

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 33G,H

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### **SUBJECT**

Authorize the ninth amendment to the Headquarters Lease with Southwest Airlines Co. for ground rights at Dallas Love Field for the construction of a pedestrian sky bridge consisting of 4,646 square feet and connecting the headquarters building with another property owned by Southwest Airlines Co. across Denton Drive, a portion of the Sky Bridge will be on property leased by Southwest Airlines Co. from Aviation - Financing: No cost consideration to the City

### **BACKGROUND**

Southwest Airlines Co. currently leases approximately 35 acres at Dallas Love Field under its Headquarters Lease. The primary term of the lease will expire on May 4, 2046. Southwest Airlines Co. desires to build a pedestrian sky bridge (Sky Bridge) consisting of 4,646 square feet (0.107 acres) connecting to another property owned by Southwest Airlines Co. across Denton Drive. This Sky Bridge will allow for the safe crossing for Southwest Airlines Co. employees across Denton Drive without interruption of normal traffic flow. Both, Southwest Airlines Co. and the City of Dallas desire to amend the Headquarters lease to include the Sky Bridge. Upon approval of this ninth amendment all provisions of the Southwest Airlines Co. Headquarters Lease, including rent, shall apply to the Sky Bridge added by this ninth amendment. This ninth amendment is a ground rights lease that expires with the end of the primary lease.

### **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized the original lease on March 17, 1982, by Resolution No. 82-1017.

Authorized first amendment to the lease on December 17, 1986, by Resolution No. 86-3968.

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

Authorized second amendment to the lease on November 9, 1988, by Resolution No.88-3549.

Authorized third amendment to the lease on February 23, 1994, by Resolution No. 94-0841.

Authorized fourth amendment to the lease on March 25, 1996, by Resolution No. 96-1159.

Authorized fifth amendment to the lease on May 28, 1997, by Resolution No. 97-1725.

Authorized sixth amendment to the lease on October 13, 1999, by Resolution No. 99-3346.

Authorized seventh amendment to the lease on January 24, 2001, by Resolution No. 01-0329.

Authorized eighth amendment to the lease on October 24, 2012, by Resolution No. 12-2696.

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

**FISCAL INFORMATION**

No cost consideration to the City.

**OWNER**

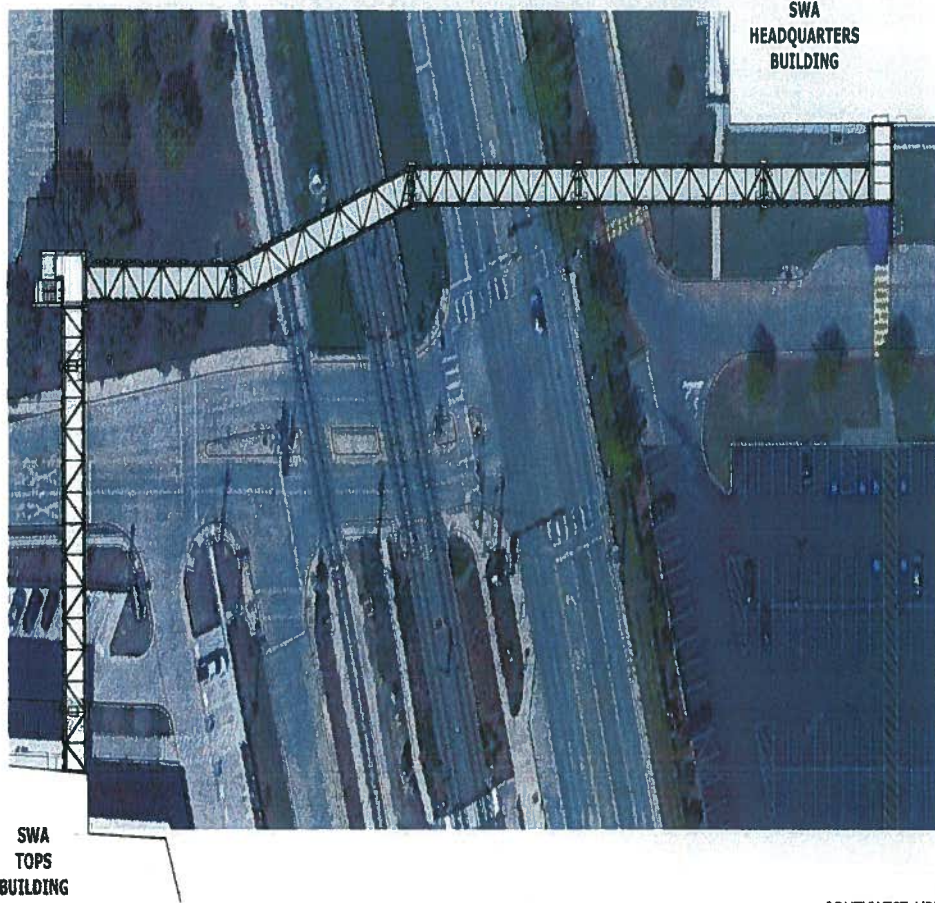
**Southwest Airlines Co.**

Gary C. Kelly, Chairman of the Board, President & Chief Executive Officer  
Tammy Romo, Executive Vice President Finance & Chief Financial Officer  
Ron Ricks, Vice Chairman of the Board

**MAP**

Attached.

# Exhibit A



SOUTHWEST AIRLINES

SCALE  
1" = 40'



Donald R. Powell, Jr.  
Reg. No. 1233

Orin W. Barnes  
Reg. No. 1012

John E. O'Neil  
Reg. No. 1151

R. Andrew Stewart  
Reg. No. 1010

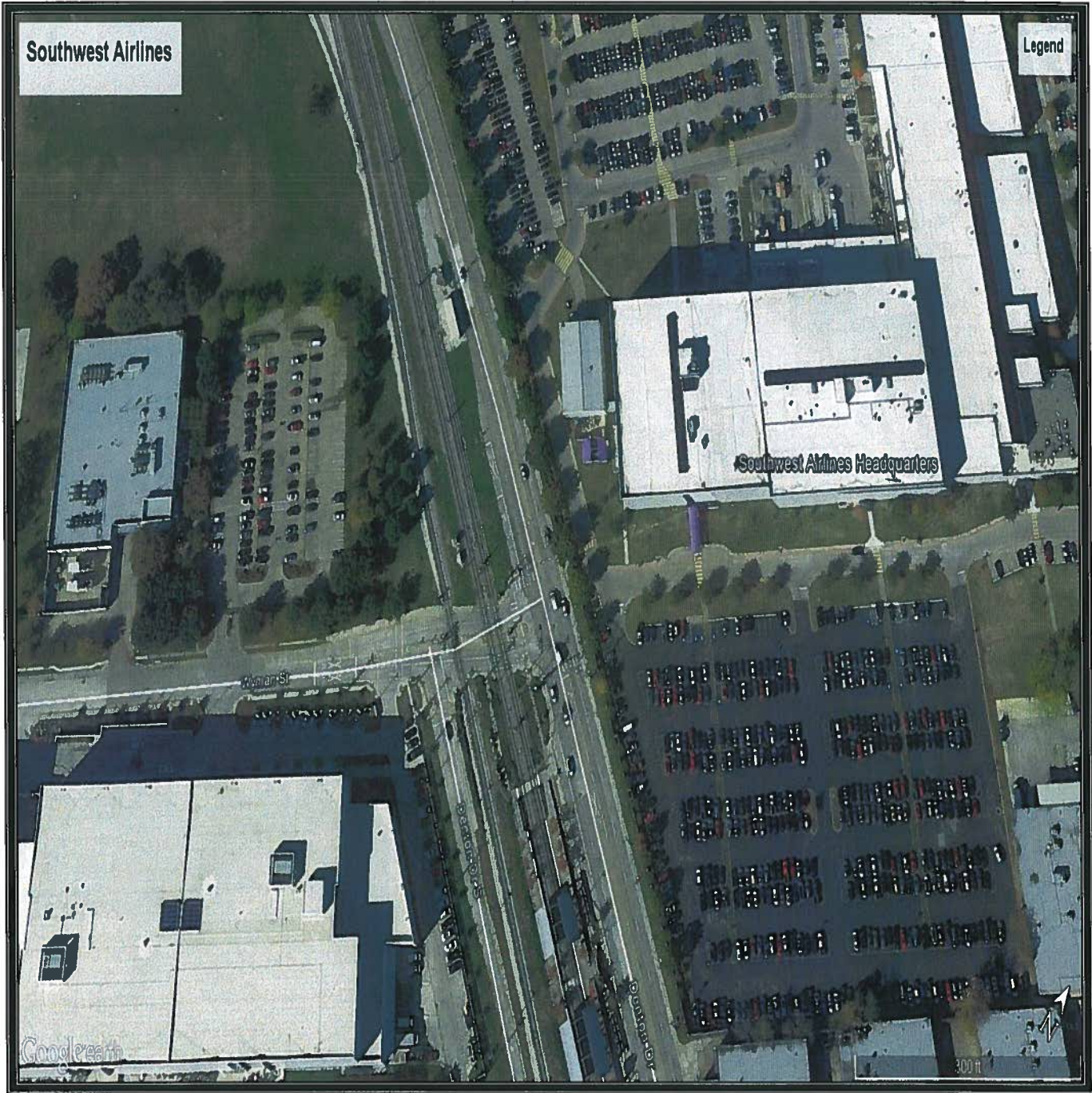
Design Study

Option F

06.23.2015

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DALLAS LOVE FIELD  
Southwest Airlines Co. Existing  
Maintenance/Headquarters Leases  
MAPSCO 33G & H

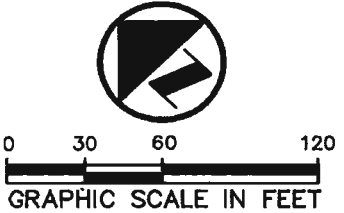
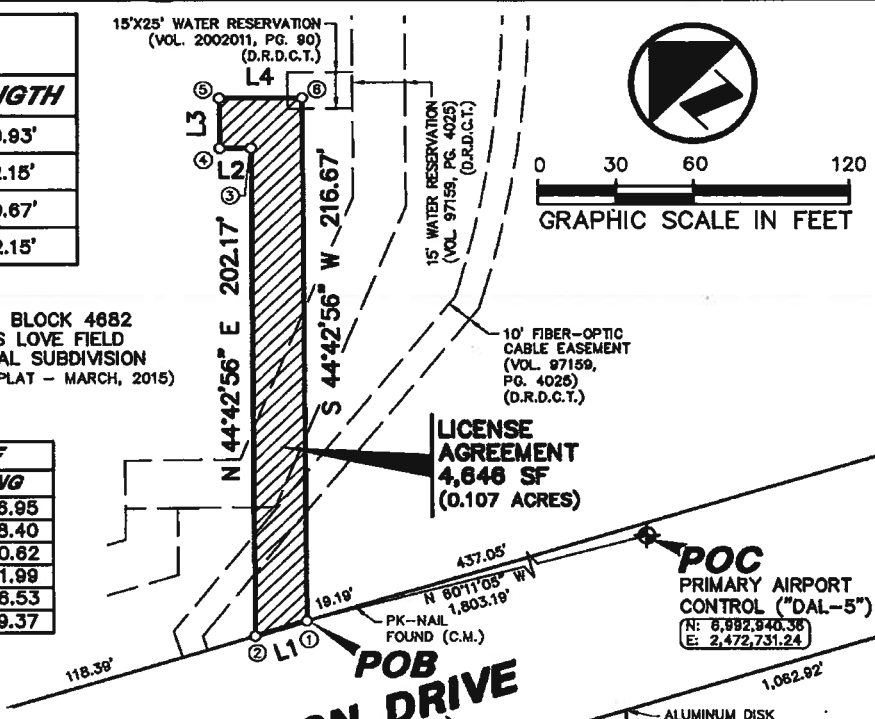


