

Memorandum



CITY OF DALLAS

DATE November 26, 2014

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

SUBJECT **Authorize a Chapter 380 Conditional Economic Development Grant Agreement in the amount of \$225,000 with Almass Investment Group, LP for Buckner Plaza project; December 10, 2014 Council Agenda**

On Wednesday, December 10, 2014, City Council will be asked to consider authorizing a Chapter 380 Conditional Economic Development Grant Agreement in the amount of \$225,000.

Almass Investment Group, LP purchased the 2423 S. Buckner Blvd. property in December, 2012, for \$805,000. A former church serving the Pleasant Grove community, the vacant building became a haven for the homeless and illegal activity. As result a decision was made to demolish the building and construct a commercial center for retail, office and restaurant uses.

The 63,952 square feet site is situated in the heart of Pleasant Grove. Both major freeways I-30 and HWY 175, are just minutes away (see attached map). This project will consist of an attractive Class A, 14,690 square foot flagstone and brick structure that is expected to provide 10-15 spaces to be occupied by retail, office and restaurant establishments resulting in jobs and services to the Pleasant Grove community. Almass Investment Group, LP has successfully developed similar projects in the area.

The total project cost is \$2,636,519, Almass Investment Group, LP equity investment is \$1,454,519, with bank financing of \$957,000.

Development of the property will further the City's goals for development in southern Dallas by converting a vacant blighted property into a revenue generating asset. Funding of the proposed grant of \$225,000 is contingent upon completion of the project and issuance of a Certificate of Occupancy within two years from the date of the Grant Agreement.

Should you have any questions, please contact me at 214-671-3296

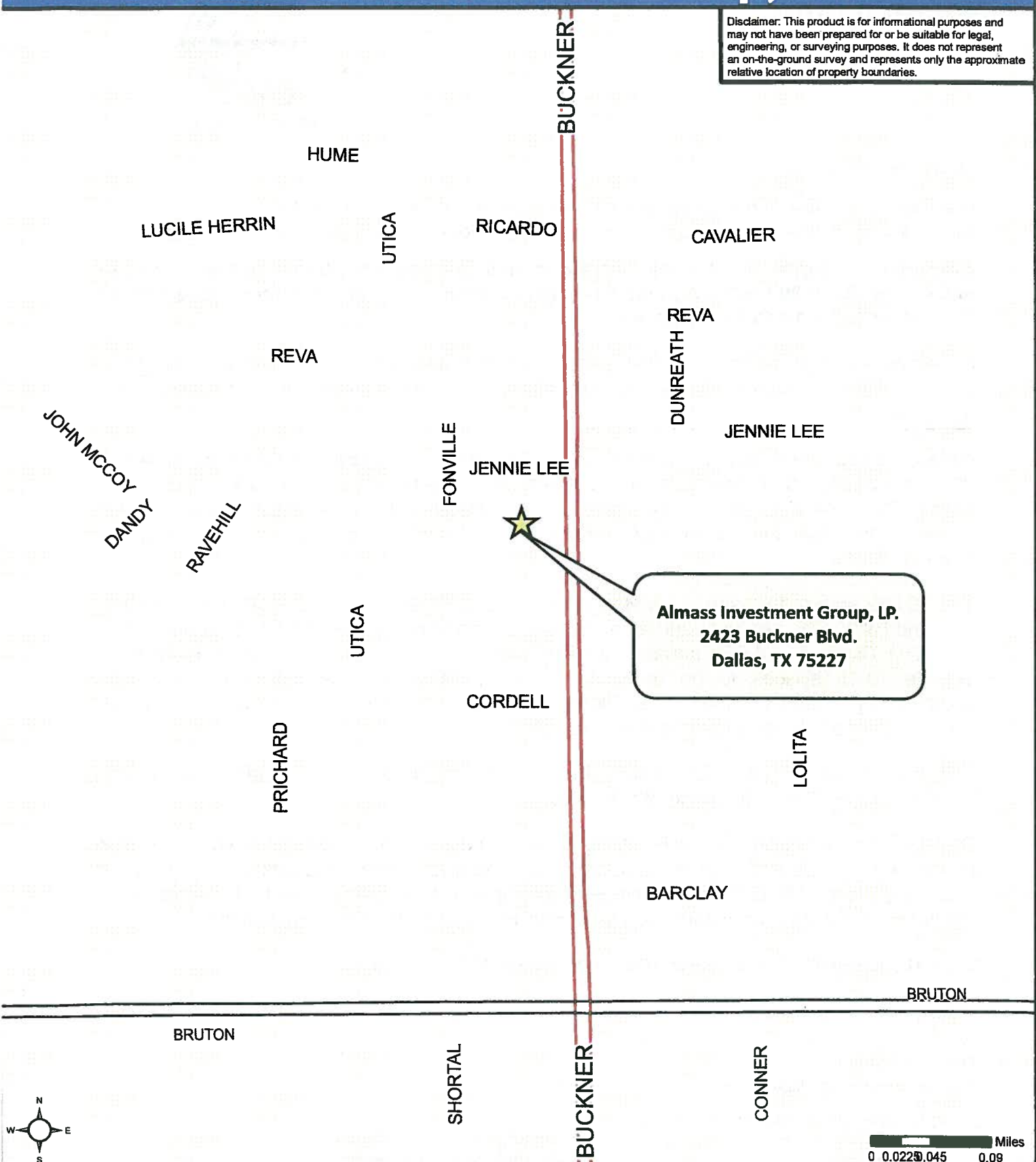
Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

