

Memorandum



CITY OF DALLAS

DATE December 23, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Update – Agenda Item #30, December 8, 2021 City Council Agenda
Option to Renew Letter, Five-year Lease Extension – DPD Police Academy**

On December 8, 2021, the Dallas City Council considered the following item, as amended:

Authorize an Option to Renew letter to an existing lease agreement with Sealy Executive Center, L.L.C. to exercise a one-time renewal option to extend the lease agreement for an additional five-years for approximately 12.7395 acres of land improved with a vehicle obstacle driving course, and a 31,050 square foot building with classroom, office and warehouse space located at 5310 Red Bird Center Drive, and for approximately 27,051 square feet of classroom and office space located at 5610 Red Bird Center Drive, to be used by the Police Training and Education Division for the period August 1, 2022 through July 31, 2027 - Not to exceed \$5,587,310.74 - Financing: General Fund (subject to annual appropriations)

This item was approved and further amended to include a request to amend the lease, for the City's right to terminate after three years during the renewal term. On December 10, 2021, staff provided a written request to Sealy Executive Center, L.L.C., ("Landlord") to amend the lease to include early termination language, providing for the City's right to terminate at any time after three years, in its entirety or by severability for 5310 Red Bird Center Drive or 5610 Red Bird Center Drive, individually. On December 15, 2021, the Landlord provided a response to the City's amendment request and has declined to grant the City's request to amend the lease. The Landlord further acknowledged, the City has the right to terminate at the end of each fiscal year for non-appropriation, with no penalty; consequently, no additional early termination rights will be granted. The Landlord's acknowledgment is in accord with the Lease rental provisions allowing City to terminate for non-appropriation and not incur any penalty or rental liability for any unused Lease term.

Staff will proceed with administrating the Option to Renew Letter under the existing terms of the Lease to provide for the continued use of the leased premises for DPD's Police Academy. The renewal term will be for five years, commencing August 1, 2022 through July 31, 2027, subject to annual appropriations.

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If you have any questions, please contact me or Dr. Robert M. Perez, Director of the Department of Public Works.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: T.C. Broadnax, City Manager
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

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE December 23, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Office of Homeless Solutions – Holiday Street Charity**

The purpose of this memorandum is to provide information on OHS' activities concerning street charity, ways to report events, and ways to redirect these requests to more sustainable methods of engagement.

'Tis The Season!

Per the Panhandling Deflection Initiative presentation to the Government Performance and Finance Management Committee on October 25, 2021 street charity is defined as the donation and distribution of food, beverages, money, household items, clothing and footwear to persons experiencing homelessness by members of the general public. While this compassionate act is extremely valuable and appreciated, OHS requests that entities wishing to provide these gifts, partner with existing charities and homeless service providers to ensure that the engagement has a longer-term impact. The most prevalent street charity event is street feeding and these events often take place next to area shelters, resulting in mass amounts of trash, the blocking of traffic, and bringing together of new encampments in areas where these events are frequent. The aftermath of these events is left for the nearby shelters to clean up on Monday mornings. Instead of these events happening in parallel with the aforementioned, unintended consequences, we and our partnering providers and non-profits ask that interested parties reach out to us for ways to get involved that provides not only food but services like showers, laundry, hygiene kits, employment training, and more. This partnership transforms the one-time service into a longer conversation, offering the opportunity for recipients to receive far more than one meal or item.

What Can You Do?

The attached flyers in English and Spanish have been shared with your offices and the public for this purpose. As a result, OHS has already received several requests for partnership and are busily connecting them with the appropriate partners. We are also partnering with Code Compliance, Sanitation, and Downtown Dallas Inc. this week to place 40 roll carts in the Downtown District and 20 roll carts near The Bridge and Austin Street Shelters, where we know many of these events take place. These will be deployed on Wednesday with Code's Illegal Dumping Team taking the lead on this.

If you are aware of a street charity event, please direct them to contact OHS or an area homeless service provider per the resources in the flyer. The goal is to create

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SUBJECT **Office of Homeless Solutions – Holiday Street Charity**

partnerships around these events, so they do not take place on the street, with no additional services offered or plan for waste management and flow of traffic.

Should you have any questions or concerns, please contact me or Christine Crossley, Director of Office of Homeless Solutions.



Kimberly Bizer Tolbert
Chief of Staff

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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 & Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
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En estas Fiestas

AYUDA RESPONSABLEMENTE

¿Quieres ayudar a aquellos vecinos que no tienen un hogar en estas fiestas? Haz que tu tiempo o tu dinero valga ofreciéndote como voluntario o donando directamente a las organizaciones que cuidan y sirven a los residentes sin hogar de Dallas todos los días del año.



