

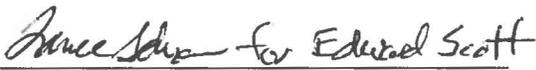
**OCTOBER 22, 2014 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated October 22, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

10/17/14
Date



Edward Scott
City Controller

10/17/14
Date

RECEIVED

2014 OCT 17 PM 4:43

CITY SECRETARY
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 22, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 53

CONSENT ADDENDUM

Item 1

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 54 - 60
Addendum Items 2 - 5

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 61 - 72

**ADDENDUM
CITY COUNCIL MEETING
OCTOBER 22, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal briefing regarding contract with River Ranch Educational Charities for the Texas Horse Park.

Section 418.183(f) of the Texas Government Code

- Recent developments regarding emergency management issues involving the Ebola virus and reported cases.

CONSENT ADDENDUM

Aviation

1. Authorize a second amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field to extend the term of the contract from October 22, 2014 through June 1, 2015 - Not to exceed \$138,232, from \$1,600,273 to \$1,738,505 - Financing: Aviation Current Funds (subject to appropriations)

ITEMS FOR INDIVIDUAL CONSIDERATION

Housing/Community Services

2. Authorize **(1)** preliminary adoption of Substantial Amendment No.1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and **(2)** a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan - Not to exceed \$2,038,052 - Financing: FY 2014-15 HOME Program Income #1 (\$1,688,052), 2012-13 HOME Investment Partnerships Program Grant Funds (\$350,000)

**ADDENDUM
CITY COUNCIL MEETING
OCTOBER 22, 2014**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Mayor and City Council

3. Consideration of a resolution temporarily modifying the taxicab age limits set out in Section 45-7.2.1(a) of the Dallas City Code due to special circumstances - Financing: No cost consideration to the City

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Sports Arena TIF - West Dallas Sub-district

Note: Item Nos. 4 and 5
must be considered collectively.

4. * Authorize a development agreement with Trinity Groves Residential I, L.P., to reimburse project costs related to the development of Trinity Groves mixed-use development in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed \$13,950,000 (of which \$7,606,727 is in the form of an Economic Development TIF Grant) from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) - Not to exceed \$13,950,000 - Financing: Sports Arena TIF District Funds (subject to appropriations)
5. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Trinity Groves Residential I, L.P., up to \$13,950,000, for TIF-eligible project costs pursuant to the development agreement with Trinity Groves Residential I, L.P., - Financing: No cost consideration to the City

ADDENDUM DATE October 22, 2014

ITEM		IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF								
1				2	C	AVI	\$138,231.63	0.00%	0.00%	Authorize a second amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field to extend the term of the contract from October 22, 2014 through June 1, 2015
2				All	I	HOU	GT	NA	NA	Authorize preliminary adoption of Substantial Amendment No.1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan
3				All	I	MCC	NC	NA	NA	Consideration of a resolution temporarily modifying the taxicab age limits set out in Section 45-7.2.1(a) of the Dallas City Code due to special circumstances
4				2, 6, 14	I	ECO	\$13,950,000.00	NA	NA	Sports Arena TIF - West Dallas Sub-district: Authorize a development agreement with Trinity Groves Residential I, L.P., to reimburse project costs related to the development of Trinity Groves mixed-use development in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed \$13,950,000 (of which \$7,606,727 is in the form of an Economic Development TIF Grant) from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District)
5				2, 6, 14	I	ECO	NC	NA	NA	Sports Arena TIF - West Dallas Sub-district: A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Trinity Groves Residential I, L.P., up to \$13,950,000, for TIF-eligible project costs pursuant to the development agreement with Trinity Groves Residential I, L.P.,

TOTAL \$14,088,231.63

ADDENDUM ITEM # 1

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize a second amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field to extend the term of the contract from October 22, 2014 through June 1, 2015 - Not to exceed \$138,232, from \$1,600,273 to \$1,738,505 - Financing: Aviation Current Funds (subject to appropriations)

BACKGROUND

On October 10, 2001, Council authorized a contract for the maintenance of the installed computerized revenue control system for years two through ten after total system acceptance June 2, 2004 through June 2, 2014 at Dallas Love Field, in the amount of \$1,600,273.00.

This item is on the addendum as the contract term for the maintenance of the installed computerized revenue control system has ended and the Department of Aviation is requesting to extend the term of the contract from October 22, 2014 through June 1, 2015 to complete the bidding process for a new computerized revenue control system. This action will authorize a second amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., not to exceed \$138,231.63, increasing the contract from \$1,600,273.00 to \$1,738,504.63.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 10, 2001, authorized original maintenance and support contract for a Turnkey Parking Revenue Control System, by Resolution No. 01-3034.

FISCAL INFORMATION

\$138,231.63 - Aviation Current Funds (subject to appropriations)

M/WBE

See attached.

ETHNIC COMPOSITION

White Male	25	White Female	3
Black Male	9	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	3	Other Female	0

OWNER

Xerox Transportation Solutions, Inc.

David P. Cummins, Senior Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a second amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field to extend the term of the contract from October 22, 2014 through June 1, 2015 - Not to exceed \$138,232, from \$1,600,273 to \$1,738,505 - Financing: Aviation Current Funds (subject to appropriations)

Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$0.00	0.00%
Non-local contracts	\$138,232.00	100.00%
TOTAL THIS ACTION	\$138,232.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

October 22, 2014

WHEREAS, on October 10, 2001, Resolution No. 01-3034 authorized a contract between the City and the Vendor for the purpose of maintenance and support services of a computerized revenue control system; and,

WHEREAS, the City of Dallas desires to exercise the renewal option and extend the contract for maintenance and support services with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., from October 22, 2014 through June 1, 2015, in the amount of \$138,231.63.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager is hereby authorized to execute the second amendment to the maintenance and support contract for the Turnkey Parking Garage Revenue Control System at Dallas Love Field with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., to extend the term of the contract from October 22, 2014 through June 1, 2015, under the same terms and conditions in an amount not to exceed \$138,231.63, from \$1,600,273.00 to \$1,738,504.63, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disperse funds in the amount of \$138,231.63 to Xerox Transportation Solutions, Inc., in accordance with the terms and provisions in the existing contract from the following:

Fund 0130; Dept. AVI; Unit 7709; Obj. 3210; Encumbrance CTAVIXEROXFY15; Vendor #503605

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 2

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 22, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Authorize **(1)** preliminary adoption of Substantial Amendment No.1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and **(2)** a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan – Not to exceed \$2,038,052 - Financing: FY 2014-15 HOME Program Income #1 (\$1,688,052), 2012-13 HOME Investment Partnerships Program Grant Funds (\$350,000)

BACKGROUND

This item was placed on the addendum to receive program income and reprogram federal funds which is a 60 day process.

BACKGROUND (continued)

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds. The grant funds were available beginning on October 1, 2014. The FY 2014-15 Action Plan includes funding for Community Development Block Grant (CDBG) in the amount of \$13,572,496, HOME Investment Partnerships Program (HOME) in the amount of \$4,365,818, and Housing Opportunities for Persons with AIDS (HOPWA) in the amount of \$5,375,659 for various activities.

Following City Council initial approval on June 25, 2014 and reconsideration on August 13, 2014, the City of Dallas received notice of the decrease in HOPWA grant funding by \$405, from the original allocation of \$5,375,659 to the final allocation of \$5,375,254. Additional funds in the amount of \$1,688,052 resulting from unanticipated funds generated from converted properties, buy-outs, etc and refunds paid back to HUD as well as \$350,000 in unspent HOME Investment Partnerships Program funds have been identified.

On September 17, 2014, City Council authorized the creation of the Planning and Neighborhood Vitality Department by Ordinance No. 29478. The Community Development Block Grant (CDBG) Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities have been identified to be transferred to the Department of Planning and Neighborhood Vitality.

Federal regulations and the City's Citizen Participation Plan require a public hearing to receive comments. This Substantial Amendment will be made available for public review and comment from October 23, 2014 through December 10, 2014. A public hearing will be held on December 10, 2014. Final adoption is scheduled for December 10, 2014.

This council action will authorize **(1)** preliminary adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and **(2)** a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014 City Council approved preliminary adoption of the Proposed FY 2014-15 Consolidated Plan Budget and the Proposed FY 2013-14 Reprogramming Budget and authorized a public hearing by Resolution No. 14-0787.

On June 11, 2014 City Council held a public hearing to receive comments on the Proposed FY 2014-15 Consolidated Plan Budget and the Proposed FY 2013-14 Reprogramming Budget.

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 14-1001.

On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

On September 17, 2014 City Council authorized the creation of the Planning and Neighborhood Vitality Department by Ordinance No. 29478.

FISCAL INFORMATION

\$1,688,051.63 – FY 2014-15 HOME Program Income #1

\$350,000 – 2012-13 HOME Investment Partnerships Program Grant Funds

October 22, 2014

WHEREAS, on June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant funds, by Resolution No. 14-1001; and

WHEREAS, on August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

WHEREAS, Program income generated through HOME Investment Partnerships Program (HOME) activities must be used for other HOME eligible activities including Housing Development Loan Program; and

WHEREAS, unanticipated program income generated through HOME activities and refunded HOME funds must be used for HOME eligible activities including Housing Development Loan Program; and

WHEREAS, City of Dallas received notice from HUD of the decrease in HOPWA grant funding by \$405 from the original allocation of \$5,375,659 to the final allocation of \$5,375,254 following final adoption of the FY 2014-15 HOPWA budget; and

WHEREAS, Federal regulations require a public hearing on substantial amendments to the Action Plan for the City's Consolidated Plan Budget for U. S. Department of Housing and Urban Development (HUD) grant funds. This includes the following grants: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). Federal regulations also require a public hearing on the City's Proposed Reprogramming Budget; and

WHEREAS, Federal regulations and the City's Citizen Participation Plan requires a public comment period of not less than 30 days and a public hearing to receive comments to the substantial amendment #1 to the FY 2014-15 Action Plan; and

WHEREAS, a summary of the Proposed Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program and the Housing Opportunities for Persons with AIDS grants will be published in the Dallas Morning News on October 23, 2014 to provide an opportunity to submit written comments through December 10, 2014; and

WHEREAS, holding a public hearing on December 10, 2014 satisfies requirements set forth in the City's Citizen Participation Plan; **NOW, THEREFORE**,

October 22, 2014

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Council hereby authorizes (1) preliminary adoption of Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to (a) increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; (b) reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; (c) use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; (d) decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and (e) transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality Department; and (2) a public hearing to be held on December 10, 2014 to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in the amount of \$1,688,051.63 in Fund 14M1, Dept HOU, Unit 489G for the Housing Development Loan Program.

SECTION 3. That the City Manager is hereby authorized to release funds from their originally budgeted purpose from:

Fund HM12, Dept HOU, Unit 897E \$300,000

Fund HM12, Dept HOU, Unit 898E \$50,000

and reprogram them for the Housing Development Loan Program to:

Fund HM12, Dept HOU, Unit 893E \$350,000.

SECTION 4. That the City Controller is authorized to receive and deposit the following funds in an amount not to exceed \$1,688,051.63 in:

Fund 14M1, Dept HOU, Unit 489G, \$1,688,051.63

SECTION 5. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed \$2,038,051.63:

Fund 14M1, Dept HOU, Unit 489G, \$1,688,051.63

Fund HM12, Dept HOU, Unit 893E, \$350,000

SECTION 6. That the City Manager is hereby authorized to transfer appropriations in the amount of \$1,748,157 from Fund CD14, Dept HOU, to Fund CD14, Dept PNV as set forth in the attached schedule.

October 22, 2014

SECTION 7. That the City Manager is hereby authorized to decrease appropriations in the amount of \$12 in Fund HW14, Dept HOU, Unit 486G, Program Administration/City of Dallas, and \$393 in Fund HW14, Dept HOU, Unit 487G Program Administration/Project Sponsors.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

PROPOSED BUDGET CHANGES

		ADOPTED BUDGET	PROPOSED CHANGE	AMENDED BUDGET
<u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</u>				
CD14	2014-15 Community Development Block Grant			
	FROM:			
	<u>Housing/Community Services</u>			
	Housing Assistance Support	1,945,172	(316,300)	1,628,872
	Housing Development Support	1,052,706	(157,241)	895,465
	Neighborhood Enhancement Program (NEP)	25,000	(25,000)	0
	Neighborhood Investment Program Infrastructure	1,249,616	<u>(1,249,616)</u>	0
			<u>(1,748,157)</u>	
	TO:			
	<u>Planning and Neighborhood Vitality</u>			
	Neighborhood Enhancement Program (NEP)	0	25,000	25,000
	Neighborhood Investment Program Infrastructure	0	1,249,616	1,249,616
	Neighborhood Vitality Project Delivery	0	<u>473,541</u>	473,541
			<u>1,748,157</u>	
<u>HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)</u>				
<u>Housing/Community Services</u>				
HM12	2012-13 HOME Investment Partnerships Program Grant			
	FROM:			
	Tenant Based Rental Assistance	300,000	(300,000)	0
	Tenant Based Rental Assistance (Admin)	50,000	<u>(50,000)</u>	0
			<u>(350,000)</u>	
	TO:			
	Housing Development Loan Program	900,000	<u>350,000</u>	1,250,000
			<u>350,000</u>	
14M1	FY 2014-15 HOME Program Income #1			
	Housing Development Loan Program	0	<u>1,688,052</u>	1,688,052
			<u>1,688,052</u>	
<u>HOUSING OPPORTUNITIES FOR PERSONS W/AIDS (HOPWA)</u>				
<u>Housing/Community Services</u>				
HW14	2014-15 Housing Opportunities for Persons W/AIDS Grant			
	Program Administration/City of Dallas	161,269	(12)	161,257
	Program Administration/Project Sponsors	278,475	<u>(393)</u>	278,082
			<u>(405)</u>	

ADDENDUM ITEM # 3

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Mayor and City Council

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Consideration of a resolution temporarily modifying the taxicab age limits set out in Section 45-7.2.1(a) of the Dallas City Code due to special circumstances - Financing: No cost consideration to the City

BACKGROUND

Section 45-7.2.1(a) of the Dallas City Code prohibits the operation of a vehicle as a taxicab if the vehicle is older than 60 months of age if it is not an alternative fuel vehicle or older than 84 months of age if it is an alternative fuel vehicle. Vehicle age is calculated from January 1 of the model year of the vehicle.