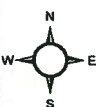
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Almass Investment Group, LP.

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.



Almass Investment Group, LP.
2423 Buckner Blvd.
Dallas, TX 75227



DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 214.670.1685
 dallas-ecodev.org
Created 10.29.14 | Last Updated 10.29.14 | File Name: 2423Buckner

- Legend**
- 2423 Buckner Blvd
 - Highway
 - Arterial
 - Local Road

Data Source: City of Dallas Enterprise GIS

Memorandum



DATE November 26, 2014

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

SUBJECT **Authorize a Chapter 380 Economic Development Grant in the amount of \$250,000 to Silver Creek Investment, LLC a Texas Limited Liability Company (Glendale Shopping Center). Not to exceed \$250,000 – 2012 Bond Funds**

The Glendale Shopping Center is located in south central Oak Cliff at the intersection of Marsalis and Ann Arbor. The center, built in 1955 brings amenities and services to the surrounding communities, predominately foot traffic. Currently, there are 61 full time equivalent jobs resulting from businesses located in the Glendale Center. The shopping center had fallen into disrepair and has incurred numerous code violations.

The Family Dollar store has leased space in the center since 2007. Their business has increased and they have signed a conditional lease to move to a more accessible location in the shopping center. The move will increase their space by 50% to 9,500 square feet and add six new jobs. The space vacated by the Family Dollar is being renovated and the Developer is in discussions with a new tenant. When total renovations to the shopping center are complete, it is expected that businesses located there will have increased combined jobs by 30 to 40 FTE for a total of nearly 100.

Total project renovation cost is \$652,000, increasing total investment to \$1.8 million. Funding for needed improvements will come from owner equity and a loan from the Bank of De Soto. City Grant proceeds will be disbursed upon evidence of the following: execution of a lease with Family Dollar Store for a minimum of 5 years, issuance of a Certificate of Occupancy for the renovated Family Dollar Store and other renovated space, Family Dollar occupancy and commencement of operations and elimination of all code violations.

This project is consistent with the City's desire to support renovation of ageing southern Dallas retail centers

Should you have any questions, please contact me at (214) 670-3314.

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE November 26, 2014

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

Members of the Quality of Life & Environment Committee:
Dwayne R. Caraway (Chair), Sandy Greyson (Vice-Chair), Adam Medrano,
Rick Callahan, Carolyn. R. Davis, Lee M. Kleinman

SUBJECT Rest Break Ordinance Status

On Wednesday, November 12, 2014, City Council discussed a Rest Break Ordinance for the City of Dallas. Council directed staff to take the topic to the Economic Development committee in order to prepare an ordinance to present to City Council for consideration.

