

# Memorandum



CITY OF DALLAS

DATE November 5, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **November 10, 2021 City Council FINAL Agenda - Additions/Revisions/Deletions**

On October 29, 2021, a DRAFT City Council Agenda for November 10, 2021 was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

## **Additions:**

47. 21-2077 Authorize a construction services contract for the construction of Fire Station No. 41 replacement facility located at 5920 Royal Lane - Post L Group, LLC, best value proposer of eight - Not to exceed \$4,458,098.00 - Financing: 2020 Certificates of Obligation Fund
48. 21-2168 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("the TIF District") to: **(1)** increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and **(2)** make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and, at the close of the public hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City
49. 21-2115 Authorize the execution of a Memorandum of Understanding ("MOU") with Dallas Area Rapid Transit ("DART") to allow the City to market six DART-owned sites for development - Financing: No cost consideration to the City

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**Revisions:**

23. 21-2082 Authorize **(1)** a Chapter 380 Economic Development Grant Agreement, upon approval as to form by the City Attorney, in an amount not to exceed \$250,000.00; and **(2)** nomination to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank; with CBRE, Inc. or an affiliate thereof in connection with jobs created and retained and workforce development associated with a new office development in accordance with the City's Public/Private Partnership Program - Not to exceed \$250,000.00 - Financing: Public/Private Partnership Fund

This item is being revised to make edits to the Resolution. Please contact Robin Bentley, Director, Office of Economic Development, at 214-670-0170, for more information.

38. 21-1570 Authorize a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Plaza Area of the Southern Gateway Deck Plaza project located at Interstate Highway 35E between Marsalis Avenue and Ewing Avenue - Financing: No cost consideration to the City

This item is being revised to update the estimated construction cost in the Background section. Please contact Ryan O'Connor, Senior Park & Recreation Manager, Park & Recreation Department, at 214-670-4124, for more information.

39. 21-1828 Authorize a ten-year development agreement, with one five-year renewal option, with Dallas 3100, LP ~~for the development, operation, and maintenance of a trail rest area and public trail from an adjacent development access to the Katy Trail located at 4825 Cole Avenue~~ to: (1) develop the property adjacent to the Katy Trail located at 4825 Cole Avenue; and (2) develop a portion of the Katy Trail with enhanced improvements to operate and maintain a trail access and trail rest area –

Financing: No cost consideration to the City

This item is being revised to make edits to the Subject and Resolution. Please contact Ryan O'Connor, Senior Park & Recreation Manager, Park & Recreation Department, at 214-670-4124, for more information.

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**Deletions:**

4. 21-1579 Authorize **(1)** an operating agreement for a peer-to-peer car sharing operation with Allstate Non-Insurance Holdings, Inc. for a primary term of two years with three, one year renewal terms in the aggregate at a rental rate of five percent of gross sales, as defined; and **(2)** the receipt and deposit of funds from the concessionaire - Estimated Annual Revenue: Aviation Fund 5 percent of gross sales as defined  
This item is being deleted due to discrepancies in vendor name and number. Please contact Mark Duebner, Director, Department of Aviation, at 214-670-1481, for more information.
8. 21-1851 Authorize an amendment to the conditional grant agreement with St. Jude, Inc. for the rehabilitation of 180 permanent supportive housing units to modify the income restrictions at or below 30% Area Median Income (AMI) at or below 50% AMI for 60% of the units and at or below 80% AMI for 40% of the units at the St. Jude Center - Park Central, a permanent supportive housing development located 8102 Lyndon B. Johnson Freeway, Dallas, Texas 75251 - Financing: No cost consideration to the City  
This item is being deleted to allow staff additional time to report back to the Housing and Homelessness Solutions Committee on the outcomes of the conversation regarding the AMI cap between St. Jude and staff as it relates to the this project. Please contact David Noguera, Director, Department of Housing & Neighborhood Revialization, at 214-670-5988, for more information.
9. 21-2016 A resolution **(1)** declaring approximately 3,280 square feet of undevelopable City-owned land unwanted and unneeded, located near the intersection of Main and South Akard Streets; **(2)** authorizing its sale to Main Street Investors Joint Venture, the abutting owner; and **(3)** authorizing a twenty-year operation and maintenance agreement with one five-year renewal option with Main Street Investors Joint Venture for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area - Revenue: General Fund (\$3,000.00) and Capital Gifts, Donation and Development Fund (\$342,000.00)  
This item is being deleted to allow additional time to deliberate this matter. Please contact Dr. Robert Perez, Director, Department of Public Works, at 214-670-0737, for more information.
46. 21-1988 Authorize a thirty nine-year lease agreement, with two ten-year renewal options, with Refuge City of Dallas, Inc. for approximately 12.865 acres of City-owned land located at 12000 Greenville Avenue to be used for the development, use and operation of a integrated homeless and recovery center for the period November 1, 2021 through October 31, 2060 - Financing: No cost consideration to the City

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This item is being deleted at the request of Refuge City of Dallas, Inc. Please contact Dr. Robert Perez, Director, Department of Public Works, at 214-670-0737, for more information.

