

Combined Economic Development & Housing Committee DRAFT

**Meeting Record
February 1, 2016**

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

Meeting Date: February 1, 2016

Meeting Start time: 10:01 AM (Housing)

Meeting Start time: 10:09 AM (Economic Development)

Committee Members Present:

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

Scott Griggs (Chair)
Carolyn King Arnold (Vice Chair)
Tiffinni A. Young
Monica R. Alonzo
Mark Clayton
Casey Thomas, II

Other Council Members Present:

Erik Wilson
Philip Kingston

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Karl Stundins, Manager, Office of Economic
Development
Sue Hounsel, Sr. Coordinator, Office of
Economic Development
Bernadette Mitchell, Director, Housing and
Community Services

Other Presenters:

Sherman Roberts, CEO/Owner, City Wide
Community Development Corporation

1. Approval of January 19, 2016 Minutes of the Economic Development Committee

Presenter(s):

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

Motion made by: Mr. Thomas

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. Approval of January 19, 2016 Minutes of the Housing Committee

Presenter(s):

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

Motion made by: Ms. Young

Motion seconded by: Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. Bishop Arts Station Project (Alamo Manhattan) Oak Cliff Gateway TIF District

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

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

Motion made by: Mr. Medrano

Motion seconded by: Mr. McGough

Item passed unanimously: _____

Item passed on a divided vote: X (Mr. Thomas voting NO)

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Review of Tax Increment Financing Policy and Applicability of Encouraging Mixed Income Housing

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

Action Taken/Committee Recommendation(s): No Action Taken

Motion made by:

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

February 10, 2016

Office of Economic Development

- A. Authorize a real property tax abatement agreement with ATC Realty Investments, LLC US and its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas (IIPD) and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement is \$430,384)

Sustainable Development & Construction

- B. Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- C. An ordinance granting a private license to 400 S. Record Street LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets - Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

Housing

- D. Authorize (1) the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and (2) the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property owned by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 – *District 14*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; (2) the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and (3) execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City – *District 6*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 6*
- I. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 4*
- J. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of an affordable house and (2) the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – *District 4*
- K. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction Group, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Optimum Real Estate and Construction Group, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 6*
- L. Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – *District 7*

- M. Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

- N. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

- O. Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

Office of Financial Services

- P. Authorize an extension through September 30, 2016 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement – *District N/A*

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

Motion made by: Mr. Griggs

Motion seconded by: Mr. Medrano

Item passed unanimously: _____

Item passed on a divided vote: X (Mr. Kleinman voting NO)

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:00 Noon

Approved By: _____