The City Council Transportation and Trinity River Project Committee is reviewing changes to the city's vehicle-for-hire regulations. One of the issues that the Committee is considering is eliminating the age requirement for vehicles operated as taxicabs. It is unlikely that any changes proposed by the Committee will receive final Council action prior to January 1, 2015. This means that taxi companies may be required to replace part of their vehicle fleet due to age prior to January 1, 2015, only to find that the vehicle age limitation was eliminated following Council action on changes to the transportation-for-hire regulations.

Section 45-7.2.1(c) allows City Council to modify or waive the taxicab age limits by resolution after a review of the specific circumstances. The proposed resolution extends the time period for replacing a vehicle used as a taxicab by four months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Transportation and Trinity River Project Committee will consider this matter at their special-called meeting on October 17, 2014 – recommendation pending.

FISCAL INFORMATION

No cost consideration to the City.

October 22, 2014

WHEREAS, Subsection (a) of Section 45-7.2.1, "Taxicab Age Limits," of Article VII, "Vehicles and Equipment," of Chapter 45, "Taxicabs," of the Dallas City Code, as amended, prohibits the operation of any vehicle as a taxicab in the city that is older than: (1) 60 months of age for a vehicle that is not an alternative fuel vehicle, or (2) 84 months of age for an alternative fuel vehicle;

WHEREAS, the city is reviewing its transportation-for-hire regulations, including the regulations in Section 45-7.2.1, in contemplation of adopting a new transportation-for-hire ordinance;

WHEREAS, Subsection (c) of Section 45-7.2.1 provides that the city council may modify the taxicab age limits set forth in Section 45-7.2.1 after a review of special circumstances; and

WHEREAS, the city council finds that it is in the public interest to temporarily modify the taxicab age limits by taking no action to enforce Section 45-7.2.1 for certain aged taxicabs pending a review of the applicable regulations; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That, until May 1, 2015, the city council directs the city manager to take no action to enforce Section 45-7.2.1, "Taxicab Age Limits," of Article VII, "Vehicles and Equipment," of Chapter 45, "Taxicabs," of the Dallas City Code, for certain taxicabs as follows:

(a) A taxicab that is between 60 and 64 months of age for a vehicle that is not an alternative fuel vehicle.

(b) A taxicab that is between 84 and 88 months of age for an alternative fuel vehicle, if the vehicle was:

(A) purchased new as an alternative fuel vehicle; or

(B) converted to an alternative fuel vehicle within 30 days after the vehicle was purchased new.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 22, 2014
COUNCIL DISTRICT(S): 2, 6, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44 Q

SUBJECT

Sports Arena TIF - West Dallas Sub-district

- * Authorize a development agreement with Trinity Groves Residential I, L.P., to reimburse project costs related to the development of Trinity Groves mixed-use development in the West Dallas Sub-district of Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District), in an amount not to exceed \$13,950,000 (of which \$7,606,727 is in the form of an Economic Development TIF Grant) from revenues accruing to Tax Increment Financing Reinvestment Zone Seven (Sports Arena TIF District) – Not to exceed \$13,950,000 - Financing: Sports Arena TIF District Funds (subject to appropriations)
- * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Seven (Sports Arena TIF District) to reimburse Trinity Groves Residential I, L.P., up to \$13,950,000, for TIF-eligible project costs pursuant to the development agreement with Trinity Groves Residential I, L.P., - Financing: No cost consideration to the City

BACKGROUND

Trinity Groves is a long-term redevelopment initiative located in the West Dallas area. The planned redevelopment of the 80-acre site features new restaurants, retail, residential use, and office uses along Singleton Boulevard, west of the Margaret Hunt Hill Bridge.

Phase I (complete) currently houses around 80,000 square feet of restaurant space, a brewery, event space, and a restaurant incubator. Phase II (under construction) includes the conversion of two currently vacant buildings into approximately nine new restaurant spaces (26,000 gross square feet).

BACKGROUND (Continued)

Upon completion, a total of around 106,000 square feet of retail and event space will be available.

This project currently being considered, Trinity Grove Mixed-use development, will bring the first market rate housing (approximately 271,000 square feet/349 units) to the area. Trinity Grove Mixed-use development will also include approximately 34,200 square feet of retail space, and structured parking related to the development.

The recommended estimated private cost of the project is approximately \$57.6 million. The cost of TIF reimbursement for the project is \$13,950,000. The TIF funded-improvements include street reconstruction, pedestrian friendly streetscape, and an economic development grant to encourage high density development.

ESTIMATED SCHEDULE OF PROJECT

Project Start Date	December 2015
Project Completion Date	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 28, 1998, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seven, Sports Arena TIF District by Ordinance No. 23688, as amended.

On May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672.

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

On April 9, 2014, City Council authorized a development agreement with Trinity Groves, LLC, for TIF funding for the Trinity Groves project in an amount not to exceed \$3,505,000 by Resolution No's: 14-0616 and 14-0617.

On October 2, 2014, the Sports Arena TIF District Board of Directors reviewed and recommended approval of a development agreement with Trinity Groves Residential I, L.P., for TIF funding for the Trinity Groves Mixed-use development project in an amount not to exceed \$13,950,000 (\$7,606,727 in the form of an Economic Development TIF Grant).

On October 6, 2014, the Economic Development Committee was briefed on the proposed Trinity Groves Mixed-use development project and recommended approval.

FISCAL INFORMATION

\$13,950,000 – Sports Arena TIF District Funds (subject to appropriations)