# Exhibit B

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 62°24'07" W	20.93'
L2	N 45°17'04" W	12.15'
L3	N 44°43'03" E	20.67'
L4	S 45°17'04" E	32.15'

LOT 1B, BLOCK 4882  
DALLAS LOVE FIELD  
INDUSTRIAL SUBDIVISION  
(PRELIMINARY PLAT - MARCH, 2015)

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	6,993,836.80	2,471,166.95
2	6,993,846.48	2,471,148.40
3	6,993,990.13	2,471,290.62
4	6,993,998.68	2,471,281.99
5	6,994,013.36	2,471,296.53
6	6,993,990.75	2,471,319.37



LEGEND	
	PROPERTY LINE
	LICENSE AGREEMENT LINE
	EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	POINT OF BEGINNING
	POINT OF COMMENCING
	NUMBER CORRESPONDING TO COORDINATE TABLE
	VOLUME
	PAGE
	INST. NO. INSTRUMENT NUMBER
	R.O.W. RIGHT-OF-WAY
	D.R.D.C.T. DEED RECORDS OF DALLAS, COUNTY, TEXAS
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	C.M. CONTROLLING MONUMENT

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the agreement tract described.

Kyle Coleman Harris  
 Registered Professional Land Surveyor No. 6266  
 Date: 11/11/2015



- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
  2. Bearing system for this survey is based on the City of Dallas Love Field Airport Control Network and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, State Plane Surface Bearings and based on observation of monument DAL-5 made on July 25, 2015. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506
  3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

**LICENSE AGREEMENT**  
 PART OF LOT 1B, BLOCK 4882  
 DALLAS LOVE FIELD INDUSTRIAL SUBDIVISION  
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 2 OF 2

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-489  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY JRM	CHECKED BY KCH	SCALE 1"=60'	DATE NOV. 2015	JOB NUMBER 1320-15.124
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M:\DWG-13\1320-15.124\DWG\SURVEY CSB 2012\1320-15.124\_EX4.DWG 11/12/2015 - 9:20AM KHARRIS

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 12  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 5M

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### **SUBJECT**

Authorize acquisition from Debra J. West, of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

### **BACKGROUND**

This item authorizes the acquisition of a total of approximately 2,032 square feet of land located near the intersection of McCallum Boulevard and Oakington Court for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy & Osage Branch wastewater line. The consideration is based on an independent appraisal.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

### **FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$16,714 (\$13,714, plus closing costs and title expenses not to exceed \$3,000)

### **OWNER**

Debra J. West

**MAP**

Attached



SUBJECT: 



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 11  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 5X

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### **SUBJECT**

Authorize acquisition from Laguna Apartments, LLC, of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980) - Financing: Water Utilities Capital Construction Funds

### **BACKGROUND**

This item authorizes the acquisition of a total of approximately 11,780 square feet of land located near the intersection of Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project. This property will be used for improvements and relocation of the McKamy & Osage Branch wastewater line. The consideration is based on an independent appraisal.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

### **FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$109,000 (\$106,020, plus closing costs and title expenses not to exceed \$2,980)

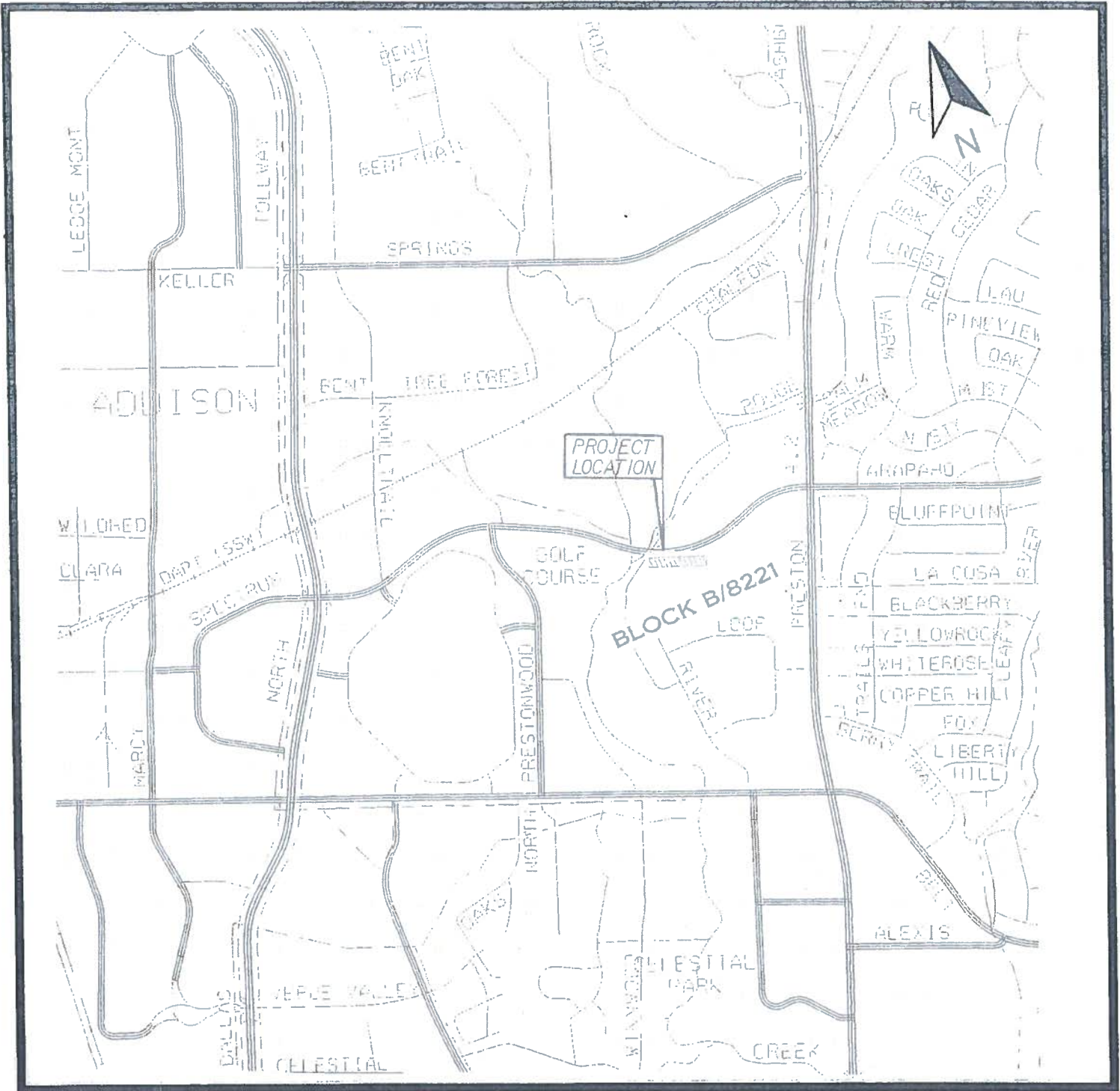
### **OWNER**

**Laguna Apartments, LLC**

Steve Evans, President

**MAP**

Attached



SUBJECT: 

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Sustainable Development and Construction  
Public Works Department  
**CMO:** Ryan S. Evans, 671-9837  
Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 55H

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### **SUBJECT**

Authorize acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project (list attached) - Not to exceed \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

### **BACKGROUND**

This item authorizes the acquisition of three parcels of land containing a total of approximately 17,492 square feet located near the intersection of Childress and Alex Streets for the Cadillac Heights City Service and Maintenance Facilities Project. The considerations are based on independent appraisals.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

