

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, MAY 2, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

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

Call to Order

1. Approval of April 18, 2016 Economic Development Committee Minutes

BRIEFINGS

2. Technical Criteria for Economic Development
2017 Bond Program *J. Hammond Perot*
Assistant Director, Office of Economic Development
3. Dallas Love Field Rental Car Operations *Mark Duebner*
Director, Aviation

4. **UPCOMING AGENDA ITEMS**

May 11, 2016

Economic Development

- A. Resolution to Create a Dallas Property Assessed Clean Energy (PACE) Program and Resolution to Authorize a Third-Party Administrator for the Dallas PACE Program
- B. Authorize **(1)** a public hearing to be held on June 15, 2016, in accordance with Chapter 372 of the Texas Local Government Code to consider the advisability of renewing the Oak Lawn-Hi Line Public Improvement District (District), for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District to receive comments, and, at the close of the public hearing; **(2)** a resolution approving renewal of the District for seven years and approval of the District's Service Plan for calendar years 2017-2023 - Financing: No cost consideration to the City
- C. Authorize a Chapter 380 economic development grant agreement with Costco Wholesale Corporation ("Costco") in an amount not to exceed \$3,000,000 in consideration of Costco's development, construction, and continued operation of a new store on approximately 13.2 acres located at 12550 Coit Road in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$3,000,000 - Financing: Public/Private Partnership Funds
- D. Authorize a Chapter 380 economic development grant agreement with Saatchi & Saatchi North America, Inc. (doing business as Saatchi and Saatchi LA Team One) in an amount up to \$75,000 to encourage relocation and stimulate business development activity in the City of Dallas in conjunction with the

location of its new office at 2021 McKinney Avenue, pursuant to the Public/Private Partnership Program
- Not to exceed \$75,000 - Financing: Public/Private Partnership Funds

- E. Authorize **(1)** the Seventh Amendment to the Loan Agreement between the City of Dallas and the Oak Cliff Foundation (OCF) to convert the Section 108 Term Loan Agreement (the "Term Loan") in the original amount of \$400,000 from one with partial repayment and forgiveness terms to a secured, zero percent interest forgivable loan, where all principal and interest will be forgiven under the loan by June 1, 2026 or over a period of 10 years from the date of execution of the Seventh Amendment whichever is later, subject to the OCF meeting certain conditions and requirements of the City; **(2)** the City to subordinate the City 's loans with the OCF to a third party lender in order for the OCF to obtain third party bank financing, subject to the OCF meeting certain conditions and requirements of the City; **(3)** the City Manager to execute a Partial Release of Lien with respect to the 1.2 million Section 108 funded Loan Agreement between the City and the OCF; and **(4)** modifications to the Loan Agreement and the Loan documents to comport with these requirements – Financing: CDBG Program Income Foregone (\$467,888)

Sustainable Development & Construction


- F. A resolution authorizing the conveyance of approximately 23,010 square feet of land for a public mass transit easement across City-owned land to Dallas Area Rapid Transit, located near the intersection of Camp Wisdom Road and Patrol Way - Revenue: \$25,576
- G. A resolution **(1)** declaring three properties unwanted and unneeded and authorizing a sale by public auction (list attached); and **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute - Estimated Revenue - \$1,199,940
- H. An ordinance granting a revocable license to Haskell E-Bar, LLC for the use of a total of approximately 243 square feet of aerial space to occupy, maintain and utilize one sign and one awning over and above portions of Haskell Avenue right-of-way, near its intersection with Munger Avenue – Revenue: \$1,000 annually and \$100 one-time fee, plus the \$20 ordinance publication fee
- I. An ordinance granting a private license to South Tollway 3920, L.P. for the use of a total of approximately 3,116 square feet of land to occupy, maintain and utilize six street lights on portions of Maple Avenue right-of-way, near its intersection with Throckmorton Street – Revenue: \$600 one-time fee, plus the \$20 ordinance publication fee
- J. An ordinance granting a private license to Southwest Airlines Co. for the use of a total of approximately 2,620 square feet of aerial space to occupy, maintain and utilize two pedestrian bridges above and over a portion of Wyman Street and Denton Drive rights-of-way located near its intersection with Wyman Street and Denton Drive - Revenue: \$1,477 annually, plus the \$20 ordinance publication fee
- K. An ordinance abandoning a portion of a water and sanitary sewer easement to MSL Management, LLC, the abutting owner, containing approximately 4,350 square feet of land, located near the intersection of Dilido and John West Roads - Revenue: \$5,400 plus the \$20 ordinance publication fee.
- L. An ordinance abandoning two storm sewer easements, four sanitary sewer easements and one water and wastewater easement to Mockingbird Venture Partners, LLC, the abutting owner, containing a total of approximately 26,706 square feet of land, located near the intersection of West Mockingbird Lane and Forest Park Road - Revenue: \$18,695, plus the \$20 ordinance publication fee

Water Utilities

M. West Cell Development

- * Authorize the City Manager to enter into a Treated Water Service Contract, approved as to form by the City Attorney, with the City of Irving for treated water service for Dallas' portion of the West Cell Development - Not to exceed \$106,832 - Financing: Water Utilities Current Funds (subject to annual appropriations)
- * Authorize the City Manager to enter into a Wastewater Service Contract, approved as to form by the City Attorney, with the City of Irving for wastewater service for Dallas' portion of the West Cell Development - Not to exceed \$14,878 - Financing: Water Utilities Current Funds (subject to annual appropriations)
- * An ordinance adopting a boundary adjustment agreement with the City of Irving on property located south of the terminus of South Northlake Road and northwest of the intersection of Valley Vista Drive and Lakebreeze Road (within the West Cell Development) - Financing: No cost consideration to the City

Adjourn



Rickey D. Callahan, Chair
Economic Development Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

"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."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), 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 a la vista."