PROJECT COUNCIL DISTRICT

6

OWNER

Trinity Groves Residential I, L.P.,

Robert Shaw, Manager
425 Bedford St.
Dallas, TX 75212

DEVELOPER

Trinity Groves Residential I, L.P.,

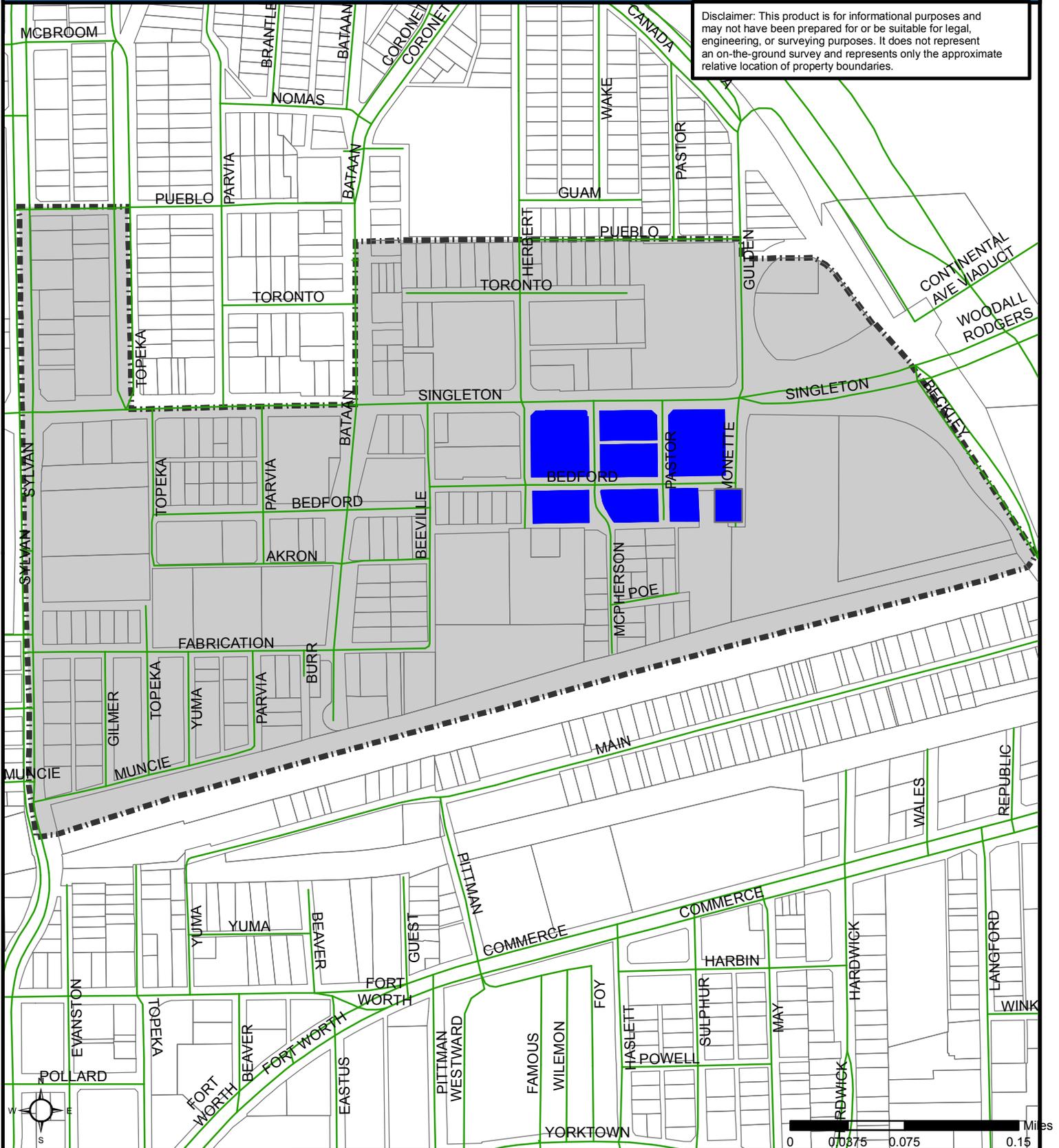
Robert Shaw, Manager
425 Bedford St.
Dallas, TX 75212

MAP

Attached.

Sports Arena TIF District Trinity Groves Mixed-use Project

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



DALLAS ECONOMIC DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org
Created MM.DD.YY, Last Updated MM.DD.YY - FileName.ABC

Legend

- TrinityGMixeduse
- West Dallas Subdistrict

October 22, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, (“Sports Arena TIF District” or “District”) and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 25, 1999, the City Council authorized the Sports Arena Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, City Council amended the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, on April 9, 2014, City Council authorized a development agreement with Trinity Groves, LLC, for TIF funding for the Trinity Groves project in an amount not to exceed \$3,505,000 by Resolution No’s: 14-0616 and 14-0617; and

WHEREAS, on August 29, 2014, the Urban Design Peer Review Panel (the “UDPRP”), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager, as required for all Sports Arena TIF District projects reviewed the Trinity Groves Mixed-use project; and

WHEREAS, on October 2, 2014, the Sports Arena TIF Board of Directors, reviewed and recommended approval of a TIF Reimbursement for Trinity Groves Residential I, L.P., for the Trinity Groves Mixed-use project in an amount not to exceed \$13,950,000; and

WHEREAS, on October 6, 2014, the Economic Development Committee was briefed and recommended approval of TIF funding for Trinity Groves Residential I, L.P., for the Trinity Groves Mixed-use project in an amount not to exceed \$13,950,000; and

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Sports Arena TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to the Owner for Trinity Groves, a long term redevelopment plan located in the West Dallas area, in the Sports Arena TIF District as depicted in the Map of Proposed Streetscape Improvements as **Exhibit A, Site Plan B and B1 and Conceptual Elevations C, C1 and C2**; and

October 22, 2014

WHEREAS, the expenditure of TIF funds supporting this development is consistent with promoting development and redevelopment of the Sports Arena TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Sports Arena TIF District.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to amend and execute a development agreement with Trinity Groves Residential I, L.P., and the City of Dallas, on behalf of the Sports Arena TIF District for the Trinity Groves Mixed-use development project and that the Sports Arena TIF revenues in an amount not to exceed \$13,950,000, (of which \$7,606,727 is in the form of an Economic Development TIF Grant), are hereby dedicated for TIF-eligible project costs associated with the Trinity Groves Mixed-use project located in the Sports Arena TIF District. These costs include, but are not limited to environmental remediation, streetscape improvements and a TIF Economic Development Grant, as shown in **Exhibit D – TIF Budget – Eligible Project Costs.**

Section 2. That the City Controller is hereby authorized to encumber and disburse funds from future tax increments and subject to future appropriations from:

Fund 0038, Department ECO, Unit P924, Object 3072, Activity SATI, Program No. SATIF0006, CT ECOP924A299, Vendor No. VC13565, in an amount not to exceed \$223,980;

Fund 0038, Department ECO, Unit P924, Object 4510, Activity SATI, Program No. SATIF0006, CT ECOP924A299, Vendor No. VC13565, in an amount not to exceed \$5,420,634;

Fund 0038, Department ECO, Unit P924, Object 4599, Activity SATI, Program No. SATIF0006, CT ECOP924A299, Vendor No. VC13565, in an amount not to exceed \$296,159;

Fund 0038, Department ECO, Unit P924, Object 4111, Activity SATI, Program No. SATIF0006, CT ECOP924A299, Vendor No. VC13565, in an amount not to exceed \$402,500;

October 22, 2014

Section 2. (Continued)

Fund 0038, Department ECO, Unit P924, Object 3016, Activity SATI, Program No. SATIF0006, CT ECO ECOP924A299, Vendor No. VC13565, in an amount not to exceed \$7,606,727; and

For a total not to exceed \$13,950,000.

Section 3. That Funds may be shifted among categories, except the Economic Development TIF Grant category, as long as the total TIF funding does not exceed \$13,950,000.

Section 4. That nothing in the resolution shall be construed to require the City to approve future dedications of Sports Arena TIF revenues (the "TIF Subsidy") from any source of the City funds other than the Sports Arena TIF District Fund. Any portion of the TIF Subsidy that remains unpaid due to lack or unavailability of Sports Arena TIF District Funds shall no longer be considered project costs of the Sports Arena TIF District or the City and the obligation of the Sports Arena TIF District to pay the Trinity Groves Residential I, L.P., shall automatically expire.

Section 5. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. Minimum private investment of \$36,000,000 for the Project (construction hard costs and construction related soft costs) for the Project.

The term "Invest" or "Investment" means the sum of all land acquisition costs and hard and soft construction costs paid, payable or actually incurred by or on behalf of the Owner, with respect to the Trinity Grove Mixed-use Project and the improvements thereon. Construction related soft costs include the following items: architecture and engineering, interior design and construction management. Construction management costs are solely intended to cover fee paid to an outside, third-party consultant who confirms the quality of work performed. Developer fees, legal fees, carrying or other similar costs shall not be considered toward this definition of project investment. The owner must provide verification of all expenditures.