### **FISCAL INFORMATION**

2006 Bond Funds - \$22,200 (\$19,200, plus closing costs and title expenses not to exceed \$3,000)

### **OWNERS**

Deborah Ann Fry

John Paul Fry

**OWNERS** (Continued)

Alicia Quintanilla

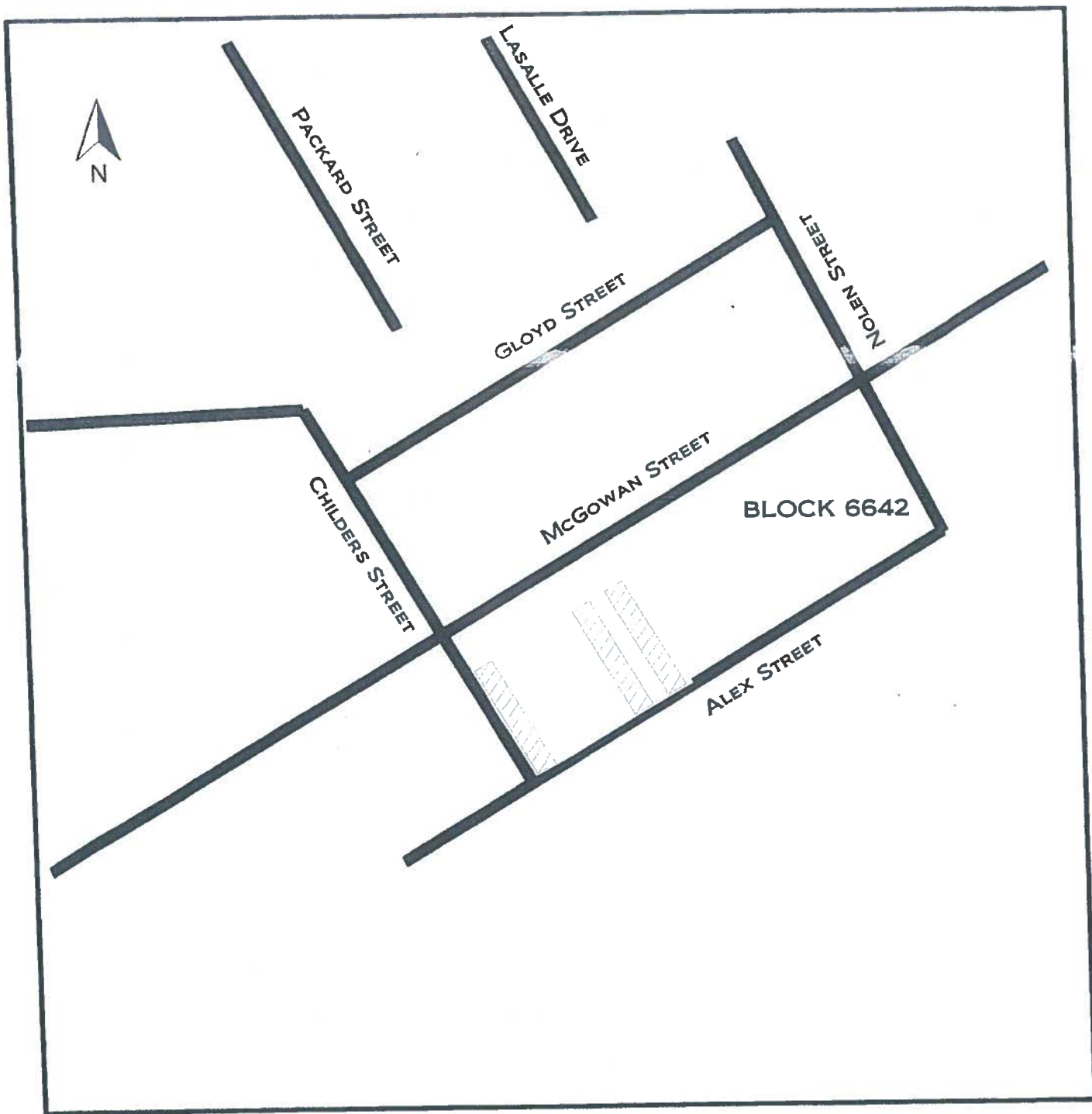
Jose Luis DeLeon

**MAP**

Attached

### Cadillac Heights Project

<u>Owner</u>	<u>Address</u>	<u>Amount</u>
Deborah Ann Fry & John Paul Fry	2903 Alex	\$7,400
Alicia Quintanilla	2915 Alex	\$7,400
Jose Luis DeLeon	2923 Alex	\$7,400



SUBJECT: 

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 43E

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### **SUBJECT**

A resolution consenting to the sale of 3 tax foreclosed properties by Dallas County, acquired by the taxing authorities from a Sheriff's Sale (list attached) – Financing: No cost consideration to the City

### **BACKGROUND**

As required under Tax Code 34.05(i) and 34.05(j), this item will consent to the sale of 3 tax foreclosed properties (list attached) by Dallas County. Pursuant to the provisions of Section 34.05(c) of the Tax Property Code, the properties were offered for sale by the Sheriff of Dallas County at public auction. No bids were received and the properties were subsequently struck off to the Irving Independent School District, pursuant to tax judgments for the non-payment of delinquent taxes. The County of Dallas holds the properties in trust for each taxing entity and is seeking the consent for the sale of the properties.

The properties will return to the tax rolls upon sale and conveyance.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

### **FISCAL INFORMATION**

No cost consideration to the City.

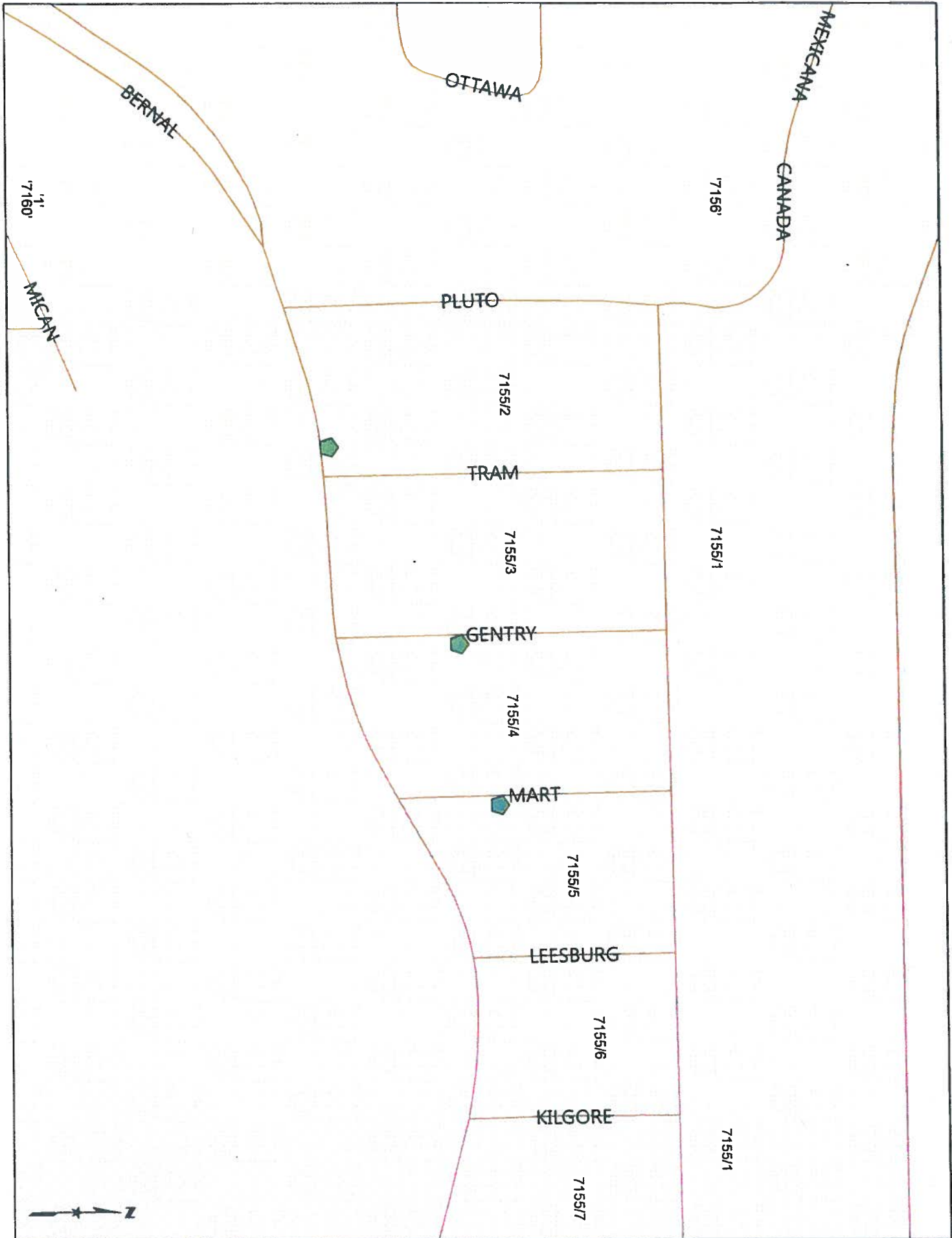
### **MAP**

Attached



# PROPERTY LIST

STREET ADDRESS	MAPSCO	COUNCIL DISTRICT
4315 Bernal Drive	43E	6
4136 Gentry Drive	43E	6
4136 Mart Street	43E	6



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Sustainable Development and Construction  
Sanitation Services  
**CMO:** Ryan S. Evans, 671-9837  
Joey Zapata, 670-3009  
**MAPSCO:** 67 F, K

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## **SUBJECT**

A resolution authorizing the conveyance of an easement and right-of-way containing approximately 26,815 square feet of land to Oncor Electric Delivery Company, LLC for the construction and maintenance of electric facilities across City-owned land located at the McCommas Bluff Landfill near the intersection of Simpson Stuart and Locust Roads – Financing: No cost consideration to the City

## **BACKGROUND**

This item authorizes the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC located at the McCommas Bluff Landfill. This easement and right-of-way will allow for the construction and maintenance of power lines and electric transformer facilities to service the McCommas Bluff Landfill.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

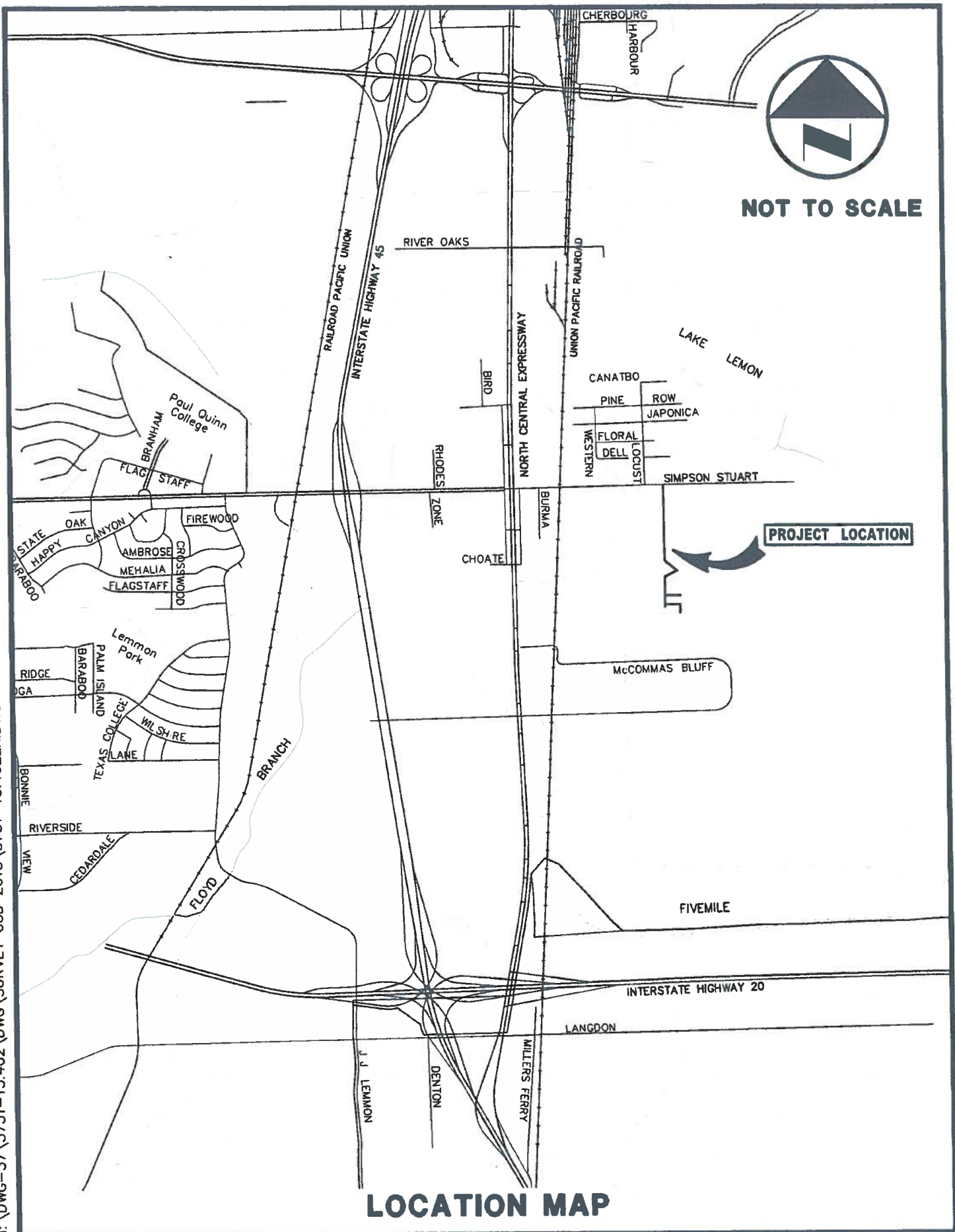
## **FISCAL INFORMATION**

No cost consideration to the City.