Contacta a estos proveedores de servicios para personas sin hogar para conocer las oportunidades de voluntariado y programar donaciones no sólo en estas fiestas, sino durante todo el año.

Austin Street Center

volunteers@austinstreet.org

214-295-9361

Family Gateway

kkidwell@familygateway.org

214-823-4500 x106

The Stewpot

Inkinddonations@thestewpot.org

214-746-2785 x248

The Salvation Army

salvationarmytx.org/north-texas/volunteer

The Bridge Homeless Recovery Center (The Bridge)

volunteer@bridgehrc.org

214-670-1138

OurCalling

info@ourcalling.org

214-444-8796 x116

Union Gospel Mission

tjohnson@ugmdallas.org

214-637-6117

Aquí podrás encontrar más organizaciones: bit.ly/3IM9ud1

¿Qué es la Caridad en la Calle?

Son las donaciones y distribución de comida, bebidas, dinero, artículos del hogar, ropa y calzado a personas sin hogar que hacen los miembros del público en general.

Consecuencias no Deseadas de la Caridad en la Calle

- Desechos alimenticios que atraen roedores y animales sueltos.
- Basura dispuesta inapropiadamente que termina en los drenajes y que aumenta la carga de propietarios y vecindarios donde ocurre la caridad en la calle.

¿Sabías que...?

- The Bridge ofrece comida gratis tres veces al día, todos los días del año.
- Los proveedores de servicios para personas sin hogar distribuyen calzados y ropa sin costo alguno.
- Hay varios lugares disponibles gratis para lavar la ropa y obtener suministros.
- La caridad en la calle hace que las personas sin hogar permanezcan en la calle en lugar de ir a un refugio para obtener los servicios necesarios para salir del sinhogarismo.



Tis the Season FOR RESPONSIBLE GIVING

Interested in helping neighbors experiencing homelessness this holiday season? Make your gift of time and money count by volunteering or giving directly to the organizations who care for and serve the unsheltered residents of Dallas every day of the year!



Contact these homeless services providers for volunteer opportunities and to schedule donations not just this holiday season but throughout the year.

Austin Street Center

volunteers@austinstreet.org
214-295-9361

Family Gateway

kkidwell@familygateway.org
214-823-4500 x106

The Stewpot

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Additional organizations can be found here: bit.ly/3IM9ud1

What is Street Charity?

The donation and distribution of food, beverages, money, household items, clothing and footwear to persons experiencing homelessness by members of the general public.

The Unintended Consequences of Street Charity

- Discarded food attracts rodents and stray animals.
- Improperly disposed litter ends up in storm drains and unfairly burdens property owners and neighborhoods where street charity occurs.

Did You Know?

- The Bridge provides free meals three times per day, every day of the year.
- Homeless services providers distribute shoes and clothing free of charge.
- Free laundry facilities and supplies are available at various locations.
- Street charity encourages persons experiencing homelessness to remain on the street instead of going to a shelter to obtain the services necessary to exit homelessness.



Memorandum



CITY OF DALLAS

DATE December 23, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications**

Attached is a list of the most recent Dance Hall, Sexual Oriented Business, Billiard Hall, and/or Amusement Center license applications received for the week of December 13, 2021 – December 17, 2021 by the Tactical and Special Operations Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant John Page, at (214) 316-3848 and/or by email at john.page@dallascityhall.com should you need further information.

A handwritten signature in cursive script that reads "Jon Fortune".

Jon Fortune
Assistant City Manager
[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
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Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D2	XTC CABARET	8550 N STEMMONS FWY	SOB	12/8/2021	RENEWAL	ERIC LANGAN
D6	BABY DOLLS SALLOON WEST	10310 TECHNOLOGY BLVD	SOB	12/13/2021	RENEWAL	STEVEN WILLIAM CRAFT
D10	LP ENTERTAINMENT INC	111180 HARRY HINES BLVD	AC	12/15/2021	RENEWAL	HOMERO TORRES
D10	LP ENTERTAINMENT INC	111180 HARRY HINES BLVD	BH	12/15/2021	RENEWAL	HOMERO TORRES

License Definitions

- DH - Class "A" Dance Hall - Dancing Permitted Three Days or more a Week*
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week*
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time*
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only*
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00*
- BH - Billiard Hall - Billiards Are Played*
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*