion seconded by:** Mr. Thomas

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Meeting Adjourned:  11:04 AM**

**Approved By:** \_\_\_\_\_