## **MAP**

Attached

M:\DWG-37\3751-15.402\DWG\SURVEY C3D 2015\3751-15.402EX.DWG



NOT TO SCALE

PROJECT LOCATION

LOCATION MAP

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 30Y

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### **SUBJECT**

A resolution authorizing the conveyance of a storm sewer drainage easement containing approximately 1,592 square feet to the City of Garland across City-owned land at Lake Ray Hubbard located near the intersection of Roan and Rowlett Roads - Revenue: \$1,000

### **BACKGROUND**

This item authorizes the conveyance of a storm sewer drainage easement to the City of Garland for the construction and maintenance of a drainage easement across City-owned land at Lake Ray Hubbard near the intersection of Roan and Rowlett Roads. This property will be used for the Hillside on the Lake II Project. The purchase price of \$1,000 is based on independent appraisal.

### **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

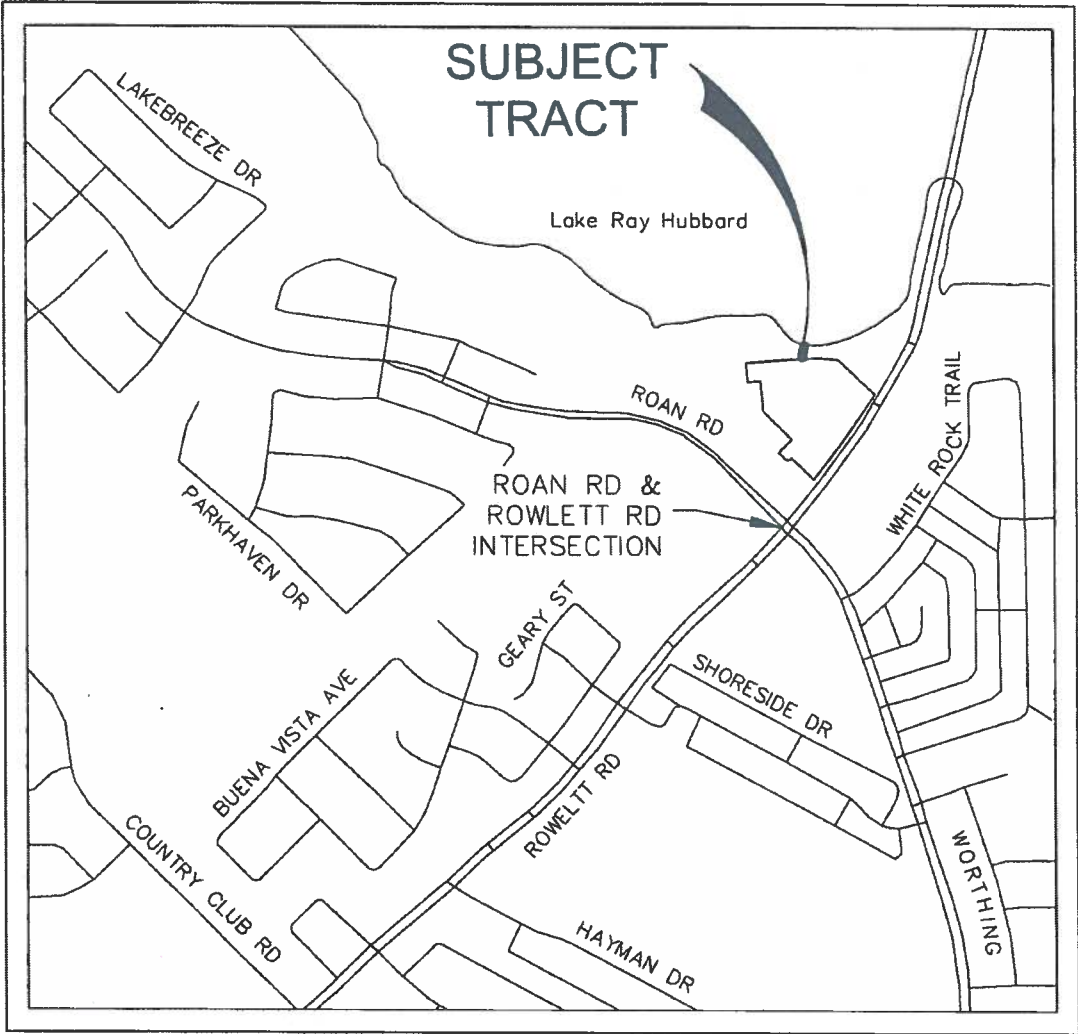
### **FISCAL INFORMATION**

Revenue: \$1,000

### **MAP**

Attached

N



VICINITY MAP

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 10C-T

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### **SUBJECT**

A resolution authorizing the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall across City-owned land at Lake Ray Hubbard located near the intersection of Chestnut Lane and Betty Street - Revenue: \$4,485

### **BACKGROUND**

This item authorizes the conveyance of two drainage easements containing a total of approximately 23,357 square feet to the City of Rockwall for the construction and maintenance of two drainage easements across City-owned land at Lake Ray Hubbard near the intersection of Chestnut Lane and Betty Street. This property will be used for the Castle Ridge Estates Project. The purchase price of \$4,485 is based on an independent appraisal.

### **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

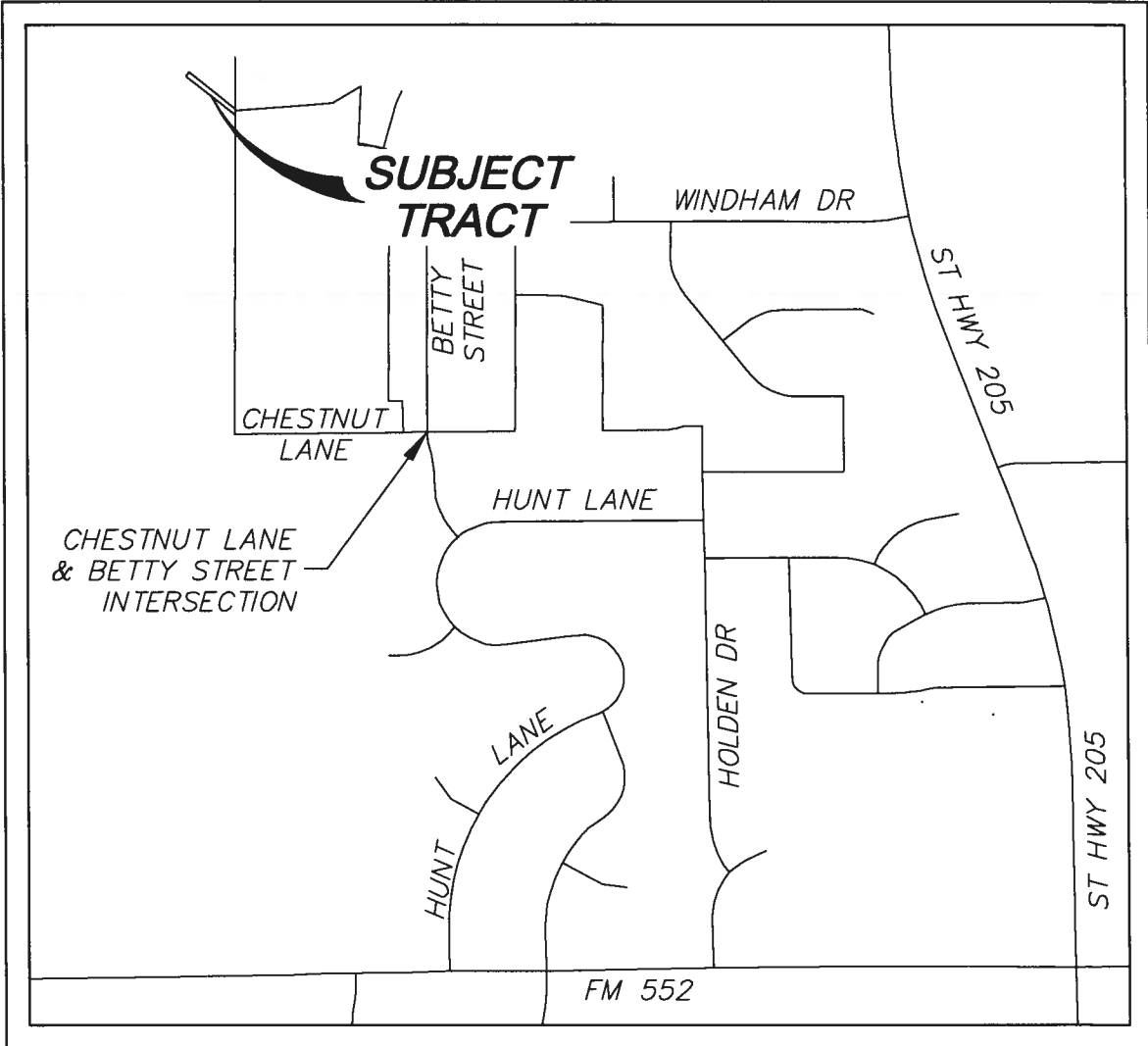
### **FISCAL INFORMATION**

Revenue: \$4,485

### **MAP**

Attached

N



**VICINITY MAP**



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 10  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 17X

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### **SUBJECT**

An ordinance granting a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for the use of approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, located near its intersection with Cross Creek Drive - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item grants a private license to Country Forest-Jackson Meadows Homeowners Association, Inc. for approximately 30 square feet of land to install a monument sign on a portion of Chimney Hill Lane right-of-way, near its intersection with Cross Creek Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