- B. Construction of the Project shall include:
 - 1. A minimum of 200,000 square feet of residential space (300 units); and
 - 2. A minimum of 25,000 square feet of retail/restaurant space.

October 22, 2014**Section 5. (Continued)**

- C. Obtain a building permit and start construction for the Project by December 31, 2015;
- D. Obtain a Certificate of Occupancy (CO) for the Project, private improvements by December 31, 2018;
- E. Obtain final acceptance of public infrastructure improvements associated with the Project, as evidenced by the issuance of a Green Tag from the Public Works and Transportation Department by December 31, 2018 and submit documentation to the Office of Economic Development (the "OED");
- F. Execute an Operating and Maintenance agreement for the Project public infrastructure improvements associated with the Project by December 31, 2018, for a period of 20 years;
- G. Prior to TIF Reimbursement the residential component of the Project shall begin leasing of units and 50% of the retail/restaurant space shall be occupied.
- H. The residential and retail/restaurant components of the Project shall not permanently vacated in their entirety at any time during the TIF Reimbursement payment period after initial occupancy. If the residential and/or retail/restaurant components are temporarily discontinued or closed, a 90 day cure period will be granted. In the event of casualty, Owner must demonstrate best efforts to expeditiously repair or rebuild;
- I. General Obligation bonds may be used to fund improvements on Herbert Street, Singleton Boulevard and Amonette Streets. If GO bond funds are used, TIF funds will be reduced by the amount of the GO bond funds;
- J. On August 29, 2014, the design for Trinity Grove Mixed-use Project was reviewed by the Urban Design Peer Review Panel (the "UDPRP"), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager, as required for all Sports Arena TIF District projects. Recommendations by the UDPRP specifically related to Project include the following, which shall be incorporated into the design of the Project:
 - 1. Work with City staff to add on-street parking on Singleton Boulevard;
 - 2. Pay careful attention along the Singleton Boulevard retail experience to encourage design variety;

October 22, 2014**Section 5. (Continued)**

3. Avoid a monolithic or sterile pedestrian experience, particularly as it applies to the individual storefronts, signage and potentially the alignments of storefront glazing;
 4. Work with the City staff to discuss options for including teaser parking along Singleton Boulevard as a means to buffer pedestrian activity from traffic and encourage traffic calming along Singleton Boulevard; and
 5. Address the impression of too much complexity of hardscape elements as depicted, primarily along Singleton Boulevard.
- K. Incorporate the design recommendations as evidenced by conceptual plans and site plans attached to the executed development agreement, material changes to such conceptual plans and site plans shall require review by the City Design Studio and/or UDPRP and approval of the Director. Construction in substantial conformance with the approved plans is a material element of this Agreement;
- L. Submit to the Director of the OED a quarterly status report for ongoing work on the Project, public improvements, as well as retail/restaurant leasing. The first report is due upon the end of the first calendar quarter following the date that the City delivers a fully executed copy of the development agreement to Owner. Status reports will be due once every three months after the Effective Date (Status Report form attached as **Exhibit E**);
- M. Mixed Income Housing Requirement: A minimum of 20% of all units shall meet affordable housing standards established by the City of Dallas Tax Increment Finance Districts Mixed Income Housing Guidelines approved, as amended, by the TIF Board on February 3, 2012, which requires, but is not limited to the following:
1. Affordable units required to be available for a 15-year period (from the date of CO);
 2. If the total number of affordable units drops below 20%, a 90-day 'cure' period will be granted to allow Developer to bring Project into compliance, after which failure to comply is an event of default of the TIF Development Agreement;
 3. The Developer must submit semi-annual reports to the OED Staff (from the date of CO) with required information about compliance with the Affordable Housing requirements; and

October 22, 2014**Section 5.** (Continued)

4. The affordable housing requirement shall apply to units of all sizes, excluding specialty units such as club suites, penthouse suites, etc. (although specialty units shall count towards the overall total of units for the project requirement). Affordable units shall be dispersed pro-rata among units by the number of bedrooms in each unit.
 5. Owner shall cooperate in good faith to comply with any additional requirements to improve the effectiveness of the housing program guidelines.
- N. Comply with the Business Inclusion and Development (“BID”) process and reporting requirements, and make good faith efforts to achieve a goal of twenty-five percent (25%) Minority/Women-owned Business Enterprise (“M/WBE”) participation for the TIF eligible Project costs for Streetscape Improvements, and a goal of twenty-five percent (25%) certified M/WBE participation for remaining private improvement construction expenditures. **Exhibit F** describes this process;
- O. If necessary, the Project deadline can be extended up to six months, subject to the Office of Economic Development Director’s and Sports Arena TIF District Board of Director’s approval; and
- P. The development agreement may not be assigned prior to completion. If Trinity Groves Residential I, L.P. is unable to complete the Trinity Groves mixed-use development, the development agreement shall terminate. After completion, the development agreement as well as the TIF Subsidy may be assigned subject to Director approval.

Section 6. That should Trinity Groves Residential I, L.P., not perform one or more of the contingencies listed above, the City Manager is authorized to terminate the development agreement and disallow the total TIF Subsidy up to an amount not to exceed \$13,950,000.

Section 7. That the inability to meet any of the specific conditions listed above, if not cured within 90 days after written notice of such failure is provided by the City to Owner, shall nullify the TIF financial commitments to this project.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit B