Since the Council meeting on November 12, 2014, staff met separately with both representatives from Workers Defense Project and representatives from the construction industry (Dallas Builders Association, Hispanic Contractors Association, TEXO, and Texas Real Estate Commission). Additionally, staff arranged for the parties to meet together to fashion a solution for Dallas. The meetings were productive; however a consensus has not yet been reached. Staff will continue to work with the parties to draft an ordinance to be presented for consideration.

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Ry - S. Evans".

Ryan S. Evans
First Assistant City Manager

c: Honorable Mayor and Members of City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Jill A. Jordan, P.E., Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Forest E. Turner, Chief Wellness Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE November 26, 2014

TO Honorable Members of the Economic Development Committee:
Mayor Pro Tem Tennell Atkins (Chair), Rick Callahan (Vice Chair), Jerry R. Allen, Scott Griggs, Lee Kleinman and Adam Medrano

SUBJECT **Southwest Building Inspection District Office Lease**

On December 10, 2014, City Council will be asked to consider an agenda item to authorize a ten year lease agreement for the new Southwest Building Inspection District office. This item will provide enhanced customer service options for citizens by relocating the Southwest district office (SWDO) which is currently located in the Oak Cliff Municipal Center (OCMC). SWDO is the office for approximately 20 employees that work primarily in the Southwest portion of the City. The location is near the intersection of Coombs Creek Dr. and W. Illinois Ave. adjacent to the new Dallas County government office complex. This location provides customers in the southwest area of the city a more convenient location to obtain trade permits, register as a contractor and make fee payments.

In addition to the main office and southwest office located at OCMC, Building inspection has three other district offices, Northeast Building Inspection Office at 11910 Greenville Ave., Northwest District Office at 7610 N. Stemmons Fwy., and Southeast District Office at 725 N. Jim Miller Rd.

The proposed lease space is a new building located at 2726 Coombs Creek Drive, Dallas Texas and will comprise of approximately 4,996 square feet of space for the Building Inspection Southwest District offices. Services to be provided will include the intake of contractor's registrations, inspections and processing of permit applications.

This lease will be for a ten year term, commencing on February 1, 2015 and expiring on January 31, 2024.

The Proposed Rental Rates are as follows:

	Year 1	Year 2	Year 3	Year 4	Year 5
Rate/sq. ft.:	\$18.50	\$19.00	\$19.50	\$20.00	\$20.50
Monthly:	\$7,702.17	\$7,910.33	\$8,118.50	\$8,326.67	\$8,534.83
Annual:	\$92,426.04	\$94,923.96	\$97,422.00	\$99,920.04	\$102,417.96

	Year 6	Year 7	Year 8	Year 9	Year 10
Rate/sq. ft.:	\$21.00	\$21.50	\$22.00	\$22.50	\$23.00
Monthly:	\$8,743.00	\$8,951.17	\$9,159.33	\$9,367.50	\$9,575.67
Annual:	\$104,916.00	\$107,414.04	\$109,911.96	\$112,410.00	\$114,908.04

The landlord, Mulix Investments, LLS will be responsible for all utilities, maintenance, sanitation and janitorial services. The landlord has agreed to provide:

- five (5) designated and marked City visitor parking spaces; and
- twenty-five (25) employee parking spaces; and
- a minimum of twenty-five (25) secured, keycard access parking spaces for City trucks/vehicles in a designated area; and
- outdoor signage

The landlord at its own cost and expense will make all improvements and present a turn-key finish-out to the lease space for City's use. The City will only be responsible for telephone, communication and security services.

In addition to providing another service location, the move will also free up needed space at OCMC to allow building inspection to enhance services there. Specifically, this enables the Q-Team (Express Plan Review), plan review and the permit center to remodel and expand. These changes will provide a better customer experience and provide our employees a more efficient work space.

Please feel free to contact me if you need additional information.



Ryan S. Evans
First Assistant City Manager

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