### **FISCAL INFORMATION**

Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

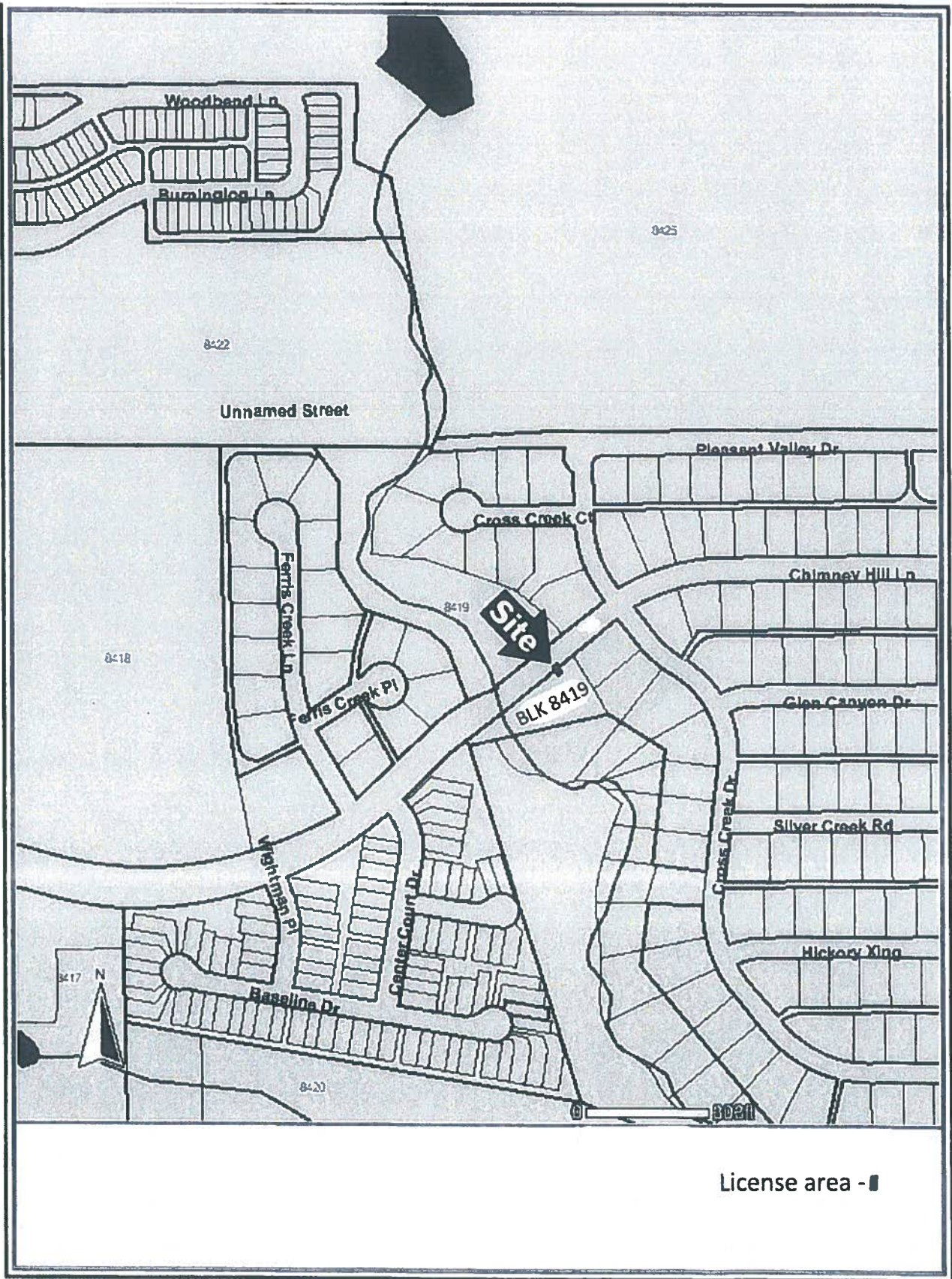
**OWNER**

**Country Forest-Jackson Meadows Homeowners Association, Inc.**

Charles H. Stegman, President

**MAP**

Attached



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 33H

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### **SUBJECT**

An ordinance granting a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item grants a private license to Southwest Airlines Co. for the use of approximately 1,120 square feet of aerial space to occupy, maintain and utilize a pedestrian bridge above and over a portion of Wyman Street right-of-way, located near its intersection with Denton Drive. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Council will be briefed by memorandum regarding this item.

### **FISCAL INFORMATION**

Revenue: \$1,000 annually, plus the \$20 ordinance publication fee

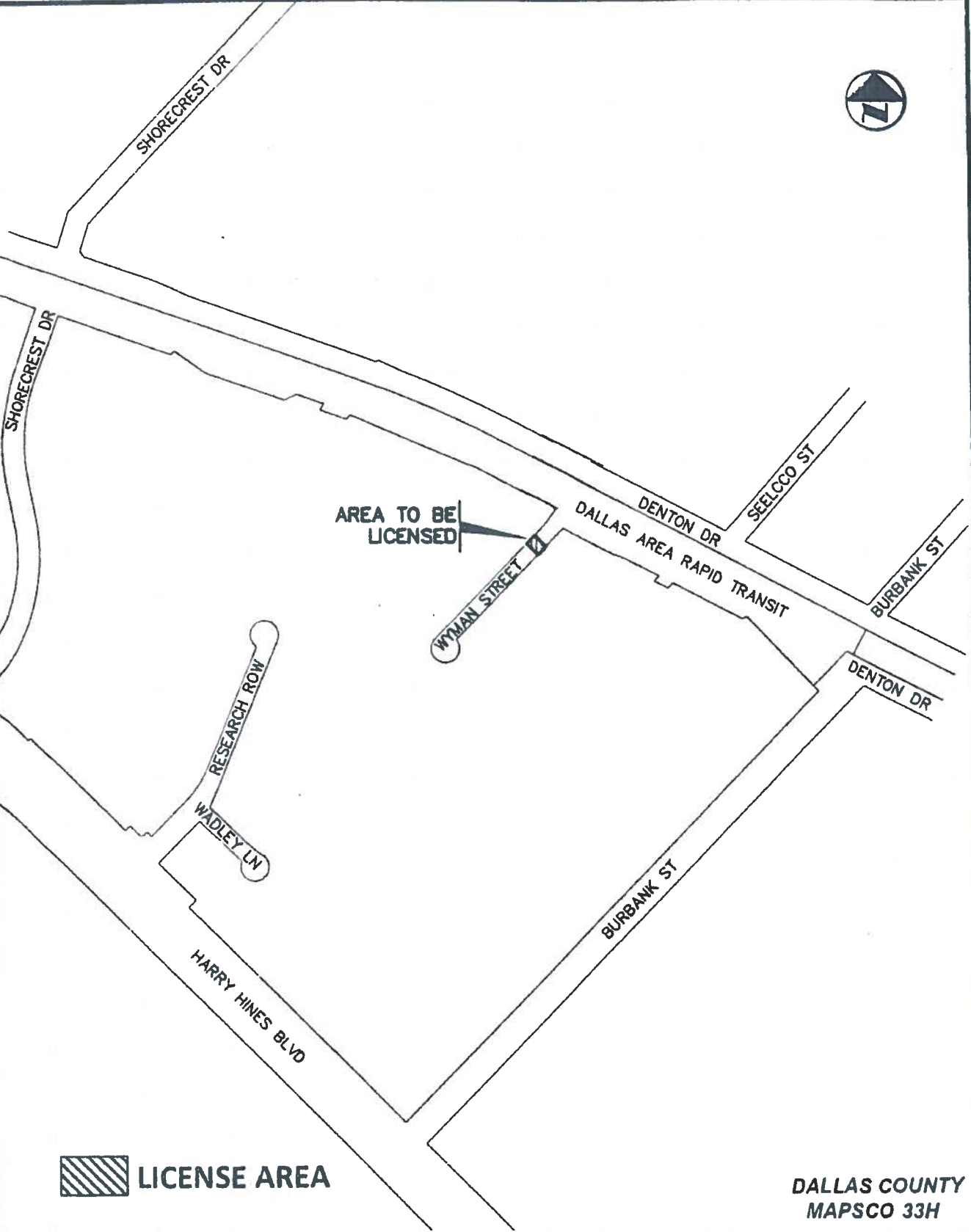
### **OWNER**

**Southwest Airlines Co.**

Gary C. Kelly, President

**MAP**

Attached



AREA TO BE LICENSED

 LICENSE AREA

DALLAS COUNTY  
MAPSCO 33H

**VICINITY MAP**  
(NOT TO SCALE)

M:\DWG-13\1320-15.124\DWG\SURVEY C30 2012\1320-15.124\_EX1.DWG

03/22/2016 -- 4:15PM

JMILLER

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 15, 2016  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 66R

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### **SUBJECT**

A resolution authorizing the sale of a tax foreclosure property located at 6210 J J Lemmon Road to be voided and provide for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property - Financing: This action has no cost consideration to the City

### **BACKGROUND**

This item authorizes the sale of a tax foreclosure property located at 6210 J J Lemmon Road to be voided and provides for the quitclaim and release unto the City, as trustee any right, title and interest Linda and Jessie Medlock may have in and to said property. This property was sold to Linda and Jessie Medlock for \$11,021 on October 8, 2015.

The City by accident, oversight, error, and/or mistake executed and delivered a quitclaim deed to Linda and Jessie Medlock recorded on December 28, 2015.

The City and Jessie and Linda Medlock mutually wish to void said transaction, acknowledge the mistake and execute necessary documents to publicly reinstate title to the property to the City, as trustee. The City shall return the bid purchase price plus recording fee in the amount of \$11,071.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 26, 2015, by Resolution No. 15-1570, Council approved the bid purchase price.