Trinity Grove Mixed-use Project Site Plan

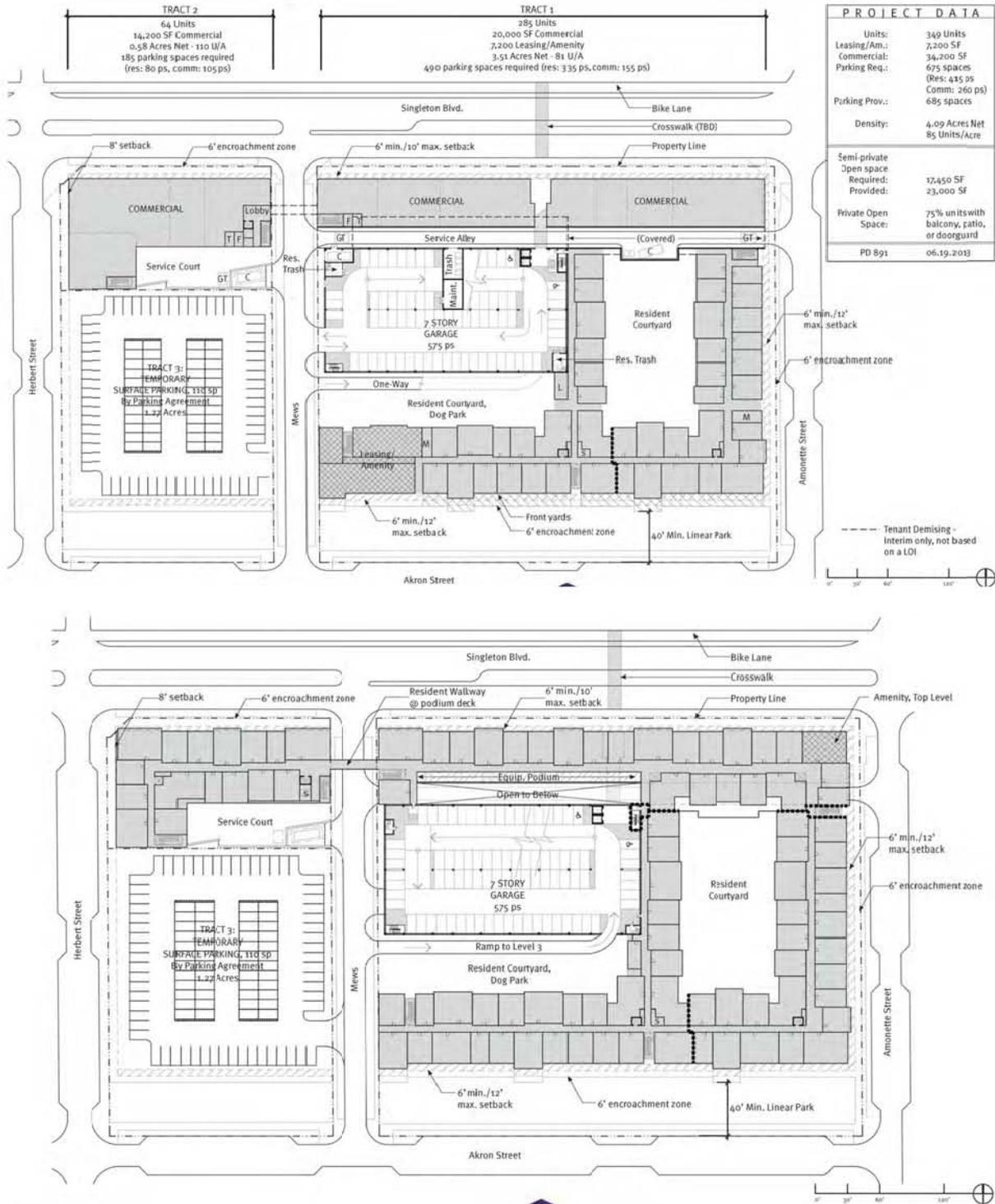
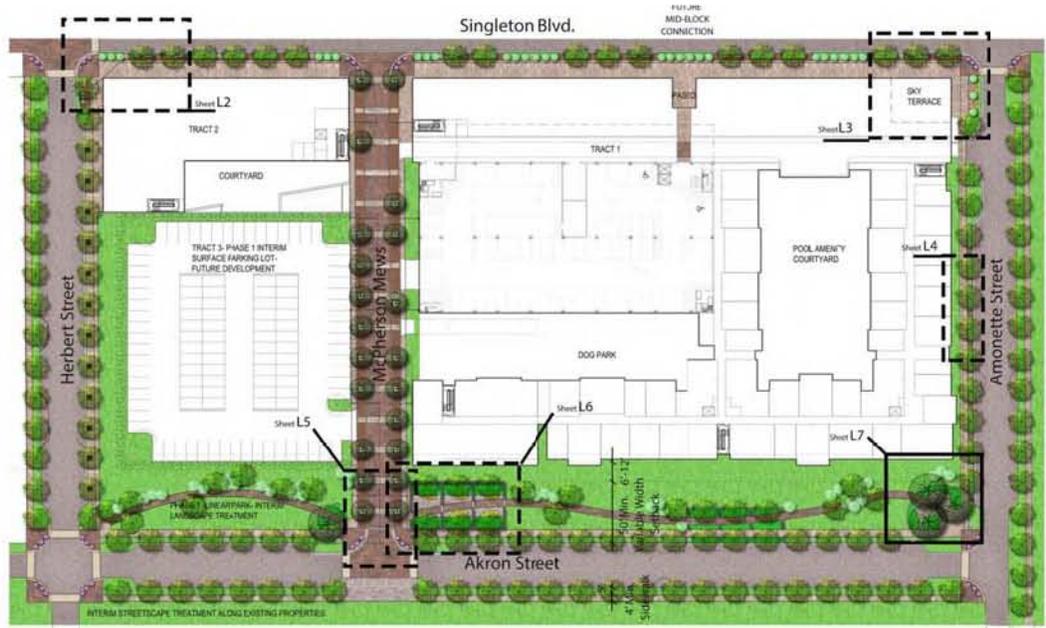


Exhibit B1

Trinity Grove Mixed-use Project Landscape Plan



All sidewalk sections conform with dimensional requirements of PD891

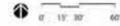


Exhibit C

Trinity Grove Mixed-use Project

Conceptual Renderings



Exhibit C1

Trinity Grove Mixed-Conceptual Elevations



01 Singleton Elevation



02 Herbert Elevation

02

Exhibit C2

Trinity Grove Mixed-Conceptual Elevations



01

Akron Elevation



01

Amonette Elevation



Exhibit D

Trinity Grove Mixed-use Project

Description	Amount
Demolition	\$223,980
Streetscape Improvements (<i>Akron, Amonette, Herbert and Singleton Streets, open space, etc.</i>)	\$5,420,634
Off-site Improvements (<i>drainage, paving, wastewater</i>)	\$296,159
Engineering, Architectural Fees (<i>for public improvements listed above</i>)	\$402,500
Economic Development TIF Grant	\$7,606,727
TIF Funding	\$13,950,000

No interest shall accrue on any portion of the TIF Reimbursement. Improvements to Singleton Boulevard, Herbert Street and Amonette Streets are part of the West Dallas Gateway project ('Three Hole Punch'). If GO Bond proceeds allocated for this work, are insufficient to complete, Developer will fund and be reimbursed. If bond funds are sufficient to complete these roadway upgrades, TIF reimbursement will be reduced by amount of bond funds used.

Exhibit E

Quarterly Project Status Report

Prepared by

Project Name:
Report Period: From: _____ To: _____
Project Start Date: Required Completion Date: Current Completion Date: Number of units completed:
Briefly describe Project progress during this period:
Which documents did you submit to the City of Dallas Business Development & Procurement Services? When? Which documents did you submit to the City of Dallas Fair Housing Department? When? Describe any issues of concern with the City of Dallas (Office of Economic Development/Business Development & Procurement Services/ Fair Housing Department/Public Work and Transportation etc.)?
Attach 4-8 current construction progress pictures from four sides of the Project.
By: _____ _____ XXXXXXXXXXXXXXXXXXXX

Exhibit F

City's Business Inclusion and Development Program

Policy Statement

It is the policy of the City of Dallas to involve Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. It is the policy of the City of Dallas to encourage the growth and development of M/WBEs that can successfully compete for contracting opportunities. The City and its contractors shall not discriminate on the basis of race, color, religion, national origin, or sex in the award and performance of contracts. In consideration of this policy, the City of Dallas has adopted the Business Inclusion and Development (BID) Plan for all City of Dallas contracts.

Scope of Business Inclusion and Development Plan

The BID Plan shall apply to all contracts for the purchase of goods or services over \$50,000 with special emphasis on those contracts with first tier subcontracting opportunities. The provision of the BID Plan takes precedence over any departmental plans or procedures in conflict herewith, except for specific requirements mandated by the terms or conditions of agreements in force between the City and the Federal Government or the State of Texas that require different procedures than those described in the BID Plan.

The BID Plan Goals

The BID Plan establishes standard requirements for all prospective City of Dallas bidders/proposers to ensure a reasonable degree of participation by M/WBEs in all City contracts. It is the goal of the City that a certain percentage of work under each contract be performed by one or more M/WBEs.

On March 24, 2004, the City Council approved the following M/WBE participation goals (Council Resolution #041033). These goals were adopted without consideration for ethnicity or gender.

- Construction: 25.00%
- Architectural & Engineering: 25.66%
- Other Professional: 36.30%
- Other Services: 23.80%
- Goods: 18.00%

Prospective bidders/proposers are required to make a "good faith effort" to meet the established participation goals and must document their good faith effort to include M/WBEs in the contract.

October 22, 2014

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seven, (“Sports Arena TIF District” or “District”) and established a Board of Directors for the District to promote development or redevelopment in the Sports Arena area pursuant to Ordinance No. 23688, authorized by the City Council on October 28, 1998, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on August 25, 1999, the City Council authorized the Sports Arena Tax Increment Financing District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 24002; as amended; and

WHEREAS, on May 23, 2012, City Council authorized an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Sports Arena TIF District by Ordinance No. 28672; and

WHEREAS, on April 9, 2014, City Council authorized a development agreement with Trinity Groves, LLC, for TIF funding for the Trinity Groves project in an amount not to exceed \$3,505,000 by Resolution No’s: 14-0616 and 14-0617; and

WHEREAS, on August 29, 2014, the Urban Design Peer Review Panel (the “UDPRP”), an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager, as required for all Sports Arena TIF District projects reviewed the Trinity Groves Mixed-use project; and

WHEREAS, on October 2, 2014, the Sports Arena TIF Board of Directors, reviewed and recommended approval of a TIF Reimbursement for Trinity Groves Residential I, L.P., for the Trinity Groves Mixed-use project in an amount not to exceed \$13,950,000; and

WHEREAS, on October 6, 2014, the Economic Development Committee was briefed and recommended approval of TIF funding for Trinity Groves Residential I, L.P., for the Trinity Groves Mixed-use project in an amount not to exceed \$13,950,000; and

WHEREAS, in furtherance of the Sports Arena TIF District Project Plan and Reinvestment Zone Financing Plan and to promote within the Sports Arena TIF District: (1) development and diversification of the economy, (2) elimination of unemployment and underemployment, and (3) development and expansion of commerce, the City desires to provide economic incentives to the Owner for Trinity Groves, a long term redevelopment plan located in the West Dallas area, in the Sports Arena TIF District as depicted in the Map of Proposed Streetscape Improvements as **Exhibit A**; and

October 22, 2014

WHEREAS, the expenditure of TIF funds supporting this development is consistent with promoting development and redevelopment of the Sports Arena TIF District in accordance with the purposes for its creation, the City's revised Public/Private Partnership Guidelines and Criteria, the ordinance adopted by the City Council approving the Project and Financing Plan, and is for the purpose of making public improvements consistent with and described in the Project and Financing Plan for the Sports Arena TIF District.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the findings, determinations and certifications contained in the recitals above are incorporated herein for all purposes.

Section 2. That the issuer expects to incur debt as one or more series of obligation for the purpose of paying the costs of the Project. The following is a general functional description of the Project for which the expenditures to be reimbursed or paid and a statement of the maximum principal amount of debt expected to be issued for such reimbursement purposes.

Project Description

Streetscape improvements and TIF Grant (for cost related to project financing) for the Trinity Groves Mixed-use Project in Reinvestment Zone Number Seven (Sports Center TIF District).

Debt To Be Issued

Not to exceed \$13,950,000 as provided by the Project Plan and Reinvestment Zone Financing Plan

Section 3. That the total Sport Center TIF District participation in the Trinity Groves Mixed-use project shall not exceed an amount of \$13,950,000 for TIF-eligible project costs, all in accordance with the terms of the said development agreement.

Section 4. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the Sports Center TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the Sports Center TIF District, due to lack or unavailability of Sports Center TIF District Funds shall no longer be considered project costs of the Sports Center TIF District or the City and any obligation to pay Trinity Groves Residential I, L.P., shall automatically expire.

Section 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 24

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize adoption of the City of Dallas State Legislative Program for the 84th Session of the Texas Legislature - Financing: No Cost Consideration to the City

BACKGROUND

Prior to the beginning of each state legislative session, the City of Dallas has historically adopted a state legislative program. The program sets forth issues of interest to the City Departments and gives the City Attorney's Office the authority to support legislation that upholds the City of Dallas home-rule authority, as well as oppose any legislation that diminishes resources or home-rule authority.

PRIOR ACTIONS/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Legislative Ad Hoc Committee was briefed on August 24, 2010.

The Legislative Ad Hoc Committee was briefed on October 5, 2010.

The City Council authorized adoption of the State 82nd Legislative Program on October 13, 2010, by Resolution No. 10-2573.

The Legislative Ad Hoc Committee was briefed on October 22, 2012.

The Dallas City Council was briefed on November 7, 2012.

The City Council authorized adoption of the State 83rd Legislative Program on November 14, 2012, by Resolution No. 12-2742.

PRIOR ACTIONS/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

The Legislative Ad Hoc Committee was briefed on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

No cost consideration to the City

October 22, 2014

WHEREAS, the 84th Session of the Texas Legislature will convene in January 2015; and,

WHEREAS, many legislative issues affecting local government will be considered; and,

WHEREAS, the City of Dallas has historically adopted a legislative program for consideration by the Legislature;

NOW, THEREFORE,

BE IT RESOVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas Legislative Program for the 84th Session of the Texas Legislature is adopted.

SECTION 2. That the City Attorney is directed to communicate the items included in the state legislative program, a copy of which is attached as Exhibit A, to members of the Texas Legislature.

SECTION 3. That the City Attorney is directed to support legislation that upholds the City of Dallas' home-rule authority, as well as oppose legislation that diminishes resources or home-rule authority.

SECTION 4. That for those issues that arise during or prior to the Session for which there is no official City position and there is insufficient time to convene a meeting of the Legislative Ad Hoc Committee or the City Council, the Chair of the Legislative Ad Hoc Committee is authorized to represent and protect the interests of the City.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.



