

ECONOMIC DEVELOPMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY
DALLAS, TEXAS

MONDAY, JUNE 20, 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 June 6, 2016 Economic Development Committee Minutes
2. Approval of the corrected January 20, 2015 minutes showing the Dalfort Area Development Update item

BRIEFINGS

3. Mall Area Redevelopment TIF and Dallas Midtown Phase 1 Development *Karl Zavitkovsky*
Director, Office of Economic Development
4. Workforce Readiness, Placement and Retention Program Update *Karl Zavitkovsky*
Director, Office of Economic Development
5. Proposed changes to the Certificate of Formation and Bylaws for the Dallas Development Fund *Karl Zavitkovsky*
(Memorandum) Director, Office of Economic Development

6. **UPCOMING AGENDA ITEMS**

June 22, 2016

Economic Development

- A. Authorize the re-adoption of the City's current Public/Private Partnership Program Guidelines and Criteria to extend the Program from June 25, 2016 through December 31, 2016, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City
- B. Authorize the Second Amendment to the Master Agreement with DFM Developer, Ltd. and the Second Amendment to the Development Agreement with Taylor Street 2111, LP, for the Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street Project, to **(1)** extend the start date from April 1, 2016 to December 31, 2016; and **(2)** extend the completion deadline from December 31, 2018 to December 31, 2019 - Financing: No cost consideration to the City

- C. Authorize **(1)** a public hearing to be held on August 10, 2016, in accordance with Chapter 372 of the Texas Local Government Code to consider the advisability of renewing the Tourism Public Improvement District (District), for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms to receive comments, and, at the close of the public hearing; **(2)** a resolution approving renewal of the District for thirteen years and approval of the District's Service Plan for Plan for 2016-2029 - Financing: No cost consideration to the City
- D. Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$670,000 with DFM Developer, Ltd., in accordance with the approved Master Agreement for the Redevelopment of the Farmers Market, executed pursuant to City Council Resolution No. 13-0447, as amended, for remaining streetscape and infrastructure improvements - pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program – Not to exceed \$670,000 – Financing: Public Private Partnership Funds
- E. Authorize the Office of Economic Development to issue a Notice of Funding Availability in an amount up to \$3 million in accordance to the Guidelines and Criteria of the Public/Private Partnership Program to grocery operators, shopping center owners, retail developers and other associated real estate professionals in order to promote the development of one or more grocery stores in Southern Dallas Food Deserts – Financing: No cost consideration to the City
- F. Authorize **(1)** a public hearing to be held in accordance with Chapter 372 of the Texas Local Government Code (the "Act") on August 10, 2016 to receive comments concerning the advisability of creating the South Dallas/Fair Park Public Improvement District (the "District") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the closing of the hearing **(2)** a resolution approving creation of the District for seven years and approving the District's Service Plan for 2017-2023 - Financing: No cost consideration to the City

Sustainable Development & Construction

- G. Authorize acquisition from Amy West Hillman GST Trust, Andrew West GST Trust, and Crockett & West, LLC, of approximately 114,362 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Raw Water Transmission Pipeline - Not to exceed \$42,875 (\$39,375, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds
- H. Authorize acquisition from David Houck, of approximately 40,022 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Raw Water Transmission Pipeline - Not to exceed \$15,500 (\$12,500, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds
- I. Authorize a two-year lease agreement with Audelia, L.P. for approximately 6,088 square feet of space located at 9759 Forest Lane to be used as a boxing training facility and youth fitness center for the period July 1, 2016 through June 30, 2018 - Not to exceed \$240.00 - Financing: Dallas Police Department General Funds (subject to annual appropriations)
- J. Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: \$1,000
- K. An ordinance granting a private license to Keating Clonard Holdings, LLC for the use of approximately 227 square feet of land to occupy, maintain and utilize existing landscape on a portion of Travis Street

right-of-way near its intersection with Knox Street - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee

- L. An ordinance abandoning a portion of a sanitary sewer easement to Borderplex Swiss Avenue, LLC, the abutting owner, containing approximately 1,321 square feet of land, located near the intersection of Swiss Avenue and Peak Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- M. An ordinance abandoning portions of two water reservation easements to City of Dallas, the abutting owner, containing a total of approximately 49,851 square feet of land, located near the intersection of Shorecrest and Denton Drives - Revenue: \$5,400, plus the \$20 ordinance publication fee
- N. An ordinance abandoning four wastewater easements to Lincoln Colorado Pace LLC, the abutting owner, containing a total of approximately 7,172 square feet of land, located near the intersection of Fort Worth Avenue and Colorado Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

Convention and Event Services

- O. Ratify an emergency construction contract with Hoffman Texas, Inc. dba Roto-Rooter Service and Plumbing for sewer line repairs at the Kay Bailey Hutchison Convention Center Dallas located at 650 S. Griffin Street - Not to exceed \$184,690 - Financing: Convention and Event Services Current Funds

Public Works and Transportation

- P. Authorize a design/build services contract with W. B. Kibler Construction Company, Ltd., most qualified proposer of four, for the Phase I design and pre-construction services for the new Sustainable Development and Construction offices at the Oak Cliff Municipal Center located at 320 East Jefferson Boulevard - Not to exceed \$2,072,303 - Financing: Building Inspection Current Funds (subject to appropriations)
- Q. Authorize an increase in the construction contract with Texas Standard Construction, Ltd. for the construction of tinted, stamped concrete pedestrian crosswalks and barrier-free ramp improvements at the intersections of Martin Luther King, Jr. Boulevard at South Trunk Avenue, J. B. Jackson, Jr. Boulevard and Robert B. Cullum Boulevard - Not to exceed \$747,377, from \$19,989,714 to \$20,737,091 - Financing: Current Funds (subject to annual appropriations)

7. UPCOMING AGENDA ITEMS

August 10, 2016

Economic Development

R. Neighborhood Empowerment Zone and Business Personal Property Tax Abatement Authorization

- * Authorize a resolution designating the approximately 7.4034 acres of property located at 2822 Glenfield Avenue in Dallas Texas, 75233 as City of Dallas Neighborhood Empowerment Zone No. 5 ("NEZ No.5"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date – Financing: No cost consideration to the City

- * Authorize a 50 percent business personal property tax abatement agreement for 8 years with SVC Manufacturing, Inc. in consideration of an expansion of its beverage manufacturing operation that will generate new taxable investment and job creation at 2822 Glenfield Avenue, Dallas, Texas 75233 furthering the City of Dallas' economic development goals pursuant to the City's Public/Private Partnership Program Guidelines and Criteria - Revenue: First year revenue estimated at \$97,553; eight-year revenue estimated at \$578,813 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$578,813)

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."