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

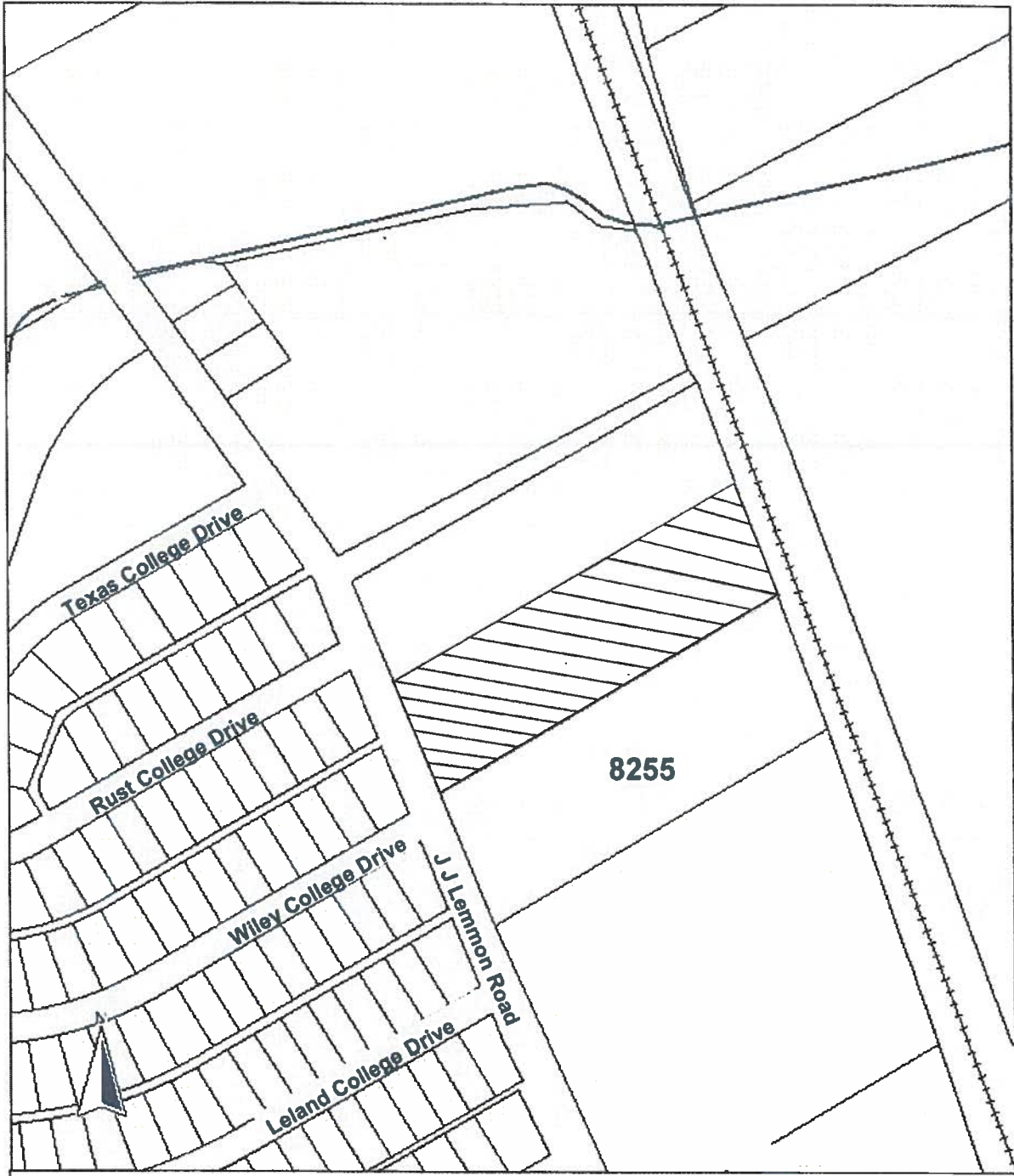
**FISCAL INFORMATION**

This action has no cost consideration to the City.

**MAP**

Attached





6210 J J Lemmon Road

**Upcoming  
Agenda Items  
for  
June 22, 2016**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 22, 2016

**COUNCIL DISTRICT(S):** 2, 3, 14

**DEPARTMENT:** Office of Economic Development

**CMO:** Ryan S. Evans, 671-9837

**MAPSCO:** 45 L 45 P 53 B & 45 J

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## **SUBJECT**

Authorize the nomination of Greyhound Lines, Inc. located at 350 North St. Paul Street, Dallas, TX 75201, 205 South Lamar Street, Dallas, TX 75202, 627 N. Westmoreland Road, Dallas, TX 75211 and 315 Continental Avenue, Dallas TX, 75207 to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended, (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank – Financing: No cost consideration to the City

## **BACKGROUND**

The City of Dallas has been approached by Greyhound Lines, Inc. (“Greyhound”) to nominate by resolution, its application for an Enterprise Zone Project designation to the Economic Development Bank, part of the Governor’s Office of Economic Development and Tourism. The 5-year designation will allow for a rebate of state sales and use tax refunds on qualified expenditures of up to \$2,500 per job created or retained. This project has no cost consideration to the City of Dallas.

Greyhound’s corporate headquarters, located at 350 North St. Paul Street in Downtown Dallas, serves as the operational hub of the company and houses various terminal and service support departments such as accounting and finance, scheduling, information technology, human resources, customer service, and project management. The three additional participating locations, located within 6 miles of the headquarters operation, are two local Passenger Terminals at 205 South Lamar Street and 627 N. Westmoreland Road as well as the company’s Repair and Service Garage at 315 Continental Avenue. Greyhound currently employs 591 employees in Dallas and commits to retain its current level of employment.

## **BACKGROUND** (Continued)

Greyhound, which celebrated its 100<sup>th</sup> anniversary last year, intends to invest \$267 million to improve operations in the areas of information technology, transportation and facilities. At Greyhound's headquarters, the company anticipates nearly \$43 million of information technology investments over the next 5 years. Furthermore, Greyhound will be investing \$244 million for new busses as well as refurbishing its existing 1,900 bus fleet. Approximately \$500,000 will be expended on facility renovations.

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and significant private investment that will assist economically distressed areas of the state. Approved projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created at the qualified business site. The Enterprise Zone Program is administered through the Office of the Governor, Economic Development Bank.

Projects may be physically located in or outside of an Enterprise Zone and qualify for the program. If located within an Enterprise Zone, the company must commit that at least 25 percent of their new employees will meet economically disadvantaged or enterprise zone residence requirements. If located outside of a zone, the company must commit that at least 35 percent of their new employees will meet economically disadvantaged or enterprise zone residency requirements. The primary site for this project, 350 North St. Paul Street, is not located within an Enterprise Zone.

This project conforms with the Public Private Program Guidelines and Criteria in that it involves an investment of over \$5 million.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

## **CORPORATE REPRESENTATIVE**

**Greyhound Lines, Inc.**

Brian Beechem, Assistant Secretary

## **MAP**

Attached.

# Memorandum



DATE June 3, 2016

TO Members of the Economic Development Committee:  
Rickey D. Callahan (Chair), Casey Thomas II (Vice-Chair), Adam Medrano, Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Office of Economic Development Contract for Web Design & Digital Content Strategy**

On June 22, 2016, City Council will consider the authorization of a five-year service contract for web site design and digital content strategy services with Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven. The City issued an RFP for the project on February 24, 2016 and closed on March 10, 2016. The total five-year project cost is \$105,246.00 and will be financed with Public/Private Partnership Funds.

This five year contract will provide web design services, hosting and support, and content strategy for the Office of Economic Development (OED) to replace its existing web site and recommend and implement changes to its external communications program. Replacing the current site, dating from 2010, is a high priority for OED, as the navigation, underlying technology, and device responsiveness no longer meets modern standards. The current web site is also not integrated with OED's Salesforce customer resource management (CRM) system.

The site functions as the primary gateway for new and existing clients to learn about opportunities, programs, and contacts necessary for the successful expansion, retention and attraction of businesses and investment of all sizes and locations. The new site will also help to increase the emphasis on attracting and retaining a talented, skilled labor force as residents of the City of Dallas.

OED collaborated with the Department of Communications & Information Services (CIS) and the Public Information Office (PIO) throughout the process including the design of the specifications and the selection of the most advantageous vendor.

The new site will bring a fresh web presence for OED, new features to better serve clients, and a new digital communications strategy which will play an integral role in proactive recruitment, retention, and expansion of business and real estate within the City of Dallas. The strategy will inform the web site design and functionality as well as the department's external communications program, which includes social media, print, and email. The new site will also be fully integrated with the Salesforce CRM. The overall program will keep the City of Dallas competitive regionally and nationally.

Should you have any questions, please contact me at (214) 670-3302.



Ryan S. Evans

**First Assistant City Manager**

- c: The Honorable Mayor and Members of the City Council
- |  |  |
|--|--|
| A.C. Gonzalez, City Manager                  | Mark McDaniel, Assistant City Manager                                |
| Christopher D. Bowers, Interim City Attorney | Joey Zapata, Assistant City Manager                                  |
| Craig D. Kinton, City Auditor                | Jeanne Chipperfield, Chief Financial Officer                         |
| Rosa A. Rios, City Secretary                 | Sana Syed, Public Information Officer                                |
| Daniel F. Solis, Administrative Judge        | Karl Zavitkovsky, Director, Office of Economic Development           |
| Eric D. Campbell, Assistant City Manager     | J. Hammond Perot, Assistant Director, Office of Economic Development |
| Jill A. Jordan, P.E., Assistant City Manager | Elsa Cantu, Assistant to the City Manager – Mayor & Council          |

**Dallas-Together, we do it better**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 22, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Economic Development  
Business Development & Procurement Services

**CMO:** Ryan S. Evans, 671-9837  
Jeanne Chipperfield, 670-7804

**MAPSCO:** N/A

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## **SUBJECT**

Authorize a five-year service contract for web site design and digital content strategy services – Icon Enterprises Inc. dba CivicPlus, most advantageous proposer of eleven Not to exceed \$105,246 – Financing: Public/Private Partnership Funds

## **BACKGROUND**

This five year contract will provide web design services, hosting and support, and content strategy for the Office of Economic Development (OED) to replace its existing web site and recommend and implement changes to its external communications program.

OED's web site (<http://www.dallas-ecodev.org>) is the primary gateway for businesses, investors, entrepreneurs and citizens as they seek information on the city's economic climate and research public-private partnership opportunities. The current site includes testimonials, news, small business guides, demographic and economic measures, and detailed information on the department's incentive programs, partners and services. OED also maintains a digital communications suite via social media (Facebook, Twitter, LinkedIn) and e-mail newsletters.

The current site was redesigned most recently in 2010, and the contract with the designer for hosting and support will end this fall. The current site no longer meets the needs of staff and clients, including a lack of mobile device responsiveness, antiquated site organization, and old technology. The new site will bring a fresh web presence for OED, new features to better serve clients, and a new digital communications strategy which will play an integral role in proactive recruitment, retention, and expansion of business and real estate within the City of Dallas.

**BACKGROUND** (Continued)

The Dallas Film Commission and Dallas B.R.A.I.N. web sites are separate from the main OED web site and are not included in this contract. The International Inland Port of Dallas web site will be consolidated with the main OED site as part of this contract.

The City issued a RFP for new website on February 24, 2016 and closed on March 10, 2016. The RFP sought proposals that would greatly simplify discoverability and provide an optimal user interface and experience for its customers and Dallas citizens. A focused, compelling brand and a dynamic online presence will support the Office's mission of attracting businesses and talent to (and within) the City of Dallas. Dallas OED wants to create a new site that is fresh, engaging and user-friendly.

The site will provide strategic and compelling data and information to site selectors, CEOs, business owners and key decision-makers who are considering business expansions or relocations. OED wants to increase key customer contacts, connectivity and business leads via intuitive contact information and forms. The project will also integrate the Office's Salesforce CRM platform with its website to collect leads and better interact with customers.

CivicPlus was the most responsive proposer. They will complete the following major work items over the five year contract term: (1) a new content management strategy covering web, social media, and email communications; (2) a new web site design and structure that fits with the strategy; (3) integration with the Salesforce CRM; and (4) hosting and support related to the above activities.

A five member committee from the following departments reviewed and evaluated the proposals:

- Business Development & Procurement Services (1)\*
- Economic Development (2)
- City Manager's Office (1)
- Development Services (1)

\*Business Development and Procurement Services only evaluated cost.

