

ECONOMIC DEVELOPMENT COMMITTEE  
DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISED

RECEIVED

TUESDAY, JANUARY 17, 2017  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 A.M.

2017 JAN 13 PM 12:49

CITY SECRETARY  
DALLAS, TEXAS

**Chair**, Councilmember Rickey D. Callahan  
**Vice-Chair**, Councilmember Casey Thomas, II  
Councilmember Lee M. Kleinman  
Councilmember Carolyn King Arnold  
Councilmember Adam Medrano  
Councilmember B. Adam McGough

Call to Order

1. Approval of December 5, 2016 Economic Development Committee Minutes

**BRIEFINGS**

2. Factory Six03 (West End Marketplace /603 Munger)  
City Center TIF District  
(West End/South Lamar Sub-District) Karl Zavitkovsky, Director  
Office of Economic Development
3. Property Tax Overview Jack Ireland, Director  
Office of Financial Services

4. **UPCOMING AGENDA ITEMS**

January 25, 2017

**Sustainable Development & Construction**

- A. Authorize the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Linda Sue Reid, et al., Cause No. CC-16-03154-C, pending in Dallas County Court at Law No. 2, to acquire approximately 59,276 square feet of land located near the intersection of Seagoville Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$4,190 - Financing: Water Utilities Capital Improvement Funds
- B. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Nueva Vida/New Life Assembly Inc., Cause No. CC-16-03158-E, pending in Dallas County Court at Law No. 2, to acquire a tract of land containing approximately 17,755 square feet located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$ 32,510, increased from \$100,490 (\$96,990, plus closing costs and title expenses not to exceed \$3,500) to \$133,000 (\$129,585, plus closing costs an title expenses not to exceed (\$3,415) - Financing: Water Utilities Capital Construction Funds

- C. Authorize settlement in lieu of proceeding further with condemnation in City of Dallas v. Vicente Delgado and Antonio Delgado, et al Cause No. CC-16-03163-A, pending in Dallas County Court at Law No. 2, to acquire approximately 1,931 square feet of land located in Dallas, County for the Southwest 120/96-inch Water Transmission Pipeline Project – Not to exceed \$14,000 (\$11,586, plus closing costs and title expenses not to exceed \$2,414) - Financing: Water Utilities Capital Construction Funds
- D. Authorize acquisition from Brian Leigh Bader and Lisa Bader, of approximately 120,582 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$123,500 (\$120,350, plus closing costs and title expenses not to exceed \$3,150) - Financing: Water Utilities Capital Construction Funds
- E. Authorize an amendment for a five-year lease agreement with E Avenue F, LLC for approximately 9,747 square feet of office, showroom, and warehouse space located at 3131 Irving Boulevard, Suite 605 to be used by the Sales and Auction Division of Business Development and Procurement Services Department for the period February 1, 2017 through January 31, 2022 - Not to exceed \$419,063 - Financing: Current Funds (subject to annual appropriations)
- F. A resolution accepting a landscape plan as required by Section 51P-921.112(e)(1) of Chapter 51P of the Dallas Development Code on property on the east line of Coit Road, north of Campbell Road - D167-012 - Financing: No cost consideration to the City
- G. A resolution authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property upon receiving the highest qualified bid sold absolute on approximately 161,848 square feet of unwanted and unneeded unimproved City-owned land located near the intersection of Forney Road and Olson Drive Estimated Revenue - \$242,772
- H. An ordinance abandoning a portion of a sanitary sewer easement to CADG Forest Lane 18, LLC, the abutting owner, containing approximately 658 square feet of land, located near the intersection of Forest Lane and Creekway Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee
- I. An ordinance abandoning a portion of a sanitary sewer easement to COG Dallas Homes, LLC, the abutting owner, containing approximately 8,510 square feet of land, located near the intersection of Moser Avenue and Fuqua Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
- J. An ordinance abandoning a portion of a utility easement to C.C. Young Memorial Home, the abutting owner, containing approximately 2,957 square feet of land, located near the intersection of Lawther Drive and Mockingbird Lane and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
- K. An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code; an ordinance amending Chapter 53 "Dallas Building Code," of the Dallas City Code; an ordinance amending Chapter 54 "Dallas Plumbing Code," of the Dallas City Code; an ordinance amending Chapter 55 "Dallas Mechanical Code," of the Dallas City Code; an ordinance amending Chapter 57 "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code; an ordinance amending Chapter 59 "Dallas Energy Conservation Code," of the Dallas City Code; an ordinance amending Chapter 60 "Dallas Fuel and Gas Code," of the Dallas City Code; an ordinance amending Chapter 61 "Dallas Green Construction Code," of the Dallas City Code; to adopt the 2015 International Codes with regional and local amendments regulating construction work in the City; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
- L. Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 432,376 square feet located in Kaufman County for the Lake Tawakoni 144-

inch Pipeline Project, from Morris Dale Martin - Not to exceed \$55,000 (\$51,615, plus closing costs and title expenses not to exceed \$3,385) - Financing: Water Utilities Capital Improvement Funds

- M. An ordinance abandoning a portion of Newton Court to Park Cities Presbyterian Church, the abutting owner, containing approximately 19,805 square feet of land, located near the intersection of Oak Lawn Avenue and Newton Court and authorizing the quitclaim - Revenue: \$1,163,582, plus the \$20 ordinance publication fee

### **Equipment & Building Services**

- N. Authorize a professional services contract with Alliance Geotechnical Group, lowest responsive proposer of four, to perform material testing on four construction projects in the Aviation Airside Capital Improvement Program at Dallas Love Field - Not to exceed \$534,194 - Financing: Aviation Capital Construction Funds
- O. Authorize an increase to the construction services contract with DENCO CS Corporation, Inc., for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center Dallas, located at 650 South Griffin Street - Not to exceed \$138,237, from \$1,876,422 to \$2,014,659 - Financing: Convention and Event Services Capital Construction Funds
- P. Authorize an increase to the construction contract with EAS Contracting L.P. for the final change order, reconciling deletions and additions of work on the Hold Sign Relocation Project at Dallas Love Field for a net deductive increase to the contract, increasing the contract - Not to exceed \$11,740, from \$1,306,252 to \$1,317,992 - Financing: Aviation Capital Construction Funds

### **5. UPCOMING AGENDA ITEMS**

February 8, 2017

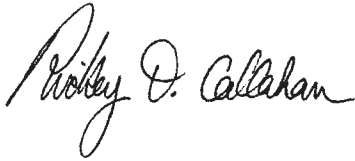
### **Economic Development**

- Q. Authorize a public hearing to be held on February 22, 2017 to receive citizen comments concerning the City of Dallas' participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303 Texas Government Code as revised in order to allow the nomination of The Neiman Marcus Group LLC, 4121 Pinnacle Point Drive, 1700 Pacific Avenue, 1201 Elm Street and 1618 Main Street as an Enterprise Zone Project. Financing: No cost consideration to the City
- R. Authorize **(1)** the rescission of Resolution No. 15-0291, previously approved on February 11, 2015, which authorized a 75 percent real property tax abatement for 8 years with PIHV Mountain Creek, LLC; and **(2)** a 75 percent business personal property tax abatement agreement for 8 years with Carbonlite Recycling, LLC on new business personal property to be located at 4685 Mountain Creek Parkway within Mountain Creek NEZ No. 1 in Dallas - Revenue: First year revenue estimated at \$83,688; eight-year revenue estimated at \$546,224 (Estimated revenue foregone for eight-year business personal property tax abatement estimated at \$1,638,672)
- S. Authorize a Chapter 380 e-commerce sales tax grant agreement with Chewy, Inc., a Delaware Corporation, to provide a 10-year e-commerce grant equal to 50 percent of the e-commerce sales taxes paid annually by Chewy.com customers to the City of Dallas for the ten year period beginning March 1, 2017 through February 28, 2027 from its leased facility at 7243 Grady Niblo Road in Dallas, in accordance with the City's Revised Public/Private Partnership Program; - Revenue: First year revenue estimated at \$400,000; ten-year revenue is not capped but is estimated to be approximately \$7,015,939 (Estimated ten-year grant agreement payment of \$7,015,939) - Financing: Current Funds, subject to future appropriations

### Sustainable Development & Construction

- T. Authorize a sixteen-year lease agreement with Dallas Area Rapid Transit approximately 1,068 square feet of office space located at 2111 South Corinth Street, Suite 106, to be used as the South Oak Cliff Community Court for the period February 1, 2017 through January 31, 2032, plus a one-time payment for leasehold improvements in an amount not to exceed \$138,600 - Not to exceed \$138,601 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
- U. Authorize an historic preservation tax exemption for the Lakewood Theater building located at 1825 Abrams Road for a ten-year period on the added value of the land and structure - Revenue Foregone: First year tax revenue foregone estimated at \$7,825 (Estimated revenue foregone over ten years is \$78,250)

Adjourn



Rickey D. Callahan, Chair  
Economic Development Committee

### EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

### Handgun Prohibition Notice for Meetings of Government Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*