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memorandums is attached for more information.

15. 21-1234 Authorize **(1)** the Fourth Amendment to the Project Supplemental Agreement with Dallas County for additional paving and drainage improvements on Medical District Drive from Interstate Highway (IH) 35E to Southwestern Medical Avenue; and **(2)** payment to Dallas County for the City's share of additional project costs for paving and drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue - Not to exceed \$500,000.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)  
[City Council was briefed by memorandum regarding this matter on June 23, 2017.](#)
23. 21-2082 Authorize **(1)** a Chapter 380 Economic Development Grant Agreement, upon approval as to form by the City Attorney, in an amount not to exceed \$250,000.00; and **(2)** nomination to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank; with CBRE, Inc. or an affiliate thereof in connection with jobs created and retained and workforce development associated with a new office development in accordance with the City's Public/Private Partnership Program - Not to exceed \$250,000.00 - Financing: Public/Private Partnership Fund  
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)
24. 21-2075 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Thirteen, the Grand Park South Tax Increment Financing ("TIF") District ("the Zone") to: **(1)** increase the geographic area of the Grand Park South TIF District to add approximately 151 acres to promote development or redevelopment of the District; **(2)** authorize an amendment to the participation agreement with Dallas County to extend its financial participation in the Grand Park South TIF District from 2026 to the end of the current term in 2035; and **(3)** make corresponding modifications to the Grand Park South District boundary and Project and Financing Plans; and, at the close of the hearing, consideration of an ordinance amending Ordinance No. 26147, as amended, previously approved on October 26,

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2005, and Ordinance No. 26773, previously approved on June 13, 2007, to reflect this amendment - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)

25. 21-2086 Authorize City nomination of Village Practice Management Company, LLC (“VillageMD”) proposed project, with 10152 Lake June Road as the main qualified site, to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended (Texas Government Code, Chapter 2303) to the Office of the Governor, Economic Development and Tourism division, through the Economic Development Bank - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)
36. 21-2089 Authorize a one-year subrecipient agreement to provide childcare assistance to qualifying residents affected by the COVID-19 pandemic for the Office of Community Care - United Way of Metropolitan Dallas, most advantageous proposer of two - Not to exceed \$375,000 - Financing: 2020 CARES Act Relief CDBG #3 Fund  
[The Workforce, Education and Equity Committee was briefed by memorandum regarding this matter on October 8, 2021.](#)
37. 21-2162 Authorize a two-year subrecipient agreement for certified skills training, workforce training, and education services for employment opportunities in regional high demand industries to re-skill or up-skill City residents for the Small Business Center – United Way of Metropolitan Dallas in the amount of \$2,249,830.45 and Oak Cliff Empowered, Inc. in the amount of \$749,943.45, most advantageous proposers of eight – Total not to exceed \$2,999,773.90 – Financing: 2020 CARES Act Relief CDBG #3 Fund  
[The Workforce, Education and Equity Committee will be briefed by memorandum regarding this matter on November 8, 2021.](#)
42. 21-1877 Authorize acquisition from Jeffrey Ray Bishop and Mark Flanery of a tract of land containing approximately 342,106 square feet, improved with commercial structures and supporting facilities, located on Rector Street near its intersection with East Kiest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$4,142,004.00 (\$4,120,004.00, plus closing costs and title expenses not to exceed \$22,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund) (\$22,000.00) and Trinity River Corridor Fund (1998 General Obligation Bond Fund) (\$4,120,004.00)  
[The Mobility Solutions, Infrastructure and Sustainability Committee was briefed by memorandum regarding the projects and requirements related to the US Army Corps of Engineers Supplemental Bi-Partisan Budget Act of 2018 \(PL 115-123\) on April 19, 2019.](#)

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48. 21-2168 Authorize a public hearing to be held on December 8, 2021 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("the TIF District") to: (1) increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property; and (2) make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City  
[The Economic Development Committee was briefed by memorandum regarding this matter on November 1, 2021.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Chief of Staff if you have questions or should you require additional information at this time.



T.C. Broadnax  
City Manager

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors