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ECONOMIC DEVELOPMENT & HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 NOV 30 PM 4:21

CITY SECRETARY
DALLAS, TEXAS

MONDAY, DECEMBER 4, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

Chair, Councilmember Tennell Atkins
Vice-Chair, Councilmember Rickey D. Callahan
Councilmember Lee M. Kleinman
Councilmember Scott Griggs
Councilmember Casey Thomas, II
Councilmember B. Adam McGough
Councilmember Mark Clayton
Councilmember Kevin Felder
Councilmember Omar Narvaez

Call to Order

1. Approval of November 6, 2017 Economic Development & Housing Committee Minutes

BRIEFINGS

2. The 360 Plan
Peer Chacko, Director
Planning & Urban Design
Kourtny Garrett, President & CEO,
Downtown Dallas, Inc.
3. University Hills Municipal Management
District
Courtney Pogue, Director
Office of Economic Development
4. New Markets Tax Credit Transaction:
Interfaith Family Services
Courtney Pogue, Director
Office of Economic Development

MEMO

5. Housing Policy & Economic Development Strategic Plan
6. **Upcoming City Council Agenda Item**
December 13, 2017
 - A. Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund (DDF) and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Interfaith Family Services ("Interfaith"), and its affiliates (Developer) for facility improvements and new construction at 5600 Ross Avenue (Project)

University TIF District

- B. *A public hearing to receive comments concerning the creation of Tax Increment Financing Reinvestment Zone Number Twenty-One for the University Center area and the University Hills area, to be known as the University TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City
- *An ordinance establishing Tax Increment Financing Reinvestment Zone Number Twenty-One to be known as the University TIF District under the authority of the Tax Increment Financing Act, as amended (V.T.C.A, Tax Code Chapter 311) - Financing: No cost consideration to the City
- C. Authorize approval of twenty-one grants recommended by the South Dallas Fair Park Trust Fund advisory board for programs and services in the areas of business, community, human and economic development - Not to exceed \$476,500 - Financing: South Dallas/Fair Park Trust Fund.
- D. A public hearing and consideration of adoption of The 360 Plan as a guide to future city council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two and a half mile radius centered on the intersection of Main Street and Akard Street - Financing: No cost consideration to the City
- E. Authorize the fourth amendment to Resolution No. 14-1898, previously approved on November 12, 2014, for the development loan agreement in the amount of \$550,000, with 2122 Highland LLC, and the City of Dallas to (1) provide corrections to the existing loan terms, (2) change the lender and allow for the refinancing of the senior lien loan for the 24-unit apartment complex at 2122 Highlands Road; and (3) authorize the subordination of the City's lien to the first lender – Financing: No cost to the City
- F. Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project
- *Authorize (1) an amendment to Resolution No. 12-2359, previously approved on September 26, 2012, to rescind Sections 1, 3, 4, 5, 6, 7, 8, 9, 10, and 11 releasing project encumbrances to Dallas County, and to revise Section 2 funding receipt source to receive funds from the North Central Texas Council of Governments to the Texas Department of Transportation; (2) a Project Specific Agreement with Dallas County for design, right-of-way acquisition and construction of the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project; (3) the receipt and deposit of funds from Dallas County in an amount not to exceed \$346,778; and (4) an increase in appropriations in an amount not to exceed \$346,778 in the Capital Projects Reimbursement Fund – Not to exceed \$346,778 – Financing: Capital Projects Reimbursement Funds
- *Authorize Supplemental Agreement No.1 to the professional services contract with Civil Associates, Inc. to provide final design services for the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project – Not to exceed \$292,054, from \$49,450 to \$341,504 – Financing: Skillman Corridor TIF District Funds (\$34,151), Capital Projects Reimbursement Funds (\$34,150), and Lake Highlands Project Funds (\$223,753)

G. Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project

*Authorize an amendment to Resolution No. 12-2357, previously approved on September 26, 2012, for the Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project to (1) delete project reimbursements to Dallas County; (2) correct the funding source to receive and deposit funds from the Texas Department of Transportation; and correct the name of the project from Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project to Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project; (3) authorize the Skillman Corridor Tax Increment Financing District Board of Directors to dedicate up to \$346,778 in the Skillman Corridor Tax Increment Financing District Funds as the required local matching funds for the North Central Texas Council of Governments Sustainable Development Program associated with the Lake Highlands Transit Oriented Development Sustainable Development Infrastructure Project in the Skillman Corridor Tax Increment Financing District; and (4) increase appropriations in an amount not to exceed \$346,778 in the Skillman Corridor Tax Increment Financing District Fund - Not to exceed \$346,778 – Financing: Skillman Corridor Tax Increment Financing District Funds

*Authorize rescinding Resolution No. 12-2358, previously approved on September 26, 2012, for the execution of the Development Agreement with PC LH Land and Partners, LP and associated receipt and deposit of funds for the Lake Highlands Transit Oriented Development Multimodal Connectivity Sustainable Development Infrastructure Project – Financing: No cost consideration to the City

- H. Authorize a three-year master agreement for tires, tubes, and flaps – Tire Centers, LLC in the amount of \$3,710,311, Blagg Tire and Service, Inc. in the amount of \$2,738,226, The Goodyear Tire and Rubber Company in the amount of \$803,043, and Southern Tire Mart in the amount of \$288,885, lowest responsible bidders of five – Total not to exceed \$7,540,465 – Financing: General Funds (\$6,545,943), Sanitation Current Funds (\$590,342), Water Utilities Current Funds (\$308,972), Aviation Current Funds (\$25,361), Stormwater Drainage Management Current Funds (\$12,347), and Confiscated Monies Funds (\$57,500)

Adjourn



Tennell Atkins, Chair
Economic Development & Housing Committee

EXECUTIVE SESSION NOTICE

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

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

Handgun Prohibition Notice for Meetings Of Governmental Entities

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

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

"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 propiedad con una pistola a la vista."