The proposer's responses were evaluated based on the following criteria:

- Cost 30%
- Strategic Approach 25%
- Capability, Expertise & Experience 20%
- Functional Match and Technical Match 20%
- Training 5%



**BACKGROUND** (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,270 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

**PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 20, 2016.

**FISCAL INFORMATION**

\$105,246 – Public/Private Partnership Funds

**M/WBE INFORMATION**

- 204 - Vendors contacted
- 204 - No response
  - 0 - Response (Bid)
  - 0 - Response (No bid)
  - 0 - Successful

1,270 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

**ETHNIC COMPOSITION**

**Icon Enterprises, Inc. dba CivicPlus**

White Male	85	White Female	81
Black Male	4	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	3	Other Female	8

**PROPOSAL INFORMATION**

The following proposals were received from solicitation number BUZ1613 and were opened on March 11, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*Icon Enterprises, Inc. dba Civic Plus	302 S. 4 <sup>th</sup> Street Suite 500 Manhattan, KS 66502	86.48%	\$105,246.00
Civic Resource Group International, Inc.	915 Wilshire Boulevard Suite 1680 Los Angeles, CA 90017	86.13%	\$97,860.00
Atlas Advertising	929 Broadway Denver, CO 80203	84.38%	\$125,640.00
Golden Shovel Agency, LLC	43 E. Broadway Street Little Falls, NN 56345	84.26%	\$99,200.00
Imulos LLC. dba Axial	944 Pearl Street Boulder, CO 80302	78.20%	\$116,970.00
Diversified Technologies LLC dba DT Atlanta	440 Louisiana Street Suite 900 Houston, TX 77002	76.00%	\$88,500.00
Teneo Management Company, LLC Dba Lifeblue	610 Elm Street Suite 400 McKinney, TX 75069	74.06%	\$147,000.00
Zielinski Design Associates, Inc.	6301 Gaston Avenue Suite 820 Dallas, TX 75214	66.12%	\$108,960.00
The Old State, LLC	9007 San Benito Way Dallas, TX 75218	65.52%	\$151,500.00
Pavlov Advertising, LLC	707 W. Vickery Boulevard Suite 103 Fort Worth, TX 76104	60.45%	\$254,050.70

**DRAFT**

**PROPOSAL INFORMATION** (Continued)

InSite Productions, 4311 Oaklawn Avenue  
LLC Suite 100  
Dallas, TX 75219

55.37%

\$337,390.00

**OWNER**

**Icon Enterprises, Inc. dba CivicPlus**

Brian Rempe, President  
Ward Morgan, Secretary

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 22, 2016  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45Q

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**SUBJECT**

Authorize an amendment to Resolution No. 16-0530 approved on April 13, 2016, approving a management agreement with DPL Loan Holdings, LLC, for Browder Street Plaza to remove certain maintenance responsibilities to be retained by the Parks Department - Financing: No cost consideration to the City

**BACKGROUND**

On April 13, 2016, City Council approved authorization of a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option and the receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation.

The approved resolution did not specify that the City of Dallas Park and Recreation Department will continue to provide basic maintenance upon execution of the agreement with DPL Loan Holdings, LLC (Hamilton Properties). It was the intent that DPL Loan Holdings, LLC, or an assignee, provide maintenance above and beyond the short list of Park Department obligations on the Plaza. With food trucks and new seating area activation, it is anticipated that the Hamilton's maintenance responsibility will be significant give trash collection, power washing of space and other tasks to maintain a highly desirable public space. Further, DPL Loan Holdings, LLC will be responsible for ensuring that the space is operated in a manner satisfactory to the City which will include, but is not limited to, hiring staff to market the use of the Plaza and schedule the food truck and additional vendors. DPL Loan Holdings, LLC will keep 10% of the revenue generated by the food trucks and additional vendors and therefore requires the Park Department's basic services to make this public space activation feasible. It is also anticipated that Downtown Dallas, Inc will use resources to assist in making Browder Street Plaza a desirable, well maintained and operated public space.

## **BACKGROUND** (Continued)

During the summer of 2012, the City issued a request for proposals (BJZ1225) for an operator to activate Browder Street Plaza. Hamilton Properties (DPL Loan Holdings, LLC), the owner of the adjacent DP&L building, was chosen to operate and maintain Browder Street Plaza. Their proposal included the development and operation of small retail spaces, including food trucks and retail kiosks. Food vending is intended to occur primarily at lunch and after work hours. Four annual special events are being required to further activate the space throughout the year. DPL Loan Holdings, LLC will deposit 10% of their revenue into the Downtown Connection TIF District fund after Browder Street Plaza collections exceed \$5,500 monthly.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On March 10, 2016, the Downtown Connection TIF District Board of Directors reviewed information pertaining to the management, operation, maintenance and retail activation of Browder Street Plaza in the Downtown Connection TIF District.

On April 13, 2016, City Council approved Resolution 16-1530, authorizing a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza for an initial term of ten years, with one ten year renewal option; and **(2)** receipt and deposit of an estimated revenue amount of \$11,500 annually from DPL Loan Holdings, LLC in the Downtown Connection TIF District Fund for Browder Street Plaza operation.

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

## **PROJECT COUNCIL DISTRICT**

14

## **VENDOR**

DPL Loan Holdings, LLC

## **MAP**

Attached.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 22, 2016  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 F

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## **SUBJECT**

Authorize a Chapter 380 economic development grant agreement with Jacobs Engineering Group, Inc. in an amount up to \$277,500 to encourage the relocation of the company headquarters to 1999 Bryan Street and stimulate business development activity in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$277,500 - Financing: Public/Private Partnership Funds

## **BACKGROUND**

For the past several months, city staff has been in discussions with representatives of Jacobs Engineering Group Inc. ("Jacobs" or the "Company") regarding the relocation of its corporate headquarters from California. The company considered locations in several states for its new corporate office where it had an existing regional office. In response to proposals from the City of Dallas and State of Texas for economic development support, the Company chose to locate at 1999 Bryan Street, Dallas, TX (Bryan Tower).

Jacobs, publicly traded as a Fortune 500 company, was founded in 1947 by Dr Joseph J Jacobs. The company excels in design and engineering services for the following business lines: Petroleum & Chemicals; Buildings & Infrastructure; Aerospace & Technology; and Industrial. The Company's CEO is Mr. Steven J. Demetriou. The Company employs over 60,000 persons globally with approximately 2,000 at several locations in Texas. Jacobs has over 250 offices in North America, South America, Europe, the Middle East, Australia, Africa, and Asia.

Jacobs' Dallas regional office currently leases approximately 80,373 s.f. at Bryan Tower (presently occupying 55,472 s.f.) through April 30, 2025 and the Company maintains 250 jobs at the site.

## **BACKGROUND** (Continued)

With its headquarters relocation, the Company will extend its lease to December 31, 2028 and expand its leasehold from 80,373 s.f. to 96,936 s.f. to allow co-location of the Company headquarters. With the move, Jacobs anticipates relocating up to 111 positions to Dallas and estimates that approximately 25 percent of the positions will be filled by staff relocating from California. Jacobs will initiate its headquarters relocation immediately and anticipates completing the process by the end of 2019.

The terms of the proposed Chapter 380 economic development grant agreement are as follows:

- Jacobs will meet “base eligibility” for the economic development grant once it has (1) changed its Company headquarters address to 1999 Bryan Street, Dallas, Texas; (2) executed a new or extended lease of at least 10-years that incorporates the Company headquarters; and (3) received a certificate of occupancy for the space occupied by the Company headquarters.
- Upon attaining “base eligibility”, the Company will be eligible for the proposed grant in an amount up to \$277,500 (\$2,500 per job on site) in three phases based on the additional stipulations outlined below.

**Payment 1:** maintenance of 250 existing jobs and locating 18 new permanent headquarter positions with a minimum average salary of \$130,000 at the property by December 31, 2017. Payment amount: \$45,000.

**Payment 2:** maintenance of 268 existing jobs and locating an additional 72 new permanent headquarter positions (90 total new) with a minimum average salary of \$130,000 at the property and verify a minimum investment of \$1 million on furniture, fixtures and equipment (FF&E) by December 31, 2018. Payment amount: \$180,000.

**Payment 3:** maintenance of 322 existing jobs and locating an additional 10 new permanent headquarter positions (100 total new) at the property by December 31, 2019 with a minimum average salary of \$130,000. Payment amount: \$25,000.

- Should Jacobs attain eligibility for any of the described payments but not a subsequent payment, Jacobs will be required to reimburse the City 50 percent of the grant amount previously paid and the grant will be terminated with no further payment, subject to the notice of default and cure provisions that will be set forth in the grant agreement.

**BACKGROUND** (Continued)

- Once all three payments are made, should Jacobs not maintain at least 100 full-time positions at the office for a period of five (5) years beginning January 1, 2020 through December 31, 2024, the company will be required to reimburse the City an amount of \$150,000, subject to the notice of default and cure provisions that will be set forth in the grant agreement.

Net fiscal impact from the project after incentives is estimated at \$XYZ over the 10 year lease term. This proposed project conforms to minimum eligibility criteria for the City's Public/Private Partnership Program Guidelines and Criteria as creates over 100 jobs. Staff recommends approval of the proposed incentive.

**ESTIMATED SCHEDULE OF PROJECT**

Complete first phase move-in	December 2017
Complete final phase move-in	December 2019

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on June 6, 2016.

**FISCAL INFORMATION**

\$277,500 - Public/Private Partnership Funds

**COMPANY REPRESENTATIVE**

Kevin Berryman  
Executive Vice President & CFO  
Jacobs Engineering Group, Inc.

**MAP**

Attached.



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 22, 2016  
**COUNCIL DISTRICT(S):** 2, 14  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45 H; 46E

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**SUBJECT**

**Gaston Hotel and Area Wide Improvements**

- \* Authorize **(1)** a Project Supplemental Agreement to the Master Agreement with Dallas County for participation in the design and construction of drainage, paving, street lighting, sidewalks, ADA ramps, traffic signal improvements and other costs for public improvements associated with Baylor area-wide improvements, including a full-service hotel.; **(2)** the receipt and deposit of funds in an amount not to exceed \$450,000 in the Capital Projects Reimbursement Fund from Dallas County; and **(3)** an increase in appropriations in the amount not to exceed of \$450,000 in the Capital Projects Reimbursement Fund - Financing: No cost consideration to the City
- \* Authorize **(1)** a Participation Agreement with GMV Gaston, LP, whereby the company will be responsible for design, relocation, and construction of utilities, crosswalks and site improvements for Baylor Area wide improvements adjacent to a proposed hotel development project in accordance with the design specifications of the City, subject to inspection and final acceptance by the City; and **(2)** an increase in appropriations in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds (funds advanced by GMV Gaston, LP)
- \* Authorize a Chapter 380 economic development grant agreement with GMV Gaston , LP, pursuant to the Public/Private Partnership Program and the project supplemental agreement with Dallas County for the development of a full-service hotel located on a tract of land addressed as 3301-3309, 3401 Gaston Avenue, 3302 Floyd Street, and 910-916 N Hall Street and associated public and private improvements including site and area wide street improvements - Not to exceed \$450,000 - Financing: No City Consideration

## **BACKGROUND**

For the past several months, City and County staff have worked with Baylor Scott and White Hospital (Baylor Medical Center) and GMV Gaston, LP regarding the creation of a 68,000 square feet full service hotel development on vacant land at the northeast corner of Gaston and Hall Street. The Project will consist of a full service hotel, serving the Baylor Medical University and the Deep Ellum area, located at the northeast corner of Gaston Avenue and North Hall Street, on currently vacant land leased to an affiliate of the Developer by the Baylor Scott and White Health System (BSWHS) for no less than 55 years but up to 90 years.

