

Memorandum



CITY OF DALLAS

DATE February 17, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **February 22, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On February 10, 2023, a DRAFT City Council Agenda for February 22, 2023, 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:

56. 23-464 A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 6, 2023, in an amount not to exceed \$975,862.95; **(2)** legal advertising in connection with the Saturday, May 6, 2023 General Election, in an amount not to exceed \$150,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,126,162.95 - Financing: General Fund
57. 23-465 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 6, 2023 - Not to exceed \$25,000.00 - Financing: General Fund
58. 23-466 A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 6, 2023 - Not to exceed \$15,000.00 - Financing: General Fund

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Revisions:

4. 23-215 Authorize Supplemental Agreement No. 2 to extend the term of the professional services contract with O'Brien Engineering, Inc. for **(1)** additional design and construction administration services for the Dallas Executive Airport Streetscape Enhancements Project; and **(2)** an increase in the fixed limit of the total construction budget for the project to \$3,500,000.00 - Not to exceed \$113,220.00, from \$352,034.47 to \$465,254.47 - Financing: Aviation Construction Fund
This item is being revised to update the Subject and Resolution. Please contact Patrick Carreno, Assistant Director, Department of Aviation, at 214-670-6149, for more information.
19. 23-407 Authorize an increase in the construction services contract with CCGMG LLC Series B for additional work in the alley between Edgefield Avenue and Windomere Avenue from Twelfth Street to Wentworth Street - Not to exceed \$116,870.00, from \$497,361.00 to \$614,231.00 - Financing: Water Capital Improvement F Fund
This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.
45. 23-32 Authorize **(1)** a ~~two~~ five-year acquisition service contract for the purchase of ~~initial licenses, and implementation, maintenance, and support~~ of a building permitting and land management solution for the ~~Department of Information and Technology Services~~ Department of Development Services in an amount ~~not to exceed of \$5,700,508~~ \$9,746,786; and **(2)** an increase in appropriations in an amount not to exceed ~~\$6,530,245~~ \$5,700,508 in the Building Inspection Fund; ~~and (3) a five-year service price agreement for additional licenses, maintenance and support of a building permitting and land management solution for the Department of Information and Technology Services~~ Department of Development Services in the estimated amount of \$4,046,278 - Accela, Inc. - ~~Total amount of~~ Not to exceed \$9,746,786 - Financing: Building Inspection Fund (subject to annual appropriations)
This item is being revised to update the Subject and Resolution. Please contact Andrew Espinoza, Director, Development Services, at 214-671-9148 or Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.
53. 23-55 Authorize a construction services contract for roof replacements and minor building repairs at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - Gadberry Construction Company, Inc., lowest responsible bidder - Not to exceed \$9,359,000.00 - Financing: Water Construction Fund (\$6,173,679.00), Wastewater Capital Improvement G Fund (\$2,769,321.00), and Storm Drainage Management Capital Construction Fund (\$416,000.00)

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This item is being revised to update the M/WBE Information section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

In Addition, File ID 23-467, previously agenda item number 56 is now 59 due to Addition items being added.

Deletions:

23. 23-418 Authorize a resolution to support the “Refined Hybrid Option” as recommended by the Texas Department of Transportation for future redevelopment of Interstate Highway 345 and the accommodation of the interface with Dallas Area Rapid Transit’s D2 alignment - Financing: No cost consideration to the City
This item is being deleted due to a need for additional community input and discussion. Please contact Dr. Ghassan Khankarli, Director, Department of Transportation, at 214-671-8451, for more information.
47. 23-447 Authorize a two-year service contract for workforce training for the Small Business Center - Dallas College in the amount of \$250,000 and Dallas County Mental Health and Mental Retardation Center dba Metrocare Services in the amount of \$250,000, most advantageous proposers of eight - Total amount not to exceed \$500,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)
This item is being deleted due to pending contract preparation. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.
49. 23-400 Authorize a one-year subrecipient contract in the amount of \$1,000,000, with a one-year renewal option in the amount of \$1,000,000, as detailed in the Fiscal Information, for the purpose of administering a program that focuses on the four pillars of digital equity: access, affordability, devices, and literacy skills to residents for the City Manager’s Office - Dallas Innovation Alliance, most advantageous proposer of three - Total not to exceed \$2,000,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)
This item is being deleted due to pending contract preparation. Please contact Danielle Thompson, Director, Office of Procurement Services, at 214-670-3874, for more information.