**City of Dallas Legislative Program for the
84th Session of the Texas Legislature**



City of Dallas

As approved by the Dallas City Council

October 22, 2014

Resolution #

DRAFT

**CITY OF DALLAS 2015 STATE LEGISLATIVE PROGRAM
84th SESSION OF THE TEXAS LEGISLATURE**

**Mayor and City Council
2013-2015**

City of Dallas

2013 - 2015 Dallas City Council



**Sandy Greyson
District 12**



Mayor Mike S. Rawlings



**Lee Kleinman
District 11**



**Jennifer S. Gates
District 13**



**Jerry R. Allen
District 10**



**Monica R. Alonzo
District 6**



**Sheffie Kadane
District 9**



**Adam Medrano
District 2**



**Philip T. Kingston
District 14**



**Scott Griggs
District 1**



**Carolyn R. Davis
District 7**



**Vonciel Jones Hill
District 3**



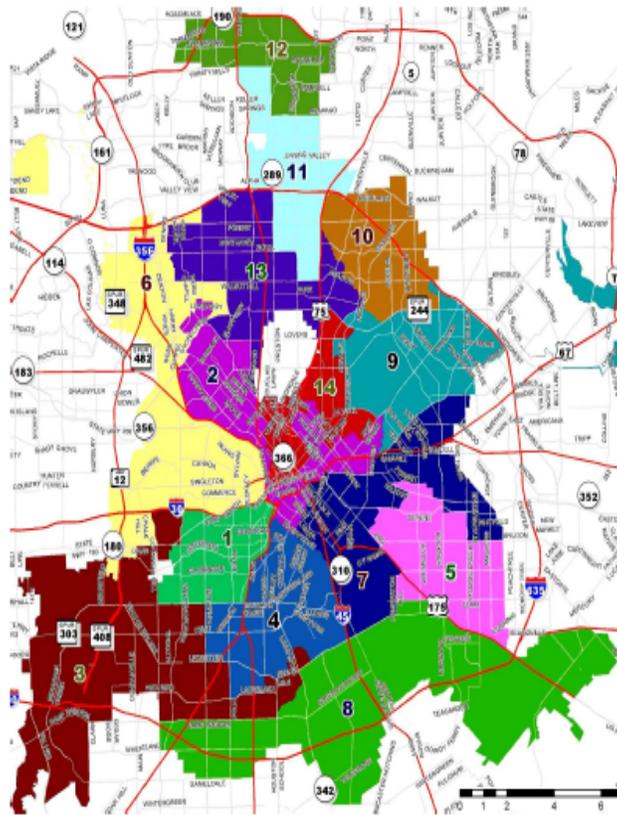
**Dwaine R. Caraway
District 4**



**Tennell Atkins
District 8**



**Rick Callahan
District 5**



CITY OF DALLAS 2015 STATE LEGISLATIVE PROGRAM
84th SESSION OF THE TEXAS LEGISLATURE

City of Dallas

**Mayor and City Council
2013 - 2015**

City Hall, Room 5EN
Dallas, TX 75201

Mike Rawlings
Mayor
214.670.4054

Tennell Atkins
Mayor Pro Tem
Council District 8
214.670.4066

**City Hall, Room 5FS
Dallas, TX 75201**

Vonciel Jones Hill
Chair, Legislative Committee
Council District 3
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Carolyn Davis
Council District 7
214.670.4689

Rick Callahan
Council District 5
214.670.4052

Jerry R. Allen
Council District 10
214.670.4069

Lee M. Kleinman
Council District 11
214.670.7817

Jennifer S. Gates
Council District 13
214.670.3816

Monica Alonzo
Deputy Mayor Pro Tem
Council District 6
214.670.4199

**City Hall, Room 5FN
Dallas, TX 75201**

Scott Griggs
Council District 1
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Dwaine R. Caraway
Council District 4
214.670.0781

Adam Medrano
Council District 2
214.670.4048

Sheffie Kadane
Council District 9
214.670.4069

Sandy Greyson
Council District 12
214.670.4067

Philip T. Kingston
Council District 14
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**CITY OF DALLAS 2015 STATE LEGISLATIVE PROGRAM
84th SESSION OF THE TEXAS LEGISLATURE**

City of Dallas

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FOR COUNCIL RESOLUTION

CONSIDERED ON OCTOBER 22, 2014

GENERAL PRINCIPLES

The City of Dallas will:

- Support legislation to expand home-rule authority and facilitate the provision of services to Dallas residents
- Oppose legislation that preempts home-rule authority
- Form strategic alliances with other jurisdictions and stakeholders to advance the City's legislative goals
- Support legislative recommendations from City Task Forces (including, but not limited to, the Domestic Violence Task Force, the Education Task Force, the Fair Park Task Force, the LGBT Task Force, the Transportation-for-Hire Task Force and the Poverty Task Force) that are consistent with the policies of the City Council

LEGISLATIVE INITIATIVES

The City of Dallas will support the following initiatives:

FOCUS ON THE COMMUNITY

Promoting the development of vibrant, safe and sustainable neighborhoods is a priority for the City of Dallas. Pursue legislation related to:

- Removal of Blight – especially dealing with abandoned, vacant and nuisance properties
- Urban Land Bank – expand allowable uses, shorten timeframes, and reduce costs for conveying properties to end users
- Code Enforcement – expedite notice and cure of code violations
- Group Homes – expand authority to inspect and regulate retirement facilities and group homes

CULTURE, ARTS, RECREATION & EDUCATION

- Promote efforts to support the Arts
- Allow greater flexibility for public parks to work with private organizations to enhance public use of park lands
- Continue telecommunications discounts for libraries and programs that promote shared digital content and workforce development and training in public libraries
- Support Tuition Revenue Bonds for UNT Dallas campuses and other public institutions

CLEAN, HEALTHY ENVIRONMENT

- Reduce nitrogen oxide ["NOx"] emissions in non-attainment regions of Texas through regulation and inspections of diesel-powered on-road and off-road sources
- Reduce solid waste going into municipal landfills
- Establish "Texas Recycles Tires" program, similar to computer and TV recycling programs
- Enhance enforcement of civil citations

ECONOMIC VIBRANCY

- Encourage water conservation and reuse alternatives, allow for voluntary transfer of surface water and development of new water supplies and infrastructure through streamlined processes
- Support multi-modal choices and funding options for transportation, including High Speed Rail, light rail, streetcars, surface roads, pedestrian/bicycle/trails
- Remove prohibition on city authority to build permanent structures on city rights of way
- Support legislation naming Dallas as host of the 2036 Texas Bicentennial

E-GOV

- Ensure correct allocation of sales taxes between jurisdictions
- Require disclosure of sales price for commercial property
- Reform Appraisal Process so that appraisals accurately reflect fair-market value
- Set off individual/entities debt to local governments before refund or claim payment from state
- Protect governmental entities from false representations material to a governmental proceeding and allow for treble damages
- Provide for greater transparency and allow for broader options of funding mechanisms related to pension plans
- Base appeal of a cruelly treated animal case on the record rather than de novo

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- Allow collection of attorneys fees in frivolous ethics complaints and exempt pending ethics complaints from Chapter 552
- Satisfy notice requirement by publication on government's official website
- Allow submission of public information act requests via website and adequate charges to cover compliance costs
- Ensure lawyer-client privileged information is exempt from public information act without seeking Attorney General opinion
- Assure that protections under public information act can not be circumvented by subpoenas or requests made to third parties
- Add disclosure exception for governmental bodies regarding intellectual property that is pending patent protection
- Exempt information disclosed to adverse party in on-going litigation from public information act

PUBLIC SAFETY

- Increase penalties for graffiti repeat offenders and for burglaries of safes
- Create an on-premises "consumption only" license to allow for better regulation of the premises
- Allow for civil enforcement of handicap parking violations
- Provide State-wide oversight and funding for Texas Task Force 2
- Include obstruction of overpass, alley, bridge, and tunnels to list of passageways under offenses against public order and decency in Texas Penal Code
- Reform 911 fee statute to cover cost of service



City of Dallas Legislative Program for the 84th Session of the Texas Legislature