Dallas County is providing funding for needed community and public improvements through the Project Supplemental Agreement with the City which will fund public improvements for the area including improvements along Hall Street and Gaston Avenue. The City will receive and administer the funds for Phase 1 and 2 through the proposed Chapter 380 Economic Development Grant. Phase 1 will begin construction no later than December 2016 and will be completed no later than December 2018. Phase 2 will begin construction no later than December 2017 and will be completed no later than December 2019. Total project value of improvements, including Hotel development is approximately \$20,000,000. Financial assistance will be provided by the County in a matching grant, with GMV Gaston, LP matching the County's funds. The proposed public infrastructure improvements are estimated to cost approximately \$900,000. GMV Gaston, LP is funding the improvements and will be reimbursed up to \$450,000 from Dallas County funding through the proposed Chapter 380 grant. Since the County has no funding mechanism to private developers, the City is serving as administrator of these funds through a Project Specific Agreement with the County. The City will have no financial obligation. In addition to the costs associated with the site and facility improvements, GMV Gaston, LP is responsible for any cost overruns related to the public infrastructure.

The project will be built in two phases. Phase 1 will be the development, completion of construction, and certificates of occupancy for a hotel development project consisting of a minimum of 68,000 square feet of hotel and shared common space with meeting space, food and beverage, fitness center, and pool area. The Project will include a minimum of 60,000 square feet of hotel space (approximately 132 rooms). In addition, the project will feature 8,000 square feet used for back of house/common area uses. As part of the project, the development will feature site and streetscape improvements including, but not limited to, a barrier free curb ramp and crosswalk and sidewalk improvements, and burial of power and low voltage lines. In addition to creating the hotel, the developer will provide area wide improvements surrounding the site to support Baylor Medical Center and the adjacent area. Phase 2 will be the completion construction of project-related site and streetscape improvements and obtain certificate(s) of acceptance for, including but not limited to, curb improvements and crosswalk improvements.

**ESTIMATED SCHEDULE OF THE PROJECT**

Begin Construction            December 31, 2016  
Substantial Completion      December 31, 2019

**PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 6, 2016, the Economic Development Committee was briefed on this item.

**FISCAL INFORMATION**

\$450,000 – Public/Private Partnership Funds

**OWNER**

**GMV Gaston, LP**

Marty Collins,  
Manger

**DEVELOPER**

**Gatehouse Gaston Development LLC**

Marty Collins,  
Manger

**MAP**

Attached.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 22, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34Y

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## **SUBJECT**

Authorize an amendment to Resolution No. 14-1271, approved on August 13, 2014, which approved a TIF development agreement with Texas InTownHomes, to extend the deadlines to obtain building permits from June 30, 2016 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines from June 30, 2018 to June 30, 2019 for the Cedar Branch Townhomes redevelopment project– Financing: No cost consideration to the City

## **BACKGROUND**

On August 13, 2014, City Council approved Resolution Nos. 14-1271 and 14-1272, authorizing a development agreement with Texas InTownHomes, LLC, to provide reimbursement: (a) for providing affordable for sale housing units in accordance with the Mixed-Income Housing Guidelines for the Single Family Homes Pilot Program in an amount not to exceed \$5,010,000; (b) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed \$2,888,366; and (c) funding not to exceed \$3,450,000 for the affordable for sale townhomes as per the Mixed Income Housing Guidelines Pilot Program includes \$150,000 per unit reimbursements to Texas IntownHomes LLC for sale to the qualified buyers and the potential purchase at 280,000 per unit by the City of Affordable Homes that the Texas IntownHomes LLC is unable to sell by Resolution Nos. 14-1271 and 14-1272. Per Section 12 of Resolution 14-1271, the project was required to obtain a final certificate of occupancy and complete other completion deadlines by December 31, 2017.

InTownHomes submitted an initial request for a six-month extension for all project deadlines due to delays in receiving building permits. This delay was approved December 16, 2015 by the Southwestern Medical District and extended the deadline to obtain building permits to June 30, 2016 and extended deadlines to obtain a final certificate of occupancy and complete other completion deadlines to June 30, 2018.

**BACKGROUND** (Continued)

In the permit process, it was determined that the project would require reopening the project's zoning process in order to account for the reduction in paving for Hawthorne Avenue and Bengal Street, per the approved conceptual plans. The property owner requested a zoning change to bring the approved conceptual plan in compliance. This request was recommended for approval by City Plan Commission. They have submitted a zoning change request, which is up for consideration by the City Council in May 2016. This requirement caused a delay in start of construction deadlines to Mid-2016.

Based on the timing of the zoning change process (and required community meetings), the developer is requesting a twelve-month extension of all contractual dates in the TIF Development Agreement. The Southwestern Medical TIF District Board of Directors supports this request. The project represents the first TIF funded affordable for sale housing development.

**ESTIMATED PROJECT SCHEDULE**

Begin Project            June 2017  
Complete Project      June 2019

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Ten (the "Southwestern Medical TIF District"), City of Dallas, Texas (hereinafter referred to as the "Zone") and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 25965, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, V.T.C.A. (the "Act"); as amended.

On January 11, 2006, City Council authorized the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan pursuant to Ordinance No. 26205; as amended.

On August 13, 2014, City Council authorized a development agreement with Texas IntownHomes LLC, to provide reimbursement: (a) for providing affordable for sale housing units in accordance with the Mixed-Income Housing Guidelines for the Single Family Homes Pilot Program in an amount not to exceed \$5,010,000; (b) for eligible infrastructure improvement costs associated with the Cedar Branch Townhomes Project in an amount not to exceed \$2,888,366; and (c) funding not to exceed \$3,450,000 for the affordable for sale townhomes as per the Mixed Income Housing Guidelines Pilot Program includes \$150,000 per unit reimbursements to Texas IntownHomes LLC for sale to the qualified buyers and the potential purchase at 280,000 per unit by the City of Affordable Homes that the Texas IntownHomes LLC is unable to sell by Resolution Nos. 14-1271 and 14-1272.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On August 13, 2014, City Council authorized a development agreement with Texas IntownHomes LLC, to reimburse eligible project costs related to the land acquisition, bridge construction and other infrastructure improvements associated with the Cedar Branch Bridge Project in an amount not to exceed \$826,500, Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) - Not to exceed \$826,500 by Resolution Nos. 14-1273 and 14-1274.

On December 16, 2015, the Southwestern Medical TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement.

On May 20, 2016, the Southwestern Medical TIF Board voted to recommend further extending project deadlines including construction start date until June 30, 2017 and completion related deadlines to June 30, 2019 for the townhomes and until June 30, 2021 for the bridge.

Information about this item was provided to the Economic Development Committee on June 8, 2016.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**DEVELOPER**

**Texas IntownHomes LLC Texas IntownHomes LLC**

Frank Liu, Manager

Frank Liu, Manager

**MAP**

Attached.

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 22, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34Y

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## **SUBJECT**

Authorize amendment to the terms of a TIF development agreement with Texas InTownHomes, previously approved on August 13, 2014, by Resolution No. 14-1273, to extend the deadlines to obtain building permits from June 30, 2017 to June 30, 2017 and to extend the certificate of occupancy and construction completion deadlines for the Cedar Branch Bridge Project from December 31, 2019 to June 30, 2021 - Financing: No cost consideration to the City

## **BACKGROUND**

On August 13, 2014, City Council approved Resolution Nos. 14-1273 and 14-1274, authorizing a development agreement with Texas InTownHomes, LLC, to provide reimbursement reimburse eligible project costs related to the land acquisition, bridge construction and other infrastructure improvements associated with the Cedar Branch Bridge Project in an amount not to exceed \$826,500. Per Section 6 of Resolution 14-1273, the project was required to complete construction of the bridge and its associated public improvements by December 31, 2019

InTownHomes submitted a request for a six month extension for all project deadlines due to delays in acquiring the necessary parcel of land required to start construction of the bridge. This delay was approved December 16, 2015 and extended the deadlines to complete construction of the bridge and its associated public improvements by June 30, 2020. The property acquisition process has already begun and is on-going.

The Cedar Branch Bridge provides greater connectivity to the neighborhood from the south to the major employment center, the Southwestern Medical District (UT Southwest, Parkland and Children's Medical Center) and also to the Parkland DART light rail station.

**BACKGROUND** (Continued)

Based on the timing of the zoning change process (and required community meetings), the developer is requesting a twelve-month extension of all contractual dates in the TIF Development Agreement. The Southwestern Medical TIF District Board of Directors supports this request. The project represents the first TIF funded affordable for sale housing development.

**ESTIMATED PROJECT SCHEDULE**

Initiate acquisition process	December 2014
Complete Construction	June 2021

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 27, 2005, City Council authorized the establishment of Tax increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) and established a Board of Directors for the District in accordance with the Tax Increment Financing Act, as amended, to promote development or redevelopment in the Southwestern Medical TIF District area through use of tax increment financing by Ordinance No. 25965.

On January 11, 2006, City Council authorized the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan pursuant to Ordinance No. 26205.

On October 24, 2007, City Council authorized the establishment of the Southwestern Medical TIF District Grant Program by Resolution No. 07-3150.

On December 10, 2008, City Council authorized an amendment to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 27433.

On August 26, 2009, City Council authorized an amendment to the Southwestern Medical TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 27704.

On August 13, 2014, City Council authorized a development agreement with Texas IntownHomes LLC, to reimburse eligible project costs related to the land acquisition, bridge construction and other infrastructure improvements associated with the Cedar Branch Bridge Project in an amount not to exceed \$826,500, Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) - Not to exceed \$826,500 by Resolution Nos. 14-1273 and 14-1274.

On December 16, 2015, the Southwestern Medical TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement.



**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)** (Continued)

On May 20, 2016, the Southwestern Medical TIF Board voted to recommend further extending project deadlines including completing construction date until June 30, 2021.

On June 8, 2016, information was provided to the Economic Development Committee on the proposed amendment to the development agreement with Texas IntownHomes LLC to further extend project deadlines.

**FISCAL INFORMATION**

No cost consideration to the City

**OWNER**

**DEVELOPER**

**Texas IntownHomes LLCTexas IntownHomes LLC**

Frank Liu, Manager

Frank Liu, Manager

**MAP**

Attached.