Memorandums:

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.

3. 23-54 Consideration of the appointment of Jack Ireland, Chief Financial Officer, Daisy Fast, Director - Strategic Customer Services, and Dawn Blair, Interim Assistant Director - Department of Aviation to the Love Field Airport Modernization Corporation Board of Directors for a two-year term expiring on September 30,

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2024, or until the appointment of their successors by the City Council - Financing: No cost consideration to the City
[City Council was briefed by memorandum regarding this matter on April 3, 2020.](#)

7. 23-417 Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development Cabana Design District Apartment Homes to be located at 899 North Stemmons Freeway, Dallas, Texas 75207; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
8. 23-449 Authorize **(1)** the adoption of a Resolution of Support for JES Dev Co. Inc., and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the development of Shiloh Commons to be located at 10806 and 10810 Shiloh Road, Dallas, Texas 75228; and **(2)** an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
9. 23-448 Authorize **(1)** the sale of up to five Land Transfer Program lots to Muleshoe Properties, Inc., and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to five Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to five single-family homes on the Land Transfer Program lots – Estimated Revenue: General Fund \$6,292.25; Revenue Foregone: General Fund \$58,773.04 (see Fiscal Information)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)
10. 23-446 Authorize the Dallas Housing Finance Corporation to acquire and own Muse at Midtown, a multifamily development located at 13675 Noel Road – Estimated Revenue Foregone: General Funds \$12,206,541.58 (15 Years of Estimated Taxes)
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 23, 2023.](#)

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15. 23-96 Authorize **(1)** the Fifth Amendment to the Project Supplemental Agreement with Dallas County for additional construction costs for paving and drainage improvements, water and wastewater improvements, and conduit installation for 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 construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue - Not to exceed \$303,072.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$157,171.57), Coronavirus State and Local Fiscal Recovery Funds (\$78,828.43), Water Capital Improvement F Fund (\$64,808.00), and Wastewater Capital Improvement G Fund (\$2,264.00)
[City Council was briefed by memorandum regarding this matter on June 23, 2017.](#)
25. 23-271 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
26. 23-272 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
27. 23-273 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
28. 23-274 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

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29. 23-275 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
30. 23-276 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
31. 23-277 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
32. 23-278 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
33. 23-279 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
34. 23-280 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report

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to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

35. 23-281 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
36. 23-282 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
37. 23-283 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
38. 22-284 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
39. 23-285 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

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40. 23-286 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
41. 23-287 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
42. 23-288 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
43. 23-289 A resolution accepting the FY 2021-2022 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)
44. 23-458 Authorize a public hearing to be held on March 8, 2023 to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Fourteen, the Skillman Corridor Tax Increment Financing ("TIF") District (the "TIF District") to: **(1)** increase the geographic area of the TIF District by approximately 34 acres along Audelia Road from Lyndon B. Johnson Freeway (IH-635) to Forest Lane; **(2)** specify that expenditures within the budget

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category titled "Other Skillman Corridor Improvement" may include redevelopment of publicly owned facilities; and **(3)** make corresponding modifications to the TIF District's boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26148, previously approved on October 26, 2005, as amended, and Ordinance No. 26534, previously approved on December 13, 2006, as amended, to reflect these amendments - Financing: No cost consideration to the City
[The Economic Development Committee was briefed by memorandum regarding this matter on February 6, 2023.](#)

52. 23-360 Authorize an one-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period of March 15, 2023 through March 14, 2024 – Not to exceed \$141,973.00 – Financing: General Fund (subject to annual appropriations)
[The Public Safety Committee was briefed by memorandum regarding this matter on February 13, 2023.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager 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
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors