

Memorandum



DATE October 4, 2013

TO Members of the Economic Development Committee:
Tennell Atkins (Chair), Rick Callahan (Vice-Chair), Jerry R. Allen, Scott Griggs,
Adam Medrano, Lee Klineman,

SUBJECT **GBD DDM, LLC Belinda D. Marsaw DDS; October 23, 2013 Council Agenda**

On October 23, 2013, City Council will be asked to consider authorizing a Chapter 380 Forgivable Loan in the amount of \$150,000 to GBD BDM, LLC for gap financing for the construction cost of expanding the offices of Dental Delite, the dental practice of Belinda D Marsaw, DDS to 8222 Bruton Road, Dallas Texas in the Pleasant Grove area.

Dr. Belinda Marsaw has been a dental practitioner since 1984, serving southern Dallas. Her practice, Dental Delite PG is located at 8228 Bruton Road, Dallas, Texas in the Pleasant Grove area. Her business has outgrown its existing facilities and she needs to expand to accommodate an increasing patient load. She has purchased a vacant lot next to her current location for expansion.

The project will add 10,000 square feet of space to the existing Dental Delite facility, improve a vacant lot, improve the efficiency and productivity of the current practice, increase revenue and add 20 jobs. The total project cost is \$1,512,000. Dr. Marsaw will bring \$460K of equity to the project.

The development of the Property will further the City's goals for development in the Southern Sector. The total consideration of \$150,000 is contingent upon approval of \$900K of financing from the primary lender, the Small Business Administration and completion of the redevelopment of the subject site within three (3) years from the date of the first advance under the loan agreement.

FISCAL INFORMATION

\$150,000 – Public/Private Partnership Funds

OWNER

GBG BDM, LLC

Dr. Belinda Marsaw, President

DEVELOPER

GBG BDM, LLC

Dr. Belinda Marsaw, President

MAP

Attached

RECOMMENDATION

Staff recommends City Council approval of expansion of Pleasant Grove Dental Clinic.

Should you have any questions or concerns, please contact me at (214) 670-3296.



Ryan S. Evans
Interim First Assistant City Manager

- C: The Honorable Mayor and Members of the City Council
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Rosa Rios, City Secretary
Warren M. S. Ernst, Interim City Attorney
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J. Hammond Perot, Assistant Director, Office of Economic Development
Lee McKinney, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Council Office

Dental Delite

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

Research & Information Division
214 670 1685
dallas-ecodev.org

Legend

- ### Dallas Area Roads
- Freeway
 - Tollway
 - Highway
 - Arterial
 - Local Road

Data Source: COD GIS and OED files

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SUBJECT **Authorize a Resolution Amending the City of Dallas Public Improvement District (PID) Policy; Agenda Item, October 23, 2013.**

This action will authorize an amendment to the City's PID policy to clarify that with the exception of the Klyde Warren and Tourism PIDs, no other PID districts will be allowed to have overlapping boundaries with another Dallas PID and other minor clarifications including the process for PID boundary changes consistent with state law.

On September 11, 2013, the City Council approved the annual service plan and assessment process for eleven of the City's existing PIDs. During the public hearings, there was discussion concerning overlapping PID boundaries. The proposed amendment is being brought forward in response to that discussion.

The current PID policy does not set limits on PID boundaries or specify the process for any boundary changes. In response to concerns about the potential impact of overlapping PID boundaries, with the exception of the Klyde Warren and Tourism PIDs, the amended policy would not allow future PIDs to be created that overlap the boundaries of another Dallas PID.

The amendment would also clarify that existing PIDs may consider boundary changes only as part of a renewal process with a new map as part of the petition or during the existing term of the PID only if a re-petition of the entire PID area (both current boundary and proposed modified areas) meets the minimum criteria for creation/renewal and the \$15,000 application fee as described in the policy.

The City of Dallas first adopted a Public Improvement District (PID) Policy on December 14, 2005 and subsequently amended the policy pursuant to Resolution No. 08-1782 on June 25, 2008. This policy addresses issues related to eligibility for creation of PIDs, signature and petition requirements and reporting and financial accountability standards. This policy has improved the management and oversight of PIDs in Dallas.

In addition to the City of Dallas PID Policy, minimum legal requirements must be met in order to form, terminate or renew a PID. However, meeting the minimum legal requirements and PID policy does not obligate the City Council to approve a requested PID action.

Should you have any questions, please contact me at (214) 670-3296.



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- Elsa Cantu, Assistant to the City Manager-Council Office

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SUBJECT **Authorize an Amendment to the Development Agreement with SMU for Reimbursement to Local Match to Extend Project Deadlines (TOD TIF District), October 23, 2013 Council Agenda**

On June 8, 2011, City Council authorized a development agreement with Southern Methodist University (SMU) to dedicate future TIF revenues for the reimbursement of a \$400,000 local match associated with a North Central Texas Council of Governments (NCTCOG) Sustainable Development Grant.

SMU has been working in partnership with the City and NCTCOG on proposed pedestrian improvements along SMU Boulevard between Central Expressway and Greenville Avenue and a trail extension to the existing and programmed Katy Trail segments.

These improvements will provide district wide benefits that improve pedestrian and bicycle safety and connectivity to the Mockingbird DART Station, existing businesses and new development along with providing additional green space for residents and employees of the area.

On October 12, 2012, the TOD TIF Board approved a six month deadline extension for all project deadlines pursuant to a provision in the development agreement. The project was delayed due to the collaboration and relationship complexity involving other partners and agencies which delayed execution of agreements.

Agreements are now executed and project design has begun. NCTCOG has also formally approved extending project deadlines. Now that the project is underway, an updated schedule indicates the necessity to extend TIF agreement deadlines further. SMU has requested another deadline extension and anticipates project completion in March 2015.

On September 19, 2013, the TOD TIF Board voted to recommend further extending project deadlines including construction start date until October 31, 2014 and completion related deadlines to June 30, 2015. This additional deadline extension will also require City Council approval.

The NCTCOG Sustainable Development Grant total project cost is \$2,000,000 with \$1,600,000 (80%) reimbursable from Regional Transportation Council (RTC) local funds and the remaining \$400,000 to be provided by SMU, which may be reimbursed from TOD TIF District funds provided the terms of the development agreement are met and there is TIF increment available. In addition, as part of the City's 2006 bond program \$1,038,300 was approved for streetscape improvements along SMU Boulevard and Twin Sixties Drive.

The scope of the project will include: (1) streetscape improvements along SMU Boulevard between Central Expressway and Greenville Avenue. Improvements will include wider sidewalks, pedestrian lighting, and other amenities; and (2) a 12 foot wide concrete trail extension with lighting and landscaping from SMU Boulevard to the intersection of a segment of the Katy Trail near Twin Sixties Drive. A respite park/green space is also contemplated at the intersection of the two trail segments.

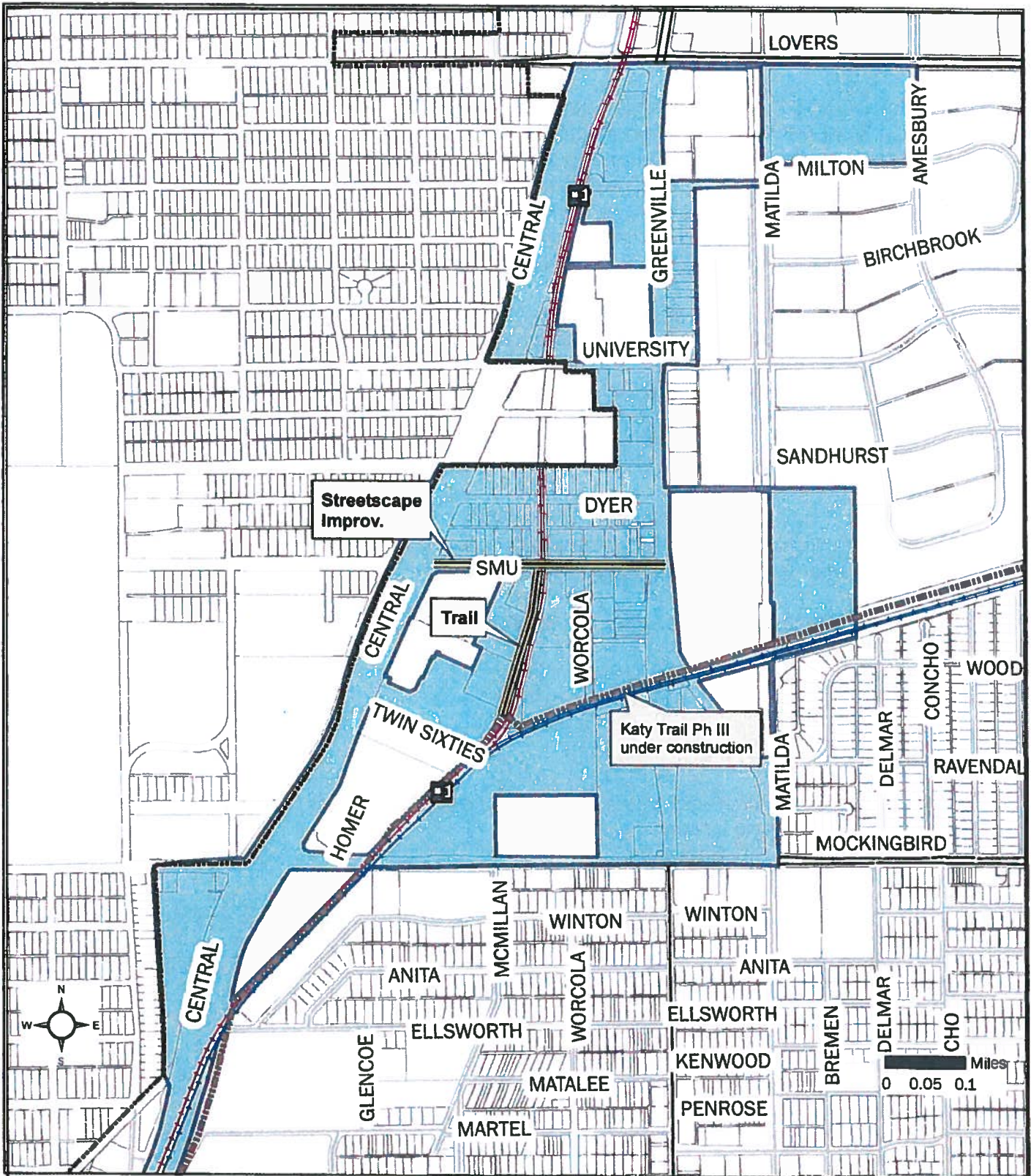
SMU is working in partnership with the City's Public Works and Transportation staff and Prescott Realty Group on project coordination. The construction of public improvements will be publically bid by the City.

Should you have any questions, please contact me at (214) 670-3296.



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**Proposed SMU Blvd Streetscape & Katy Trail Improvements
TOD TIF - Mockingbird & Lovers Lane Sub-District**

City of Dallas
Office of Economic Development
<http://www.dallas-tx.gov>



-  TIF Boundary
-  City of Dallas
-  DART Red Line
-  DART Blue Line
-  DART Stations
-  Proposed Improvements
-  Katy Trail Extension underway